

**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, January 6, 2014. Mayor Knapp called the meeting to order at 7:26 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Starr  
Councilor Goddard  
Councilor Fitzgerald  
Councilor Stevens

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Chris Neamtzu, Planning Director  
Eric Mende, Capital Projects Engineering Manager  
Stephan Lashbrook, Transit Director  
Nancy Kraushaar, Community Development Director  
Joanne Ossanna, Finance Director  
Cathy Rodocker, Assistant Finance Director  
Kristin Retherford, Economic Development Coordinator  
Pat Duke, Library Director  
Patty Brescia, Senior Program Manager  
Steve Munsterman, Public Works Supervisor

Motion to approve the order of the agenda.

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

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

**MAYOR'S BUSINESS**

A. Recognize Laura Goff, Girl Scout Gold Award

Mayor Knapp acknowledged Laura Goff for identifying the need for knit hats for premature babies. As part of a Girl Scout service project, Ms. Goff offered a Girl Scout camp where Scouts learned to knit the hats. The hats were donated to an organization that sent them to hospitals throughout the U.S. This service project led to Ms. Goff earning the Girl Scout Gold Award, the highest achievement of Girl Scouts in the U.S.A.

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B. Upcoming meetings were announced.

Mayor Knapp spoke about the meetings he attended on behalf of the City. He will be speaking to Metro staff on the Climate Smart Communities and how that will affect Wilsonville.

C. Board and Commission Appointments

Mayor Knapp recommended reappointing Lenka Keith, Dianne Knight and Cheryl Dorman to the Development Review Boards, and Al Levit to the Planning Commission. All four of these individuals were eligible and willing to serve a second term.

**Motion:** Councilor Stevens moved to reappoint Lenka Keith, Dianne Knight, and Cheryl Dorman to the Development Review Board, and Al Levit to the Planning Commission for an additional term beginning January 1, 2014. Councilor Goddard seconded the motion.

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

The Mayor recommended appointing Tony Holt to the Budget Committee, and to appoint Jerry Greenfield who currently serves on the DRB to the Planning Commission. He also recommended appointing Karen Eichelberger to the DRB to fill the unexpired term of Mr. Greenfield.

**Motion:** Councilor Fitzgerald moved to appoint Tony Holt to the Budget Committee, and Jerry Greenfield to the Planning Commission; and to appoint Karen Eichelberger to the DRB to fill the unexpired term of Mr. Greenfield. The motion was seconded by Councilor Stevens.

Councilor Goddard observed the boards and commissions benefit from diversity and the Budget Committee would benefit from a new perspective and new ideas. The Councilor noted Mr. Holt had served a term on the Budget Committee previously.

Councilor Fitzgerald agreed it was important to have new people involved on the committees; however she felt it would be helpful to have Mr. Holt on the Budget Committee due to his experience since other members of the Committee were new in their terms. Mr. Holt brought an element of history and perspective. In speaking with the applicants the Councilor found all of the applicants open to serving in various capacities and she hoped more opportunities could be found for committee involvement.

Councilor Starr was gratified to have the number of excellent applicants applying for the boards and commissions. Some of the applicants were new residents to Wilsonville who shared stories on what attracted them to move to Wilsonville.

Mayor Knapp agreed with the Councilors comments.

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**Vote:** Motion carried 4-1

Councilor Goddard voted “No” because of the Budget Committee appointment.

**COMMUNICATIONS**

**A. Recognize Xerox for Library and Community Center Donations**

Pat Duke introduced representatives from Xerox, who were responsible for supporting Library and community programs, both financially and with volunteers, over the past several years. The programs include, in part: Adopt-A-Road Program, Imagination Library, Wilsonville Robotics, Wilsonville Food Bank, and Fun in the Park. He thanked them on behalf of the Library and community. A spread sheet detailing Xerox’s past contributions was distributed.

