

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, August 5, 2013. Mayor Knapp called the meeting to order at 7:14 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
Mark Ottenad, Government Affairs Director
Chris Neamtzu, Planning Director
Blaise Edmonds, Manager of Current Planning
Stan Sherer, Parks and Recreation Director
Nancy Kraushaar, Community Development Director

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. Parks and Recreation Advisory Board Appointment

Mayor Knapp recommended appointing Steve Benson to fill the unexpired term of Alan Johnson on the Parks and Recreation Advisory Board. The Mayor said making a recommendation was difficult since each candidate would bring particular skills to the Board. The Mayor mentioned he would like to see the Parks Board meet on a monthly basis rather than quarterly.

Motion: Councilor Fitzgerald moved to appoint Steve Benson to the Parks and Recreation Advisory Board. Councilor Stevens seconded the motion.

As liaison to the Parks and Recreation Board, Councilor Starr also interviewed the applicants and thought Donna Crace was the strongest candidate who would bring expertise in the area of developing active sports fields.

Vote: Motion carried 4-1. Councilor Starr voting "no".

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B. Upcoming Meetings

The Mayor announced the upcoming meetings, and the meetings he attended on behalf of the City.

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.

There was none.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

Council President Starr – Park & Recreation Advisory Board, Chamber/City Leadership. Councilor Starr participated in the Wilsonville Fun Run and the Fun In The Park events - two hallmark events that make our town stand out. The Councilor announced the “Heart of the City” event to be awarded August 8th, as well as the upcoming Rotary Concerts.

Councilor Goddard – Library Board, Chamber Board, and Clackamas County Business Alliance liaison reported the next Library Board meeting date and that the Wilsonville Farmers Market continued each Thursdays into September.

Councilor Fitzgerald – Planning Commission; Committee for Citizen Involvement; and Library Board. The Councilor announced the summer reading program increased 12% over last year's program and reported the other activities taking place at the Library. The Planning Commission would be discussing the housing needs analysis at their next meeting as well as the tax increment financing zone.

Councilor Stevens – Development Review Panels A and B; Wilsonville Seniors liaison noted the Senior Board visited with other senior programs in neighboring cities to see how those programs are run. The Councilor announced the cancellation of Panel A of the DRB and invited the public to enjoy the Trolley tours and the next Movies In The Park offering.

Mayor Knapp announced National Night Out, August 6. He thanked Councilors for participating in the many community events.

CONSENT AGENDA

Mr. Kohlhoff read the title of Resolution No. 2437 into the record.

A. **Resolution No. 2437**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Elting Northwest. Inc. For The Morey's Landing Stormwater Project (Capital Improvement Project #7044).

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

Vote: Motion carried 5-0.

NEW BUSINESS

Mr. Kohlhoff read the title of Resolution No. 2435 into the record.

A. Resolution No. 2435

A Resolution Of The City Of Wilsonville Authorizing The First Addendum To The 2011 Intergovernmental Agreement Between Metro, Washington County, And The Cities Of Tualatin And Wilsonville Acknowledging The Basalt Creek Transportation Refinement Plan.

Chris Neamtzu, Planning Director, prepared the staff report. Adopting Resolution 2435 will formally accept the results of the Transportation Refinement Plan, and approve related updates to the 2011 IGA that will guide collaboration between Washington County, Metro, and the cities of Wilsonville and Tualatin during the Basalt Creek concept planning process.

In 2004, Metro brought 775 acres in the Basalt Creek and West Railroad Planning areas into the Urban Growth Boundary in unincorporated Washington County between the cities of Tualatin and Wilsonville. These areas are intended to urbanize under the governance of the cities of Tualatin and Wilsonville, pending completion of concept planning in conformance with Metro's requirements and the subsequent transfer of planning authority for these areas.

In 2011, the City of Wilsonville entered into an IGA (approved by Resolution 2293) with the City of Tualatin, Washington County, and Metro to engage in a collaborative transportation and concept planning process for this area, known collectively as the Basalt Creek Planning Area. Prior to initiating the Concept Planning process, the jurisdictions agreed to conduct a focused study to resolve the significant transportation issues in the area. In December, 2012 the parties to the IGA completed the Basalt Creek Transportation Refinement Plan, which included conceptual engineering analysis and extensive public outreach.

The 2035 Regional Transportation Plan (2035 RTP) Project List identifies several multimodal projects for this area, including an extension of SW 124th Avenue, south of SW Tualatin - Sherwood Road, several projects related to the proposed I-5 to Hwy 99W Connector Project Alternative 7 "Southern Arterial", and the Ice Age Tonquin Trail between Wilsonville and Tualatin.

