

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, June 15, 2020. 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 Akervall
- Councilor Lehan
- Councilor West
- Councilor Linville

Staff present included:

- Bryan Cosgrove, City Manager
- Barbara Jacobson, City Attorney
- Kimberly Veliz, City Recorder
- Cathy Rodocker, Finance Director
- Zoe Monahan, Assistant to the City Manager
- Andy Stone, IT Director
- Beth Wolf, System Analyst
- Dwight Brashear, Transit Director
- Andrea Villagrana, Human Resource Director
- Kimberly Rybold, Senior Planner
- Miranda Bateschell, Planning Manager
- Eric Loomis, Transit Operations Manager

Motion to approve the order of the agenda.

Motion: Councilor West moved to approve the order of the agenda. Councilor Linville seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

MAYOR'S BUSINESS

A. Placeholder for Appointment

Mayor Knapp announced he would not be bringing forth an appointment this evening.

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B. Juneteenth Proclamation

Mayor Knapp read into the record a proclamation declaring June 19, 2020, as “Celebration of Juneteenth in Wilsonville”.

C. Upcoming Meetings

No upcoming meetings were announced.

COMMUNICATIONS

A. Wilsonville Community Sharing

Staff reported the Wilsonville Community Sharing representative was not available; however, they would be invited to make their presentation at a future meeting.

B. Metro “Get Moving” Transportation 2020 Bond Measure Presentation

Tyler Frisbee, Metro Transportation Policy and Federal Affairs Manager, provided a PowerPoint entitled “*Creating jobs, building our future*”. The PowerPoint has been made a part of the record.

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.

Cassaundra Edwards, Wilsonville resident, expressed disappointment the topic of policing and protecting African-Americans in Wilsonville was not on the agenda in light of the assault by police departments across the country upon African-Americans. Ms. Edwards wanted to know what steps the City Council would be taking to protect Black Americans in the community. She also wanted to know if the police department has been challenged on their policing practices and who is holding them accountable to the practices that are in place.

Courtney Neron, State Representative for Wilsonville, acknowledged the previous speaker's concerns and said there were policies being considered at the state level regarding social and racial justice and police accountability. Representatives will be meeting in a special session to address some of the changes communities are calling for including banning chokeholds at the state level, addressing officer adjudication issues, creating a police accountability database and having the State Attorney General conduct an independent review for use of any excessive force. Representative Neron expressed a willingness to participate in community conversations.

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Rep. Neron's comments on Resolution No. 2820, a resolution adopting the Equitable Housing Strategic Plan, were added to the public hearing record.

Councilor Akervall recognizes as a white person she has a different set of privileges than many in the community and there is systemic racism rooted in our culture. The Councilor wants to be part of the change as do the Council and many community members. She appreciated some of the specific suggestions and ideas voiced tonight, especially the facilitation of conversations with the black community in Wilsonville and the police department, to discuss the Council's responsibility in that. The Councilor wanted more information on the "Campaign Zero" program and to have that information available to the public as well. Councilor Akervall thought ongoing training was appropriate for the police force and all public leaders.

COUNCILOR COMMENTS

A. Council President Akervall

Passed on Councilor comments.

B. Councilor Lehan

Councilor Lehan stated the States Park Department has approved a \$2,500.00 grant for new monuments for Jesses Boone and members of his family who are in unmarked graves in the Butteville Cemetery.

C. Councilor West

Councilor West reported he attended Flag Day at the Korean War Memorial and noted the Fourth of July is approaching.

D. Councilor Linville

Councilor Linville expressed her appreciation to Ms. Edwards for speaking to Council this evening. She reiterated the idea of creating some type of forum to listen to what the citizens are feeling and asked for specific strategies and an action plan to be created from these forums. She was particularly interested in profiling reports and excessive use of force incidents for Wilsonville vs. Clackamas County the information should be provided to the City Manager and Council.

The Councilor has concerns for erosion of the riverbanks on the Willamette River due to wake boarding.

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CONSENT AGENDA

Ms. Jacobson read the titles of the Consent Agenda items into the record.

- A. **Resolution No. 2814**
Resolution Adopting The Canvass Of Votes Of The May 19, 2020 Primary Election And Amending The Wilsonville Charter.

- B. **Resolution No. 2819**
A Resolution Of The City Of Wilsonville Authorizing Support Grant Agreement With Wilsonville Community Sharing.

- C. **Resolution No. 2825**
A Resolution Of The City Of Wilsonville Adopting The FY 2020/21 Five-Year Action Plan And Annual One-Year Implementation Plan For The Wilsonville Tourism Development Strategy.