Stan Sherer added Xerox has been involved in a number of community projects, including: improvements to Engelmann Park and Memorial Park, donating a convection oven for the Community Center kitchen, supporting Movies in the Park and Daddy Daughter Dances. Their total financial commitment over the past ten years totals \$30,000.

Mayor Knapp thanked Xerox for their generous commitment and service to the City.

**B. 2013 Summer Reading Outcomes**

Mr. Duke spoke about the successful 2013 Summer Read program, and explained how the program helps to maintain students reading ability by keeping kids reading throughout the summer and exposing them to new opportunities. The Reading Program was recognized for having the highest percentage of participation for a library of its size. Mr. Duke recognized the businesses and organizations who contributed to the program.

**C. Wilsonville Seniors Presentation**

Patty Brescia, Senior Programs Manager, introduced Wes Morris, Chair of the Wilsonville Community Seniors, Inc. Mr. Morris provided the history of the Advisory Board and explained the Board serves as a voice for seniors in Wilsonville. Their Mission is to make a positive contribution to the lives of seniors in the Wilsonville area by providing, companionship, entertainment and recreational activities, class instruction and opportunities for service in the community.

**D. Waste Water Treatment Plant Quarterly Report**

Eric Mende, Capital Projects Engineering Manager presented the January 2014 Waste Water Treatment Plant project quarterly report. Overall the project remains on budget and ahead of schedule. The project is approximately two months ahead of schedule with construction approximately 94 percent completed as of November 25, 2013. The remaining construction activities are expected to be completed in December 2013, and acceptance will be achieved by

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the end of January 2014. Final completion is expected April 2014 marking the end of the construction process. Mr. Mende anticipated an April ribbon cutting ceremony.

**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.

Pete Hurley, Renaissance Canyon Creek resident, referred to the Canyon Creek Road extension options and stated of the three options before Council, the first two created substandard transportation alternatives, while the third option – the full street including bike lanes and sidewalks reflected the city's TSP standards and was the preferred option. He thought if the road connections could not be constructed correctly, they should wait until there was money to do so.

Ken Ruud, 28597 SW Morningside Ave, expressed safety concerns for pedestrians and bicyclists with the first two options for the Canyon Creek Road extension project. He preferred the full street build out with sidewalks, bike lanes and a planted center median.

Simon Springall, 7577 Vlahos Drive, voiced his concern with riding bikes along Canyon Creek Road without a bike path and favored the full street build out.

*The comments of these three speakers under "Citizen Input" will be carried forward to the January 6, 2014 minutes of the Urban Renewal Agency meeting.*

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

Council President Starr – (*Park & Recreation Advisory Board, Chamber/City Leadership Liaison*) Councilor Starr announced the next meeting dates for the Parks and Recreation Board, and the URA Task Force.

Councilor Goddard – (*Library Board, Chamber Board, and Clackamas County Business Alliance Liaison*) Councilor Goddard reported he, along with Councilor Stevens, attended two meetings on Basalt Creek area planning to talk about the decision making framework. Staff will be setting aside time during a future work session to discuss the topic.

Councilor Fitzgerald – (*Planning Commission; Committee for Citizen Involvement; and Library Board Liaison*) Councilor Fitzgerald noted the Tourism Task Force continues to meet and are making good progress. She said the Planning Commission will be hosting a public forum on the State Wide Housing Goal 10 Housing Analysis this week.

Councilor Stevens – (*Development Review Panels A and B; Wilsonville Seniors Liaison*) Councilor Stevens announced the next meeting of the Wilsonville Community Seniors, and the DRB. She reported on the very successful Reindeer Romp this past December and advised winter term class registration is continuing.

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**CONSENT AGENDA**

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

A.     **Resolution No. 2448**

A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To The Installation Of Streetlights On Burns Way (Streetlight Infill Project 4696).