The 2011 IGA identified an immediate need to further refine two projects related to the "Southern Arterial" specifically 1) the alignment of the generally north-south extension of SW 124th from Tualatin - Sherwood Road to the vicinity of Tonquin Road, and 2) a generally east-west connection between SW 124th Avenue and Boones Ferry Road, and ultimately extending to the east side of I-5.

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In the First Addendum to this IGA, the parties agree to the recommended multi-modal transportation strategy as described in the Basalt Creek Transportation Refinement Plan, and to:

- Serve the Basalt Creek area with a new five-lane east-west limited-access arterial facility from the SW 124th Avenue Extension towards I-5, leaving Tonquin Road to develop as a parallel three-lane road for property access;
- Plan for a future overcrossing of I-5 to connect the Basalt Creek area with urban reserves to the east;
- Incorporate the recommendations into Transportation System Plans and Comprehensive Plans;
- Use dedicated Washington County Major Streets Transportation Improvement Program (MSTIP) 3d funding for the SW 124th Avenue extension and the east-west arterial, begin interim improvements and complete design work;
- Develop a funding strategy to implement the east-west alignment concept;
- Implement access management and right-of-way protection and dedication plans;
- Consider the Ice Age Tonquin Trail in the arterial designs and seek funding for it;
- Recognize that agreement to plan for and construct the east-west alignment between SW 124th and Boones Ferry Road does not constitute endorsement of a “Southern Arterial” connection to the west of Tonquin Road.

Acceptance, by all parties, of the Basalt Creek Transportation Refinement Plan will ensure consensus on the major transportation issues facing the planning area and will allow the concept planning process to move forward. The concept planning process will address the local transportation network, land uses, urban services, and jurisdictional boundaries.

The Policy Advisory Group approved the Transportation Refinement Plan in December 2012. Washington County approved the First Addendum to the 2011 IGA on July 15, 2013; the City of Tualatin, and Metro are scheduled to consider action on the First Addendum to the 2011 IGA in August 2013.

Staff is currently collaborating with City of Tualatin staff to seek consulting services for the concept planning project. Council will hold a joint work session with the Tualatin City Council tentatively set for September 2013 as work on the Basalt Creek Concept Plan project gets underway.

The Basalt Creek Transportation Refinement Plan was completed in fiscal year 2012. Washington County funded all of the public involvement, technical evaluation and report preparation. The City of Tualatin received approximately \$350K from Metro’s Construction Excise Tax (CET) to perform concept planning, which can commence once there is an agreed upon common set of transportation improvements for the Basalt Creek area. The City of Wilsonville has, and will continue to, invest staff time into the process.

The Transportation Refinement Plan project used a wide variety of public outreach methods to reach out to stakeholders and the public. The project provided information and sought feedback via a web site, public open houses, numerous technical staff and policymaker meetings, City Council and Planning Commission work sessions, and in one-on-one meetings with property

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owners and neighborhood groups.

The east-west alignment recommended in the Transportation Refinement Plan balances short- and long-term traffic operations, overall cost, ability to phase improvements, support for future development, minimization of environmental impacts, and Regional Transportation Plan (RTP) consistency. Staff anticipates that the East-West alignment will allow more capacity for access to businesses in the northern portion of Wilsonville.

During the Transportation Refinement Plan process, several alternative alignments were considered:

- Improve existing – This concept proposed to widen Tonquin Road, Grahams Ferry Road, and Day Road to five lanes, providing a single corridor connection from the 124th Avenue Extension to the I-5 / Elligsen Road interchange.
- Diagonal Alignment – This concept proposed to widen Tonquin Road to five lanes and construct a new diagonally-aligned facility between the Tonquin/ Grahams Ferry intersection and the I-5/ Elligsen Road interchange area.

Diagonal Hybrid – This concept proposed to widen Tonquin Road to three lanes, with the new east-west facility between 124th Avenue Extension to Grahams Ferry Road. The connection to Boones Ferry Road would occur with a diagonal crossing of the ravine.

The Planning Director identified eighteen projects that will be phased over the next 20-30 years at an estimated cost of \$228-238 million.