Motion: Councilor West moved to approve the consent agenda. Councilor Linville seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

NEW BUSINESS

- A. **Resolution No. 2822**
A Resolution Of The Wilsonville City Council Adopting The South Metro Area Regional Transit (SMART) Public Transportation Agency Safety Plan (PTASP).

Ms. Jacobson read the title of Resolution No. 2822 into the record.

Dwight Brashear, Transit Director, provided a summary of the staff report. SMART has been a direct recipient of FTA funding for capital. Every agency receiving funds from the FTA is required to put together a Public Transit Safety Plan. Mr. Brashear indicated the Plan is a living document, which will be updated and reapproved on an annual basis. The Public Transportation Agency Safety Plan solidifies the safety culture established by SMART.

Motion: Councilor Lehan moved to approve Resolution No. 2822. Councilor Akervall seconded the motion.

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Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

A. Resolution No. 2824

A Resolution Adopting Collective Bargaining Agreement Between The City Of Wilsonville And Service Employees International Union Local 503 (SEIU).

B. Resolution No. 2826

A Resolution Adopting The Letter Of Agreement Between The City Of Wilsonville And Wilsonville Municipal Employee Association.

Ms. Jacobson read the titles of Resolution Nos. 2824 and 2826 into the record.

Andrea Villagrana, Human Resource Manager, provided background information on both of the resolutions.

Resolution No. 2824

A Resolution Adopting Collective Bargaining Agreement Between The City Of Wilsonville And Service Employees International Union Local 503 (SEIU).

Motion: Councilor Akervall moved to approve Resolution No. 2824. Councilor Linville seconded the motion.

Council Linville asked for clarification on the language changes to the SEIU contract.

Ms. Villagrana explained the SEIU team did want to negotiate changes in the contract to the language related to union business due to legislative changes that took place over the last 2-3 years.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

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Resolution No. 2826

A Resolution Adopting The Letter Of Agreement Between The City Of Wilsonville And Wilsonville Municipal Employee Association.

Motion: Councilor Akervall moved to approve Resolution No. 2826. Councilor Lehan seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

CONTINUING BUSINESS

A. None.

PUBLIC HEARING

A. **Resolution No. 2820** (*Legislative Hearing*)

A Resolution Of The City Of Wilsonville Adopting The Equitable Housing Strategic Plan.

Ms. Jacobson read the title of Resolution No. 2820 into the record.

Mayor Knapp provided the public hearing format and opened the public hearing at 9:08 p.m.

No Councilor declared a conflict of interest, bias, or conclusion from information gained outside the hearing. No member of the audience challenged any of the Councilor’s participation.

Kimberly Rybold, Senior Planner, along with consultant Deb Meihoff of Communitas provided the staff report.

In 2016, the City applied for a Metro Community Planning and Development Grant to develop an Equitable Housing Strategic Plan based on community feedback about the rising cost of housing in terms of rental and home ownership. Recognizing this the Council established a goal in 2017 to pursue a balanced housing mix to meet the needs of both current and future residents of varying income levels.

Ms. Meihoff provided an overview of the process used in developing the Equitable Housing Strategic Plan. The equitable housing definition used to develop the Strategic Plan relates to more than affordability, it seeks to insure all people have housing choices that offer diverse, high quality, physically accessible homes that are close to opportunities and amenities and reasonable prices.

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Equitable housing also represents a system that accounts for many families with lower incomes and communities of color. It reflects on the history of housing discrimination and fair housing policy.

The purpose of the project was to establish a policy framework that responds to community needs and seeks to find ways that Council and staff can work towards better achieving that full definition of equitable housing.

Ms. Meihoff explained the outreach and market research used in the process to learn what the gaps and needs were in the community. The priorities heard from the community were highlighted and presented to the Council and Task Force resulting in the proposed Plan.

The current market and trends show at present in Wilsonville there is a greater share of people over 60 years old; one third of the population are 20-40 years old; and there are a growing number of Latinx families with homes in Wilsonville. These demographics will be seeking affordable housing in the near future; however, the types of housing they want differ. The majority of residents rent in Wilsonville and these are the most financially distressed residents – families with lower incomes or fixed incomes who have little ability to absorb economic shocks.

The Plan contains Policy Objectives, Priority Actions resulting from community conversations and data, and Next Steps for implementation.

Ms. Meihoff outlined the two categories of implementation actions, the first set of five actions are timely, address most pressing needs, respond to policy objectives, and are the most feasible now given the City's current partnerships and resources.