B.     Minutes of the December 2, 2013 Council Meeting. (

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

**Vote:**         Motion carried 5-0.

**NEW BUSINESS**

A.     Willamette Falls Locks - Request for Support of an Economic Benefits Study

Mark Ottenad prepared the staff report. The 140-year-old Willamette Falls Navigation Canal and Locks were closed indefinitely by the owner/operator U.S. Army Corps of Engineers (US ACE) in December 2011 due to lack of funding. As the second highest port site on the Willamette River that can be accessed via boat only through the locks, the City of Wilsonville has both vested economic interests and livability issues directly connected to the possible reopening of the Locks.

Because the Willamette Falls Heritage Foundation (a nonprofit founded in 2000 and based in West Linn) believes these facilities are vital for a wide range of river uses which include commercial, industrial, recreational and marine patrols, it is working with local partners, including the National Trust for Historic Preservation and a One Willamette River advisory committee, to help bring about a transfer of ownership of the Willamette Falls Locks from the US ACE to a new owner. It is believed that such a transfer would enable the locks to once again serve communities up and down the Willamette River. Because Wilsonville could benefit from operational Locks, especially as it relates to the City Council's goal for a vital multi-modal transportation network, the Foundation has requested that the City contribute \$2,500 for an economic analysis study that could be the first key step towards that transfer. The study would result in the generation of clear data and analysis showing the economic benefit to an operational canal to marine-based industries in the Newberg Pool, as well as tourists and recreational river users on the Willamette River Water Trail.

Understanding the economic aspects of owning and operating the Locks is integral to addressing stakeholder questions about the implications of an ownership transfer and to identifying the appropriate future owner. The first step of ECONorthwest's proposed work plan is to conduct a demand analysis that includes a market analysis and outreach interviews with key stakeholders. The second step of the work plan will develop an economic model to estimate the economic

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effects of reopening the Locks. In Step 3, an economic analysis will be conducted, using the data and model developed in previous steps, using a “with” versus a “without” approach that compares the economic impacts of a reopening the Locks to the baseline of continuing without opening the Locks, then calculating the differences in economic effects. The end product will describe the effects of reopening the Locks on economic benefits and costs, including those for natural resources, commerce, travel and recreation. See Attachments A, B and C for more details.

Completion of the proposed study directly pertains to the City’s Transportation Systems Plan (TSP) Goal 6, to “encourage and support the availability of a variety of transportation choices for moving people and goods.” The City has already requested that the USACE provide funding to get and keep the Locks operating, to support marine freight movement as a ‘green’ and cost-effective part of its Multi-Modal ethic.

In addition to the direct and immediate river-based transportation objectives, operational Locks could provide additional benefits. Wilsonville Concrete and Marine officials have reported that 15–30 total jobs could be impacted if the Locks are not re-opened on a permanent basis. Wilsonville Concrete and Marine currently conducts extensive work along the Willamette and Columbia Rivers for various agencies for marine repair and dredging operations, and moves substantial amounts of aggregate from Wilsonville down the river to Portland and beyond. Each barge carries the volume of aggregate equivalent to 30–35 loaded dump trucks. Operational Locks would also allow the City to consider establishing a “port,” which could be eligible for various state and federal funding programs.

As the City develops a tourism strategy, recreational access to and use of the Willamette River continues to rise as an issue deserving of further study and consideration. In addition to activities such as float trips on the Willamette River ‘water trail,’ river cruises are a potential tourist attraction that could be developed if the Locks were operational.

The Foundation reports the following organizations have committed the following amounts of funds for the study:

The National Trust for Historic Preservation	\$10,000
Portland General Electric Company	8,000
Willamette Falls Heritage Area Coalition	5,000
Wilsonville Concrete Products, Inc.	3,000
J & A Fuel Company	3,000
Willamette Falls Heritage Foundation	2,000
City of Oregon City	500

Additional requests are being made to METRO, the Port of Portland, the Oregon Concrete and Aggregate Producers Association, the City of West Linn, Clackamas County, The Portland Spirit cruise-line, and several other marine based businesses and riverfront communities. The Foundation is also seeking matching-grant support from the Oregon Cultural Trust.