Mr. Neamtzu distributed the “Exhibit 2” that was to be included in the packet. The Exhibit contained the PSC agreed upon conditions as amended from those presented in the Alternative 7 Recommendation Memorandum dated February 17, 2009 to accompany the RTP recommendation of Alternative 7. In the IGA, Section B.1.d. reads, “West of the SW124th Avenue extension to Tonquin Road, the conditions for the “Southern Arterial”, as defined in the 2035 RTP and attached as Exhibit 2 to this IGA, still apply and the COUNTY will follow these conditions.” The last page of the IGA does not contain the reference to Exhibit 2, and should be included.

Mr. Kohlhoff suggested the following language for an additional “Whereas” clause in the resolution to read: *“Whereas, in agreeing to this first addendum, the City of Wilsonville is not, at this time, endorsing a “Southern Arterial” connection west of the intersection of Tonquin Road and 124th.”*

Staff identified the location of the intersection of 124th Avenue and Tonquin Road.

Councilor Starr thought including the phrase “at this time” would indicate future Councilors would consider such a connection and he wanted to remove that phrase from the proposed language.

To remedy the concern, Mr. Kohlhoff suggested removing the phrase “at this time” so the whereas clause would read: *“Whereas, in agreeing to this first addendum, the City of Wilsonville is not endorsing a “Southern Arterial” connection west of the intersection of Tonquin Road and 124th.”*

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Councilor Stevens asked if the other parties needed to agree to the change.

Mr. Kohlhoff said Council was authorizing the first addendum to the agreement, and clarifying the City of Wilsonville understands that there is a southern alignment that goes past the area of this intersection and the City is not endorsing the alignment.

Mr. Neamtzu indicated the city of Tualatin would be addressing the IGA and had points to fine tune. Washington County adopted the IGA with reference to Exhibit 2.

Mayor Knapp thought the additional Whereas clause proposed by Mr. Kohlhoff and the inclusion of Exhibit 2 put the City in a stronger position.

Councilor Goddard stated the "Southern Arterial" project was recognized in the 2035 Regional Transportation Plan identifying the need for a connector between I-5 and 99/W. Although the City may not be endorsing the project now, it was included in the RTP.

Councilor Fitzgerald asked if by signing the IGA the City continue to be involved in the planning processes and was the proposed language strong enough.

Mr. Neamtzu clarified the RTP was constantly cycling every five years to update the RTP. Although the western leg is in the RTP, it is not on the constrained funding list and it is not funded; it is a constant cycle of collaboration. Staff is at the table on these issues and will communicate with city administration and Council to develop strategies on how to approach the issues as they come up.

Mr. Kohlhoff did not think the Council needed to do more; they were not endorsing the project. Council was clarifying by accepting the addendum, there were not endorsing going west with the arterial.

Councilor Goddard pointed out by signing the IGA the City was agreeing to plan the two projects crossing over I-5 and connecting to the Basalt Creek area. Council needed to recognize the City's negotiating position would be different after signing the IGA and the City should be aware of the implications.

Mayor Knapp commented while representing Wilsonville at the committee level, there were discussions and in some senses Wilsonville may have compromised in our agreement to this proposal at the committee level in order to collaborate with our neighbors and to try to enable a reasonable program of how to go about bringing Basalt Creek into productive use. Clearly there are challenges and concerns that need to be watched as the process goes forward, but absent a partnering agreement with the other jurisdictions and the County, nothing will go forward. The IGA could be seen as a compromise from many viewpoints. Folding in the protections is appropriate.

Motion: Councilor Starr moved to approve Resolution No. 2435 with the additional whereas clause and including Exhibit 2. Councilor Stevens seconded.

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Vote: Motion carried 5-0.

B. Ordinance No. 722 – First reading

An Ordinance Of The City Of Wilsonville Amending Wilsonville Code Chapter 5, Section 5.210, Prohibited Parking Or Standing.

Mr. Kohlhoff read the title of Ordinance No. 722 into the record on first reading.

In an attempt to balance the desires of the vehicle owners or users against neighborhood complaints of parking issues and sleeping overnight in such vehicles, versus the owner's convenience for a reasonable amount of time for loading and unloading, City Council enacted Ordinance No. 713 which now allows for such vehicles to be parked overnight for loading or unloading purposes only.

A recreational vehicle owner was recently ticketed for being parked on the public street for two (2) consecutive nights. The owner protested the tickets and argued he was loading the vehicle on the first night and then unloading it on the second night, following a one day trip. To clarify and give clearer direction to citizens and the police, proposed Ordinance No. 722 would amend Ordinance 713 and Wilsonville Code Chapter 5, Section 5.210 to clarify that the total time allowed to accommodate the loading/unloading, or a combination of both, shall not exceed 48 hours and that at any time thereafter the vehicle will be subject to ticketing and/or towing, in accordance with Code requirements. The expectation is to resolve a point of confusion for citizens and the City's enforcement officers.