The second set of actions are actions to explore, they are also priority ideas addressing issues and needs in the community for more equitable housing, but more work is needed to determine if they are feasible.

Ms. Rybold said the Planning Commission unanimously approved a recommendation to City Council to adopt the proposed Equitable Housing Strategic Plan. Based upon testimony, the Planning Commission held a discussion on forming an inclusion committee that would focus on these topics when implementing the actions contained in the Plan, as well as defining equity in the community and how to approach the projects in the City with the equity inclusion lens.

Mayor Knapp invited comments from the Councilors.

Councilor West indicated he received a letter from the Home Builders Association, where the HBA stressed adoption of Plan priorities 1B, and 1C Plan item 2C which would vest SDC rates earlier in the development process and collect them later in the construction process.

Mayor Knapp thought the HBA suggestion was to pay less SDCs by figuring out the dollar value on which they are based earlier in the process and paying them later, which would affect building the infrastructure. The Mayor asked staff how to do what the HBA proposed while still building the infrastructure or is it a plan that infrastructure is funded by other means.

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Ms. Rybold said the issue the Mayor raised is why that idea was placed on the second list. There was a lot of interest in that proposal, particularly as it relates to providing affordable housing. We had conversations among the task force, and in focus groups, and housing providers who noted SDCs were one cost factor that did come into the development of housing. It is a complex issue when looking at questions of lessening the infrastructure funding mechanism, which means they must be, funded somewhere else. Staff is aware and has engaged the Homebuilders on the topic.

The Mayor added subsidizing SDCs is a discussion to have if it leads to getting a housing product the city would otherwise not get. It was unclear how the methodology they were suggesting saves money other than for the HBA, which means the City has to come up with the subsidy from other sources.

City Manager Cosgrove indicated the Council would want to have a robust discussion about the tradeoffs and unintended consequences of the HBA proposals. The City Manager thought the Mayor's questions were on point, if costs are delayed or shifted; someone else is paying those costs.

Mayor Knapp thought it appropriate to have the proposal on the tier 2 list noting it would take some discussion.

Councilor Lehan added the correct staff must be part of any discussion about SDCs since it is a complex topic. The Councilor felt the Plan consisted of general content and was not very specific. The Council did not see detail on the strategies in the Plan; however, she presumed the Task Force would dig further.

Ms. Rybold responded the strategies are intended to be broad in a sense we do not have all of the answers to these potential strategies now, rather the Plan has strategies that were the most promising to meet the needs of Wilsonville's future policy areas. There are many questions to ask as the actions are implemented, and at that time, the detail will be filled in.

Councilor Lehan did not object to the Plan other than the lack of specificity, and was supportive of the Plan.

Councilor Linville asked, given the priorities in one and two if the result will be an increase in the number of rental units available in Wilsonville versus opportunities for home ownership.

Ms. Rybold noted the list of first category actions target both directions. The 1A category looks to potential transit oriented development sites, but 1B and 1C look toward single family or missing middle types of housing, which could be rentals or homeownership. Between the first set of actions outlined in the Plan they are addressing both areas. Much of the City's future residential growth is in the Frog Pond area, particularly south and east. Other areas such as Town Center may have multifamily development, which may be rentals but not necessarily. An approach to both types of housing, rentals and home ownership, was crafted to give weight to each.

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Councilor Linville pointed out the tension between affordability and ownership, especially with the need for subsidization for either down payment or for purchase price. Although the rental market may appear more affordable for low income and subsidized housing, the potential for uncertainty through raising rents becomes a potential for people to be unhoused because they cannot rely upon a steady rent over time.

Councilor Lehan mentioned realtors have told her there was no market in Wilsonville for smaller two bedroom one bathroom homes; and wondered how to counter that when the building trade wants to build the same type of house – three or four bedroom, two and a half baths, throughout Wilsonville, while smaller homes are built in Tigard or King City or Canby.

Ms. Meihoff responded the concerns expressed by Council point out the need for Wilsonville to cultivate and build partnerships with organizations and people who are building the types of housing the Council want to do. Organizations like Habitat for Humanity and Proud Ground can build and buy different kinds of homes for affordable home ownership. Building partnerships with realtors and lenders who are marketing products you are seeking to provide stable housing for was suggested. The action around building partnerships is important because these organizations need to know those opportunities are available in Wilsonville.