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Support of the study appears appropriate for the City and may be accommodated in the current budget without adjustment. Results of the study could provide more realistic data for the City to use in planning and advocacy efforts.

**Motion:** Councilor Fitzgerald moved to authorize the City Manager to allocate \$2,500 toward the Willamette Falls Locks economic analysis. Councilor Stevens seconded the motion.

Councilors supported the contribution for the economic analysis because the locks were a unique aspect of northwest history, and it was a minimal investment to learn what will make the locks operational again. In addition operational locks will support economic development with the establishment of a port on the Willamette River at Wilsonville, as well as providing recreational opportunities for boaters.

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

**B. Elligsen Property**

Councilor Starr raised the issue of the Metro RSIA designation on the Elligsen property and **moved** to support the land owner to take off the RSIA if they were to make the appeal to Metro. However, he was not saying anything about the zoning at all, rather to support them to repeal the RSIA designation from the property. **Mayor Knapp seconded** the motion for discussion.

Councilor Starr was not asking for a change of the zoning. He was trying to make sure the RSIA designation was removed from the property to allow the property owner more flexibility and not with Metro. Due to the amount of industrial land coming into the City between Coffee Creek and Basalt Creek and the industrial land already in Wilsonville, the Councilor thought the City was a large contributor of industrial lands within the Portland metro area. Whether this is regionally significant industrial land or not, it is still industrial. Removal of the RSIA gives the owner the independence to react to opportunities as they come in the future, and if none do, then it remains the same.

Mayor Knapp did not agree with the motion and what it would accomplish. He was concerned about an excess of commercial ground in the City when there are businesses still struggling to recover; this would work directly against Council goals to support existing businesses. He was troubled about the fairness to other property owners throughout the city that might like to make more profit on their property if they were able to up-zone their property by asking Council to endorse their effort. Traffic capacity and access to the site was another concern for the Mayor.

The RSIA concept was put into place to enable the region as a whole to compete for high-end industrial users that require a significant amount of acreage. The fact that it is the only RSIA lot in Clackamas County made the Mayor reluctant to remove the designation; rather, he would prefer to retain the designation and work within that framework to find a high quality user.

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Mayor Knapp thought there were many opportunities and advantages to maintaining the structure and he did not see a benefit to changing the designation except to make it more profitable for one property owner.

Councilor Stevens pointed out the program offered by Clackamas County to help property owners evaluate their property for development as well as provide information on marketing and development at no cost to the property owner.

Councilor Fitzgerald was interested in looking at this after other options have been exhausted. The Clackamas County evaluation would provide valuable information, and the City had offered to help the property owner find a high end manufacturing/high tech use who would be willing to pay more for this designation. The Councilor thought it was premature to remove the RSIA designation at this time.

Councilor Goddard was sympathetic to Mr. Elligsen and his plight. He thought, as a principle, it should be the local community whose interests are primary when considering how to use a piece of property, not Metro. But the reality is the parcel is not going to be anything but bare ground until there is a willing seller. As a representative of the City and a participant member of the Clackamas County EDC, the Councilor had an appreciation for the need to support job growth in the County and was aware of the lack of property available well suited to do that. Councilor Goddard did not have enough of a grasp of what the implications would be with the removal of the RSIA designation and what the effect might be for Coffee Creek and Basalt Creek.

Councilor Starr reiterated he was not asking for a rezoning of the land to commercial; he was asking for more flexibility and leeway and for the responsibility to be on the land owner. Out of respect for Mr. Elligsen Councilor Starr sought to raise the issue and have the discussion.

**Vote:** Motion failed 1-4 with Councilor Starr voting “Aye”.

## **PUBLIC HEARING**

Mr. Kohlhoff read the titles of Resolution Nos. 2449 and 2450 into the record.

- A. **Resolution No.2449**  
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2013-14.
- B. **Resolution No. 2450**  
A Resolution Authorizing A Transfer Of Budget Appropriations Within Certain Funds For Fiscal Year 2013-14.