Motion: Councilor Goddard moved to approve Ordinance No. 722 on first reading. Councilor Stevens seconded.

Vote: Motion carried 5-0.

C. Resolution No. 2436

A Resolution Of The City Of Wilsonville Authorizing Addendum No. 6 To The Development Agreement Of June 14, 2004 By And Between The City Of Wilsonville, The Urban Renewal Agency Of The City Of Wilsonville, Matrix Development Corporation, Property Owners Donald E. Bischof & Sharon L. Lund, Arthur C. & Dee W. Piculell, The Dearmond Family LLC, Louis J. & Margaret P. Fasano, And Valerie & Matthew Kirkendall.

Mr. Kohlhoff read the title of Resolution No. 2436 into the record.

In 2004, the City and the URA entered into the Matrix Development Agreement with Matrix Development Corporation and several property owners. The agreement addresses the subject parties' obligations regarding the development of portions of the Villebois Village Master Plan.

That agreement was since amended by Addenda Nos. 1, 2, 3, 4 and 5 as approved by the City Council and Urban Renewal Agency. These addenda were needed to address refinements to

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financial, construction, and maintenance roles and responsibilities for infrastructure and parks. The addenda also added new parties to the agreement.

Addendum No. 6 has now been prepared to address the responsibilities of Lennar Northwest, Inc. in anticipation of their development of property that is subject to the Matrix Development Agreement. Addendum No. 6 applies to the City, the URA, and Lennar and clarifies their respective obligations once Lennar receives permit approvals to develop the portion of the Villebois Village Master Plan referred to as Special Area Plan East, Preliminary Development Plan 2 (SAP-E, PDP-2). Addendum No. 6 addresses the parties' obligations for financing, reimbursement, and construction for parks, roads, sewer, and water improvements. Lennar anticipates construction of the subdivision infrastructure to begin summer 2013, with completion in 2014.

A brief discussion followed regarding the number of single family homes to be built in the area.

Motion: Councilor Fitzgerald moved to approve Resolution No. 2436. Councilor Stevens seconded.

Vote: Motion carried 5-0.

CONTINUING BUSINESS

A. **Ordinance No. 717** – second reading

An Ordinance Of The City Of Wilsonville To Increase The Number Multi-Family Residential Dwelling Units And To Modify Ordinance No. 703 That Imposed A Limitation On The Number Of Multi-Family Residential Dwelling Units Within Brenchley Estates North. The Subject Property Being Affected By This Ordinance Is Located On Portions Of Tax Lots 105 And 200 Of Section 14A, T3S, R1W, Clackamas County, Oregon. Holland Partner Group/Brenchley Estates Partners, LP, Applicant.

Mr. Kohlhoff read the title of Ordinance 717 into the record on second reading. He explained the Council closed the public hearing July 15, 2013. There had been a question during the public hearing regarding three bedroom units and the reply didn't directly answer the question but rather talked in terms of the various costs of assisted living and the units. Staff was under the impression the applicant was asking for one and two bedroom units, when in fact the applicant was proposing 12 three-bedroom units. In addition staff confirmed the parking requirements would be met for the three-bedroom units. Mr. Kohlhoff recommended adding the written record and if Council had points they wanted clarified the applicant and staff was available to respond.

Motion: Councilor Fitzgerald moved to reopen the public hearing for the purpose of adding clarification and documentation to the record for Ordinance 717. Councilor Stevens seconded.

Vote: Motion carried 5-0

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Mayor Knapp reopened the public hearing at 8:35 p.m.

Mr. Kohlhoff submitted into the record an email from Jerry Offer of OTAK on behalf of the applicant sent to Chris Neamtzu, which states in part, “Chris you are correct, we had some inconsistencies in our April 19 submittal regarding distribution of unit sizes by number of bedrooms, and therefore the amount of required parking.” The email contained the number of proposed units and the number of parking spaces.

Don Hanson, OTAK, stated a mistake was made when referring to “two bedroom plus den units” when in reality they are three-bedroom units. Mr. Offer’s letter of July 30 clarified there was enough parking to accommodate these units.

Councilor Starr asked if it was correct that during the last meeting the applicant pointed out there was a significant cost savings to these apartments versus a ‘full service’ alternative.

Mr. Hanson said that was correct, and the term “unbundling” was used. The residents were not required to pay for services that were bundled together with the rent.