Councilor Akervall thanked the participants who worked on putting together the Plan. The written messages Council received shows there is a call to look at different approaches and types of solutions. She saw the Plan as a pointer to where the gaps in housing are and provides ways to fill those gaps. Details and specifics need additional discussion, but the Plan lays a framework for moving forward. The Councilor agreed further discussion is needed as well as creating partnerships with agencies that can help. She pointed out the Planning Commission recommendation was two-fold, a recommendation to adopt the Plan through the work they have completed; and to look at having a body that could look at implementation of the Plan under a lens of equity.

The Mayor invited public testimony. The following individuals provided public testimony via email messages and Zoom in support of the Equitable Housing Strategic Plan:

1. Gareth Prior (with list of 15 additional names in support)
2. Andrew Engel
3. Roseann Johnson, Home Builders Association

Following Ms. Johnson's testimony Council stopped to make a motion whether or not to continue the meeting as it was past 10:00 p.m.

Motion: Councilor Linville moved to continue the present Council meeting and URA meeting until 11:00 p.m. or sooner. Councilor Akervall seconded the motion.

Vote: Motion carried 5-0.

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Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

4. Rudy Kadlub,
5. Julie Fitzgerald
6. Molly Fraser
7. Megan Prior
8. Catherine Allard
9. Chelsea King
10. Josiah Day
11. Richard Truitt
12. Jason Jones
13. Leticia Perez
14. Roseann Johnson, Assistant Director of Government Affairs, Home Builders Association
15. Kevin Ferrasci O'Malley, Wilsonville Chamber of Commerce

Representative Neron addressed affordable and equitable housing solutions under Citizen Input; her comments were moved to the public hearing portion of the meeting at her request. The ability to afford housing is in a statewide crisis and as a policy makers it is essential that we examine both long held systemic inequities and new planning proposals with a new understanding of who has been left out, who is currently impacted, and who will be affected by the policies we implement in the future. She was grateful Wilsonville was applying an equity lens to the work so the city can work to reduce any disparities that disadvantage vulnerable community members. In recent years the Oregon Legislature has sought to provide additional funding and policy changes to support approaches to increasing the supply of affordable housing and identify the low inventory kinds of housing, that when provided, allow more people to move into positions of home ownership. Representative Neron indicated her readiness to work with the Council and hear the community's further feedback on how to best address homelessness in Oregon.

Mayor Knapp invited additional speakers, seeing none he closed the public hearing at 10:10 p.m.

Motion: Councilor West moved to approve Resolution No. 2820. Councilor Lehan seconded the motion.

Council provided additional comment in support of the Equitable Housing Strategic Plan prior to voting on the resolution.

Vote: Motion carried 5-0.

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Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

Councilor Linville wanted to know how the second recommendation from the Planning Commission should be addressed.

Mr. Cosgrove suggested allowing Staff to learn what other communities have done and return to Council with recommendations to review.

Motion: Councilor Linville moved to charge the City Leadership to do a review of models and develop a recommendation for a framework for an organization for Wilsonville that will focus on equity, opportunity, partnerships and accountability. Councilor West seconded the motion.

Councilor West felt this group would look like a task force rather than a committee, and asked whether it will be temporary or ongoing and what type of influence they will have. He hoped this group would work closely with the Wilsonville Accountability Inclusion group, or form their own group, and that Council would review how people are nominated for the committee and set in place guidelines for accountability.

Mayor Knapp asked if this was Councilor Linville’s intent when she made her motion.

Councilor Linville responded she wanted Staff to review models in other cities and come back to Council with a recommendation.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

B. Resolution No. 2821 (*Legislative Hearing*)
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2019-20.

Ms. Jacobson read the title of Resolution No. 2821 into the record.

Mayor Knapp provided the public hearing format and opened the public hearing at 10:19 p.m.

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No Councilor declared a conflict of interest, bias, or conclusion from information gained outside the hearing. No member of the audience challenged any of the Councilor’s participation.

Cathy Rodocker, Finance Director provided the staff report.

Mayor Knapp invited public testimony, seeing none he closed the public hearing at 10:25 p.m.

Motion: Councilor Akervall moved to approve Resolution No. 2821. Councilor Linville seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Akervall	Yes
Councilor Lehan	Yes
Councilor West	Yes
Councilor Linville	Yes

CITY MANAGER’S BUSINESS

No Report.

LEGAL BUSINESS

No Report.

ADJOURN

Mayor Knapp adjourned the meeting at 10:26 p.m.

Respectfully submitted,

DocuSigned by:

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 Kimberly Veliz, City Recorder

ATTEST:

DocuSigned by:

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 Tim Knapp, Mayor