Mayor Knapp read the public hearing format and opened the hearing for both Resolution No. 2449 and Resolution No. 2450 at 9:23 p.m.

Cathy Rodocker presented the staff report. At its June 3, 2013 City Council meeting, the Council adopted the Fiscal Year 2013-14 budget. Since that time, several unanticipated projects and



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expenses have come to staff's attention that require additional budget authorization. There are two resolutions for consideration: Resolution No. 2450 deals with a budget transfer; and Resolution No. 2449 addresses a supplemental budget adjustment. Resolution No. 2450 will move expenditures from one category to another with no additional increase to the overall budget. Resolution No. 2449 is a supplemental budget adjustment that will impact the budget by increases to revenues and expenditures. As per Local Budget Law, the supplemental budget adjustment also includes budget transfers that have surpassed 15 percent of the adopted contingency.

Resolution No. 2450 provides a detailed listing of the projects and/or accounts that will be affected by the transfer resolution. The transfers are all less than 15 percent of the original adopted contingency in each fund. In most cases, the additional costs of increased capital projects, either new projects or increase budget for existing projects, will be offset by reducing existing capital project budgets. These projects requiring increased budgets include: Water Distribution Miscellaneous Improvements, Segment 3B Water Line Mitigation Site, Update Sewer Rate and SDC Study, Waste Water Master Plan Update, Autumn Park Sewer Line Replacement and Realign Boeckman Creek/Reconnect Channel.

The Parks SDC Fund is recognizing a transfer from contingency to fund the following capital projects: Basalt Creek Concept Planning, Coffee Creek Development Readiness, Memorial Park Improvements-Parking Lot Rebuild and Recreation/Aquatic Center Update.

An increase is also requested for the replacement of the granulated activated carbon at the water treatment plant. This bi-annual maintenance request was postponed from FY13 until FY14. Due to a shortage of available product, the City was able to purchase the product at a significant savings (nearly \$95,000) by postponing until the new fiscal year.

Resolution No. 2449 provides a detailed listing of the projects and expenditures that are recognizing new funding from either interfund transfers or outside funding sources. A number of road projects will need additional budget appropriation to accommodate an accelerated construction schedule. The annual streetlight infill project will be expanded this year to cover various projects included the areas of Grahams Ferry Rd and Boones Ferry Rd.

The resolution also includes additional appropriations for three stormwater projects: Rivergreen Drainage, Realign Boeckman Creek/Reconnect Channel and Morey's Landing. To meet the additional appropriations, all of the fund's available contingency will be used as well as reductions in personal services, materials and services, and the deferral of two additional capital projects.

As stated in the Fiscal Management Policies, the City shall amend its annual budget in accordance with Oregon local budget law. The supplemental budget adjustment is adopted by the Council at a regularly scheduled meeting; no Budget Committee meeting is required.

As required by Local Budget Law, a notice for the public hearing was published in the Wilsonville Spokesman on Wednesday, January 1, 2014. Adoption of the Supplemental Budget Adjustment is required prior to the end of the fiscal year, June 30, 2014.

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The Mayor invited public testimony, hearing none he closed the hearing at 9:31 p.m.

**Motion:** Councilor Goddard moved to adopt Resolution No. 2449. Councilor Stevens seconded the motion.

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

**Motion:** Councilor Goddard moved to adopt Resolution No. 2450. Councilor Starr seconded the motion.

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

**CITY MANAGER'S BUSINESS**

Mr. Cosgrove asked Council if they would like to schedule any special training, or team building sessions since this was an "off year" for Council goal setting. He asked Councilors to send their ideas to him via email and he would look for commonalities.

**LEGAL BUSINESS**

Mr. Kohlhoff requested Council direction on whether to present a business license process and the legal issues that would be involved for medical marijuana dispensaries in the community. Council agreed they would like to see the draft language consistent with not violating state and federal law.

**ADJOURN**

The Mayor adjourned the Council meeting at 9:48 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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Tim Knapp, Mayor