Mr. Hanson commented the Active Adults building is more expensive because construction costs for this building have increased, the building will have onsite management, elevators, and common areas, versus a typical apartment building which has exterior stairways, no interior hallways, and no shared common areas.

Mr. Holland added it would be less expensive than other comparable senior projects but somewhat more expensive than the standard garden apartments. There will be a significant savings compared to other senior projects. The proposed building will have interior air-conditioned hallways, secured access building, each unit is fully handicapped accessible, and the units are larger. The units will be approximately 15-20 percent more expensive, which would be 30-40 percent less than an assisted living/senior project.

Councilor Starr asked what percentage of the projects built Holland has retained ownership of.

Mr. Holland stated they have an ownership interest in 65-70 percent of the total units under management. Of the projects they don’t have an ownership in; they built about half of them and then were hired to manage the buildings. Since forming Holland Partners in 2000 we own about 75 percent of the projects we have built. Our goal is to be long term holders of the assets.

Councilor Goddard asked how much an elevator cost.

Mr. Holland replied an elevator has two costs, the upfront purchase and the ongoing maintenance. Upfront elevator cost for a four-story building would cost between \$60,000-70,000. The ongoing maintenance contracts can run several hundred dollars a unit on a monthly basis depending on the type of elevator and how they are serviced.

Councilor Goddard inquired on the number of additional units being created by introducing the fourth floor.

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Mr. Holland answered it was not so much additional units, but providing full accessibility to the units. For our garden apartments a 24 unit building would have eight handicapped accessible units, and two floors that require stairs. If you look at the ratio, one-third is accessible while two-thirds are not. In the proposed building one hundred percent of the units will be accessible. One hundred twelve units could be built on the site without elevators, but that is not the goal of the project, the goal is to build units that are on average 40 percent larger than the garden apartments and to address the desires identified by the focus groups.

Councilor Goddard asked for clarification on the comment made during the last meeting that the applicant could not afford to create a 100 percent accessible three-story building, that a fourth story was needed to justify the cost of the elevator. How does the fourth story justify the additional \$70,000 investment you would make in an elevator that you can't justify with a three-story building? And that an elevator could not be introduced into a three-story building because the costs would not pencil out.

Mr. Holland stated it was a different configuration, in order to have an elevator serve the building; there must be interior hallways versus exterior hallways. A condominium quality building has interior hallways which allow access to all four floors via the elevator with an interior hallway to access all units; there are no stairs at all. The interior hallway represents about 15 percent of the square footage in the building, so you're building 15 percent more square footage to allow people to move through, it's not just the elevator, it's the approach, the vertical transportation and horizontal transportation from the elevator area to the individual unit.

Councilor Goddard asked if there was an additional 15 percent living space with a fourth floor.

Mr. Hanson clarified the 15 percent represented the space in the building that a corridor system occupies. Also, the common space in the building will take 20 percent.

Mr. Holland added there would be unique gathering spaces on each floor for socializing.

Councilor Goddard wanted to know why these elements could not be included in a three story building.

Mr. Holland said it could be done, but then more elevators would be needed, and more roof and foundation. The fourth floor takes advantage of the cost savings and provides more open and green space because the footprint is less.

Councilor Fitzgerald pointed out a typographical error in the email, on the bottom of the first page, the last line states 164 parking spaces rather than 161. Mr. Holland said 164 was correct, while 173 was shown on the plans.

Councilor Fitzgerald confirmed the distinction between a standard three-story apartment building with exterior hallways, and the Active Adults building, and that a fair amount of square footage would be devoted to unique shared spaces on each floor.

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Mr. Holland indicated that was correct, the uses would be different on each floor but the residents would have access to all of the common areas.

Councilor Fitzgerald established the building would be secure, which is not provided in the buildings with exterior entrances and hallways. Mr. Holland said that was correct, anyone wanting access must use the call facility to be let in. A concierge would be available during business hours.

Councilor Fitzgerald asked if the entire building would be accessible. Mr. Holland said every unit would be accessible and twelve of the units will be adaptable.

The Councilor asked for a description of the larger units and how they are larger.

Mr. Holland explained most one bedroom units range from 650-750 square feet, in the Active Adults a one bedroom unit would be 900-1,000 square feet. The average two bedroom unit would range from 950 square feet to 1,050-1,100 square feet, in the Active Adults the largest two bedroom unit is just less than 1,400 square feet. Essentially there are very large master suites, and enhanced kitchen, dining, and dining areas. The average square footage for the entire project is 1,236, where most of the garden apartment projects average between 800-950 square feet.

Councilor Starr stated if the units were forty percent larger and fifteen percent more expensive, the price point for a two bedroom apartment would be approximately \$2,000, and the project is for the more affluent senior.

Mayor Knapp referred to testimony at the last hearing asking how long it would take to approve 112 single family units and asked staff to respond.

Mr. Neamtzu prepared a table showing the projects the Development Board has approved which include single-family homes, attached units, and multi-family units. The table has been made part of the record.

Councilor Starr questioned the numbers on the table and observed the single family developments listed on the table were on small lots in high density areas.

Councilor Fitzgerald asked how long it would take to build 112 single family houses.

Mr. Edmonds explained the permitting process begins with a new application through approval, permit issuing, recording of the final plat, can take 6-8 months.

Mayor Knapp invited public comment, hearing nothing he closed the public hearing at 9:09 p.m.

Motion: Councilor Fitzgerald moved to approve Ordinance No. 717 on second reading.
Councilor Stevens seconded the motion.

Councilor Starr challenged Mayor Knapp's ability to be impartial on the vote since the applicant had made a donation to his campaign. The Councilor also questioned Councils decision to vote for the project on first reading when all of the Councilors agreed during the first reading of the

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Ordinance there was an imbalance between the amount of single family housing and multi-family housing in Wilsonville.

Mayor Knapp stated he did not have a conflict of interest on the project. To recuse oneself from every possible connection to any donor to an election campaign in a small town is not possible to do because almost every business is involved in some way.

Councilor Fitzgerald expressed her disappointment in the negative comments. She pointed out every campaign donation is reported and available to the public to review. Comments like those just made might make community businesses reluctant to donate to any future campaign. An elected official is held to a higher code of conduct and is expected to behave in an upstanding manner. The Councilor stated the project presented by Holland fills a specific housing type and demand that is presently not met in Wilsonville and it was a good use of the land abutting the freeway. Because these residents were mature they would not be using as many city services or impact the local schools, while at the same time they would be contributing to the local economy by shopping and dining in local businesses. Councilor Fitzgerald was in favor of the project based on the use of the land next to the freeway, the features in the project and the testimony and observations of this age group that would be moving into this type of housing. The Councilor agreed there needed to be more single family homes; however this was an opportunity that fit a specific need.

Councilor Stevens agreed with Councilor Fitzgerald's comments and added in her experience working with seniors the project would fill a housing need for the independent senior which Wilsonville does not have. She would not have supported the proposal if it had been a traditional apartment without the amenities, age restriction, and common spaces.

Mayor Knapp did not see a contradiction between working on increasing the number of single family homes and saying there is another need in the community a particular project would fulfill; having one does not preclude the other. An analysis has started which would determine the types of housing in the city, and what is needed going forward. This detailed analysis will provide a clear picture of the trends and directions, allowing Council to be in a position to made policy decisions and choices for the future. The Active Adults proposal fits a particular niche and provides different services to a different market segment of the community. The City will be planning the Frog Pond and Advance Road areas which are appropriate for single family homes since they are removed from the city center. The Mayor did not think recognizing specific housing needs and working towards a balanced housing goal were a contradiction.

Vote: Motion carried 3-2
 Councilor Starr – No
 Councilor Goddard – No
 Councilor Fitzgerald – Yes
 Councilor Stevens – Yes
 Mayor Knapp – Yes

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CITY MANAGER’S BUSINESS

A. Purchase of Horse Sculpture at Chamber Building

Mr. Cosgrove stated Jesse Swickard, the artist who created the polished steel sculpture titled “Apache” currently located at the Chamber of Commerce building asked if the City was interested in purchasing the sculpture. Mr. Swickard valued the piece at \$30,000 but is willing to sell it for \$5,000. This type of decision is entirely Council’s discretion.

Mayor Knapp thought due to the community involvement with “Oregon Horse Country” and equestrian competitions the piece would be a nice addition.

Motion: Councilor Stevens moved to purchase “Apache” for \$5000. Councilor Goddard seconded the motion.

Councilor Starr asked if this was the most suitable location for the piece particularly with the City’s connection to Oregon Horse Country.

Mr. Cosgrove thought Mr. Sherer, Park and Recreation Direction, could offer a recommendation for Council to discuss in an upcoming work session.

Vote: Motion carried 5-0.

LEGAL BUSINESS – There was no report.

ADJOURN

The Mayor adjourned the meeting at 9:32 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor