

AGENDA

WILSONVILLE CITY COUNCIL MEETING SEPTEMBER 4, 2014 7:00 P.M.

CITY HALL
29799 SW TOWN CENTER LOOP
WILSONVILLE, OREGON

Mayor Tim Knapp

Council President Scott Starr
Councilor Susie Stevens

Councilor Richard Goddard
Councilor Julie Fitzgerald

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

- | | | |
|------------------|---|-----------|
| 5:00 P.M. | EXECUTIVE SESSION | [15 min.] |
| A. | Pursuant to ORS 192.660(2)(h) Litigation; and
ORS 192.660(2)(e) Real Property Transactions | |
| 5:15 P.M. | REVIEW OF AGENDA | [5 min.] |
| 5:20 P.M. | COUNCILORS' CONCERNS | [5 min.] |
| 5:25 P.M. | PRE-COUNCIL WORK SESSION | |
| A. | TVWD WRWSP Update (Kraushaar) | [30 min.] |
| B. | Stormwater Utility Fee Update – Continued Discussion
(Kraushaar) | [20 min.] |
| C. | Public Works Standards Update (Weigle/Adams) | [20 min.] |
| D. | Old Town Neighborhood Sign (Neamtzu) | [10 min.] |
| 6:50 P.M. | ADJOURN | |
-

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a special session to be held, Thursday, September 4, 2014 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on August 19, 2014. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

- | | |
|------------------|----------------------|
| 7:00 P.M. | CALL TO ORDER |
| A. | Roll Call |
| B. | Pledge of Allegiance |

- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

7:05 P.M. MAYOR'S BUSINESS

- A. Upcoming Meetings

7:10 P.M. COMMUNICATIONS

- A. Ron Adams, Chair, Clackamas Community College Board of Education, Bond Measure Support (staff – Ottenad)

7:25 P.M. 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.

7:30 P.M. COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

- A. Council President Starr – (*Park & Recreation Advisory Board Liaison*)
- B. Councilor Goddard – (*Library Board Liaison*)
- C. Councilor Fitzgerald – (*Development Review Panels A & B Liaison*)
- D. Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*)

7:45 P.M. CONSENT AGENDA

- A. **Resolution No. 2488**
A Resolution in support of Clackamas Community College Bond Measure 3-447. (staff – Ottenad)
- B. **Resolution No. 2483**
A Resolution Of The City Council Of The City Of Wilsonville Acting As The Local Contract Review Board, Authorizing The South Metro Area Regional Transit Department (SMART) To Purchase Two Compressed Natural Gas Powered Cutaway Vans Through A Section 5308 Federal Clean Fuels Grant. (staff – Lashbrook/Simonton/Allen)
- C. **Resolution No. 2487**
A Resolution Of The City Of Wilsonville Authorizing The I-5 Sound Wall Landscape Screening Project. (staff – Neamtzu)
- D. Minutes of the August 4, 2014 Council Meeting. (staff – King)

7:50 P.M. NEW BUSINESS

- A. **Resolution No.2486**
A Resolution Of The City Of Wilsonville Approving Addendum No. 5 To The Development Agreement Between The City Of Wilsonville, The Urban Renewal Agency Of The City Of Wilsonville, Villebois LLC, And State Of Oregon Department Of Administrative Services Relating To The Addition Of Polygon Northwest Company, L.L.C. As A Party To The Development Agreement And Authorizing Certain Changes Relating To Development Of Property Known As Tonquin Woods 4-7, Located Within The Villebois Village Development. (staff – Kohlhoff)

8:00 P.M. CONTINUING BUSINESS

8/28/2014 4:19 PM Last Updated

- A. **Ordinance No. 745** – 2nd reading
An Ordinance Terminating The 9805 SW Boeckman Road Urban Renewal Plan Adopted By Ordinance 726, And The 29899 SW Boones Ferry Road Urban Renewal Plan Adopted By Ordinance 729, And Amending The Urban Renewal Legal Descriptions And Boundary Maps For The 26755 SW 95th Avenue Urban Renewal Plan Adopted By Ordinance 725, The 27255 SW 95th Avenue Urban Renewal Plan Adopted By Ordinance 728, And The Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan Adopted By Ordinance 730. (staff – Retherford)
- B. **Ordinance No. 746** – 2nd reading
An Ordinance Terminating The 25600 SW Parkway Center Drive Urban Renewal Plan Adopted By Ordinance 727. (staff – Retherford)

8:20 P.M. PUBLIC HEARING

- A. **Resolution No. 2484**
A Resolution Authorizing A Transfer Of Budget Appropriations Within Certain Funds For Fiscal Year 2014-15. (staff – Rodocker)
- B. **Resolution No. 2485**
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2014-15. (staff – Rodocker)
- C. **Ordinance No. 747** – 1st reading
An Ordinance Of The City Of Wilsonville Adopting The City Of Wilsonville Public Works Standards – 2014 To Update And Replace Public Work Standards- 2006 And Repealing That Portion Ordinance 610 Adopting Prior Public Works Standards -2006 (staff – Weigle/Adams)

8:55 P.M. CITY MANAGER'S BUSINESS

9:00 P.M. LEGAL BUSINESS

9:05 P.M. ADJOURN

AN URBAN RENEWAL AGENCY MEETING WILL IMMEDIATELY FOLLOW

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:-Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or king@ci.wilsonville.or.us

AGENDA

WILSONVILLE CITY COUNCIL MEETING SEPTEMBER 4, 2014 7:00 P.M.

CITY HALL
29799 SW TOWN CENTER LOOP
WILSONVILLE, OREGON

Mayor Tim Knapp

Council President Scott Starr
Councilor Susie Stevens

Councilor Richard Goddard
Councilor Julie Fitzgerald

CITY COUNCIL MISSION STATEMENT

To protect and enhance Wilsonville's livability by providing quality service to ensure a safe, attractive, economically vital community while preserving our natural environment and heritage.

Executive Session is held in the Willamette River Room, City Hall, 2nd Floor

- | | | |
|------------------|---|-----------|
| 5:00 P.M. | EXECUTIVE SESSION | [15 min.] |
| A. | Pursuant to ORS 192.660(2)(h) Litigation; and
ORS 192.660(2)(e) Real Property Transactions | |
| 5:15 P.M. | REVIEW OF AGENDA | [5 min.] |
| 5:20 P.M. | COUNCILORS' CONCERNS | [5 min.] |
| 5:25 P.M. | PRE-COUNCIL WORK SESSION | |
| A. | TVWD WRWSP Update (Kraushaar) | [30 min.] |
| B. | Stormwater Utility Fee Update – Continued Discussion
(Kraushaar) | [20 min.] |
| C. | Public Works Standards Update (Weigle/Adams) | [20 min.] |
| D. | Old Town Neighborhood Sign (Neamtzu) | [10 min.] |
| 6:50 P.M. | ADJOURN | |
-

CITY COUNCIL MEETING

The following is a summary of the legislative and other matters to come before the Wilsonville City Council a special session to be held, Thursday, September 4, 2014 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on August 19, 2014. Remonstrances and other documents pertaining to any matters listed in said summary filed at or prior to the time of the meeting may be considered therewith except where a time limit for filing has been fixed.

- | | |
|------------------|----------------------|
| 7:00 P.M. | CALL TO ORDER |
| A. | Roll Call |
| B. | Pledge of Allegiance |

- C. Motion to approve the following order of the agenda and to remove items from the consent agenda.

7:05 P.M. MAYOR'S BUSINESS

- A. Upcoming Meetings

7:10 P.M. COMMUNICATIONS

- A. Ron Adams, Chair, Clackamas Community College Board of Education, Bond Measure Support (staff – Ottenad)

7:25 P.M. 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.

7:30 P.M. COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

- A. Council President Starr – (*Park & Recreation Advisory Board Liaison*)
- B. Councilor Goddard – (*Library Board Liaison*)
- C. Councilor Fitzgerald – (*Development Review Panels A & B Liaison*)
- D. Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*)

7:45 P.M. CONSENT AGENDA

- A. **Resolution No. 2488**
A Resolution in support of Clackamas Community College Bond Measure 3-447. (staff – Ottenad)
- B. **Resolution No. 2483**
A Resolution Of The City Council Of The City Of Wilsonville Acting As The Local Contract Review Board, Authorizing The South Metro Area Regional Transit Department (SMART) To Purchase Two Compressed Natural Gas Powered Cutaway Vans Through A Section 5308 Federal Clean Fuels Grant. (staff – Lashbrook/Simonton/Allen)
- C. **Resolution No. 2487**
A Resolution Of The City Of Wilsonville Authorizing The I-5 Sound Wall Landscape Screening Project. (staff – Neamtzu)
- D. Minutes of the August 4, 2014 Council Meeting. (staff – King)

7:50 P.M. NEW BUSINESS

- A. **Resolution No.2486**
A Resolution Of The City Of Wilsonville Approving Addendum No. 5 To The Development Agreement Between The City Of Wilsonville, The Urban Renewal Agency Of The City Of Wilsonville, Villebois LLC, And State Of Oregon Department Of Administrative Services Relating To The Addition Of Polygon Northwest Company, L.L.C. As A Party To The Development Agreement And Authorizing Certain Changes Relating To Development Of Property Known As Tonquin Woods 4-7, Located Within The Villebois Village Development. (staff – Kohlhoff)

8:00 P.M. CONTINUING BUSINESS

8/28/2014 4:19 PM Last Updated

- A. **Ordinance No. 745** – 2nd reading
An Ordinance Terminating The 9805 SW Boeckman Road Urban Renewal Plan Adopted By Ordinance 726, And The 29899 SW Boones Ferry Road Urban Renewal Plan Adopted By Ordinance 729, And Amending The Urban Renewal Legal Descriptions And Boundary Maps For The 26755 SW 95th Avenue Urban Renewal Plan Adopted By Ordinance 725, The 27255 SW 95th Avenue Urban Renewal Plan Adopted By Ordinance 728, And The Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan Adopted By Ordinance 730. (staff – Retherford)
- B. **Ordinance No. 746** – 2nd reading
An Ordinance Terminating The 25600 SW Parkway Center Drive Urban Renewal Plan Adopted By Ordinance 727. (staff – Retherford)

8:20 P.M. PUBLIC HEARING

- A. **Resolution No. 2484**
A Resolution Authorizing A Transfer Of Budget Appropriations Within Certain Funds For Fiscal Year 2014-15. (staff – Rodocker)
- B. **Resolution No. 2485**
A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2014-15. (staff – Rodocker)
- C. **Ordinance No. 747** – 1st reading
An Ordinance Of The City Of Wilsonville Adopting The City Of Wilsonville Public Works Standards – 2014 To Update And Replace Public Work Standards- 2006 And Repealing That Portion Ordinance 610 Adopting Prior Public Works Standards -2006 (staff – Weigle/Adams)

8:55 P.M. CITY MANAGER'S BUSINESS

9:00 P.M. LEGAL BUSINESS

9:05 P.M. ADJOURN

AN URBAN RENEWAL AGENCY MEETING WILL IMMEDIATELY FOLLOW

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated. The Mayor will call for a majority vote of the Council before allotting more time than indicated for an agenda item.) Assistive Listening Devices (ALD) are available for persons with impaired hearing and can be scheduled for this meeting if required at least 48 hours prior to the meeting. The city will also endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting:-Qualified sign language interpreters for persons with speech or hearing impairments. Qualified bilingual interpreters. To obtain services, please contact the City Recorder, (503)570-1506 or king@ci.wilsonville.or.us

King, Sandy

From: Todd Heidgerken <toddh@tvwd.org>
Sent: Tuesday, September 02, 2014 9:43 AM
To: Kraushaar, Nancy; Kerber, Delora
Cc: Cosgrove, Bryan; Kohlhoff, Mike; Mende, Eric; Jeffrey Fuchs; Libby Barg; Mark Knudson; Kevin Hanway
Subject: Wilsonville Council Work Session Presentation
Attachments: 20140904_Wilsonville City Council Presentation V3.pptx

Nancy and Delora,

Attached is a draft of the presentation that we are planning on using for the Council Work Session on Thursday evening. Please let me know if you have any questions or suggestions. Just as like the previous presentations, we are hoping one of you can introduce the topic and then Jeff and I will take it from there.

You already have the criteria information and we should have the communications plan to you by the end of next week.

Thanks again for your help.

Todd Heidgerken

Willamette Water Supply

Our Reliable Water

Wilsonville City Council Pre-Council Work Session

Sept 4, 2014

1

Willamette Supply Schedule

2012-2013	2014-2016	2017-2020	2021-2025	2026-Ongoing
Supply Studies	Preliminary Planning	Design and Permitting	Construction	Additional Water Supply Online System Operations
		Ongoing water conservation programs		
		Willamette River source water protection partnership		
		Pipeline construction coordinated with road improvements		

Now—Winter 2015

Evaluate pipeline routes / reservoir sites

Start Fall 2014

Preliminary water plant and intake master planning

Now—Winter 2014

Governance negotiations (staff & elected officials)

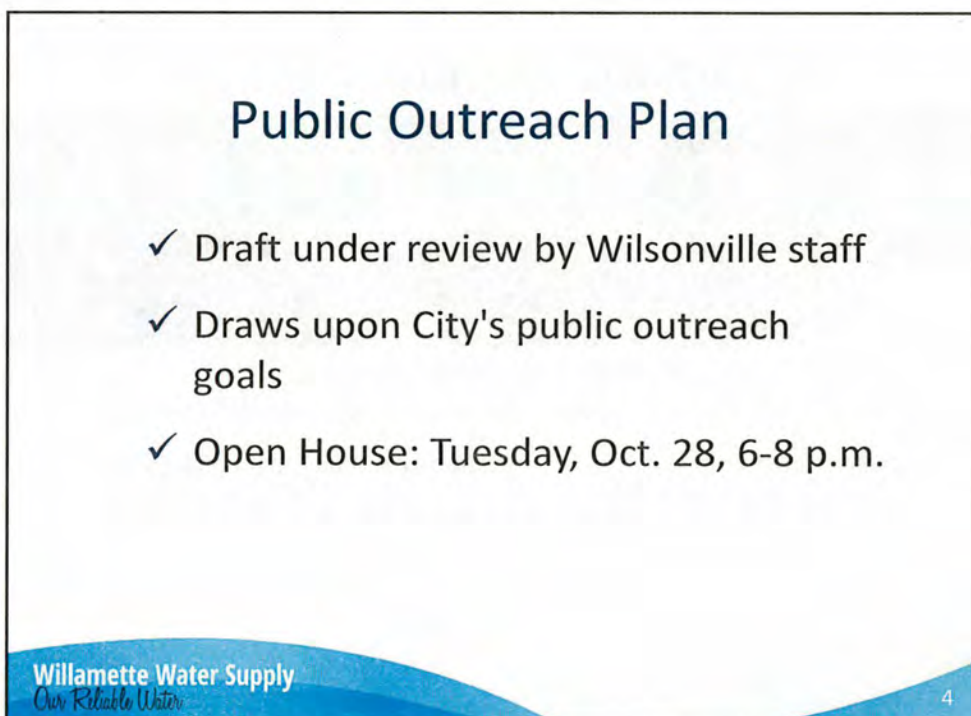
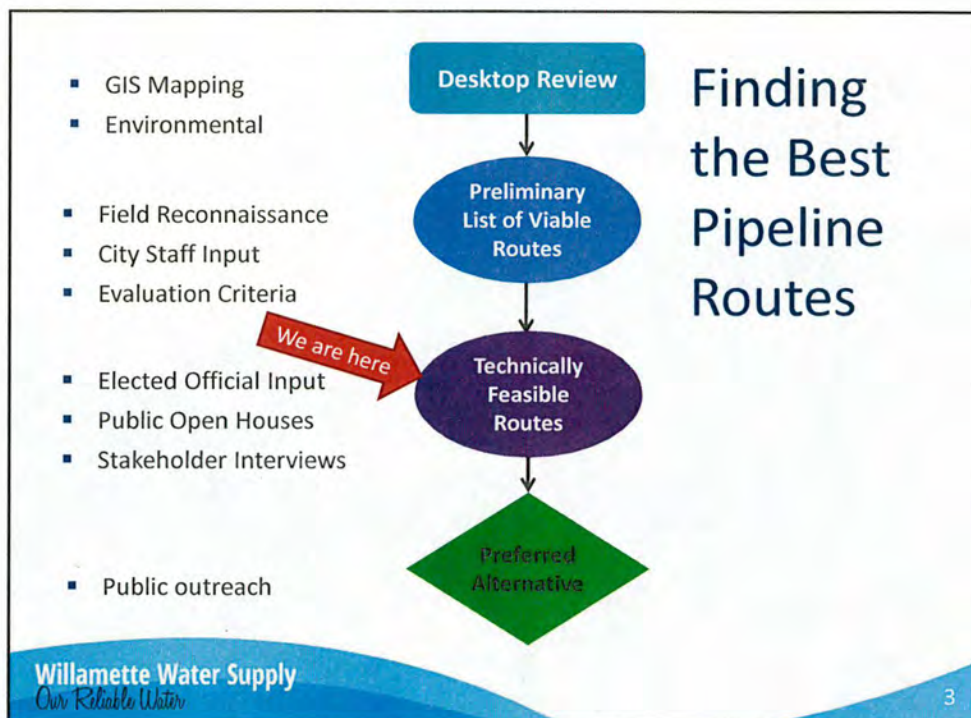
Ongoing

Community engagement

Willamette Water Supply

Our Reliable Water

2



Comprehensive Outreach Program Uses Multiple Outlets

1. City Council Briefings / Work Sessions
2. Staff Coordination
3. Wilsonville Staff / Council Program Participation
 - Willamette Water Supply Council
 - Willamette Governance Group
 - Technical Advisory Committee
 - Regional Communications Liaisons Group
4. Community Webpage (OurReliableWater.org)
5. Open House
6. Community Updates / Briefings
7. News Media Outreach
8. Public Opinion Research



Willamette Water Supply
Our Reliable Water

5

Wilsonville Outreach Program

Your suggestions?

Willamette Water Supply
Our Reliable Water

6

Route Selection Criteria

- Is the route acceptable / constructable?
 - Communities along the route
 - Regulators
 - Existing conditions
- Will the route / pipe be resilient?
 - Natural hazards
 - Other utilities
- How can we manage costs for ratepayers?

Route Selection Criteria

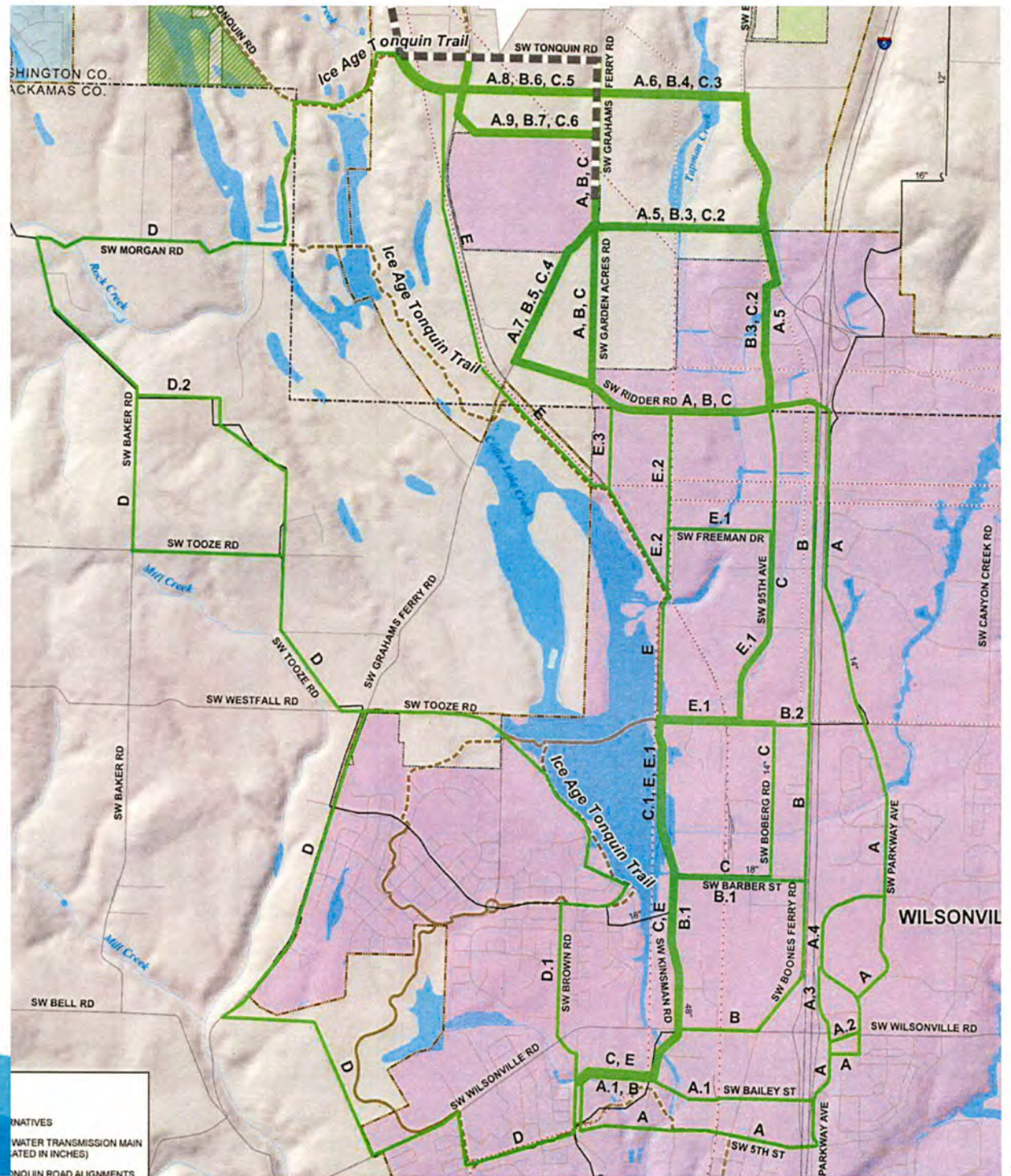
1. Social/Community Impacts
2. Opportunities/Benefits
3. Environmental Impacts/Permitting
4. System Compatibility
5. System Resiliency
6. Constructability
7. Operation and Maintenance (O&M)
8. Cost



Pipeline Routes Considered

Draft:
For Discussion

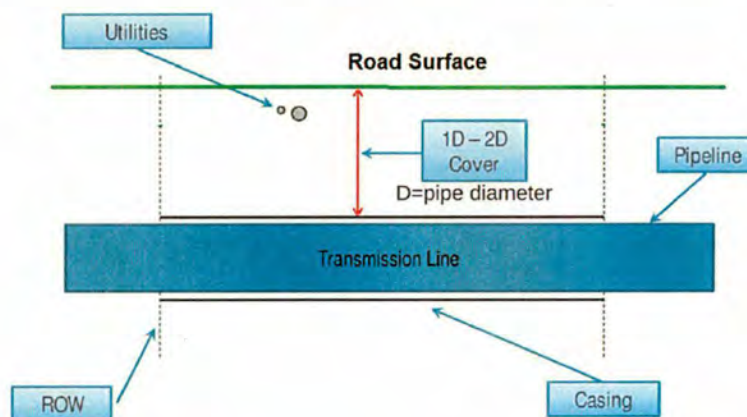
Willamette Water Supply
Our Reliable Water



Shortlisted Routes—How We're Getting There

- All potential routes have been evaluated against the route selection criteria
- Routes with fatal technical flaws have been eliminated from further consideration
- 3 routes rated best under the criteria have been shortlisted (Routes A, B, C)
- One route (Route E) is still being evaluated
- Other routes rated lower under the criteria have been "sidelined"

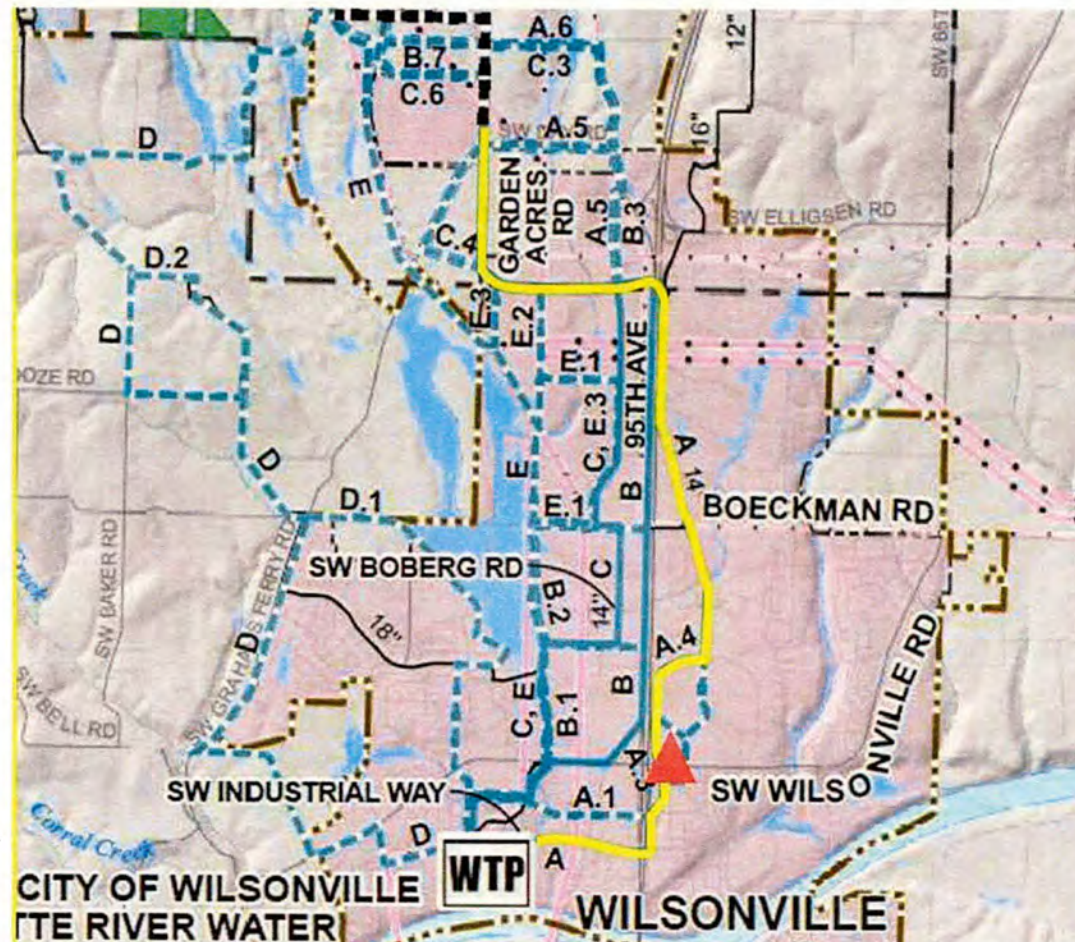
Tunneling Under Wilsonville Road



Route A

Con

- Crosses I-5 twice
- High traffic impact
- Potential impacts to business access along Town Center Loop



Pro

- Short tunnel crossing under Wilsonville Road east of I-5
- Undeveloped area north of Xerox Dr. and east of I-5; reduced impacts

Draft: For Discussion

Route B

Con

- Longest tunnel under Wilsonville Road
- Potential impact to businesses along Boones Ferry Rd
- Requires Federal Highway and ODOT approval



Pro

- Readily available detours
- Includes areas with limited development; reduced impacts
- Does not cross I-5
- More direct route

Draft: For Discussion

 Wilsonville Road Tunnel

Route C

Con

Potential utility conflicts with existing 48" water line in Kinsman Road

Potential impact to business access along Kinsman, Barber, Boberg, 95th



Pro

Most direct route

Short tunnel crossing under Wilsonville Road

Readily available detours

Wide rights-of-way

Does not cross I-5

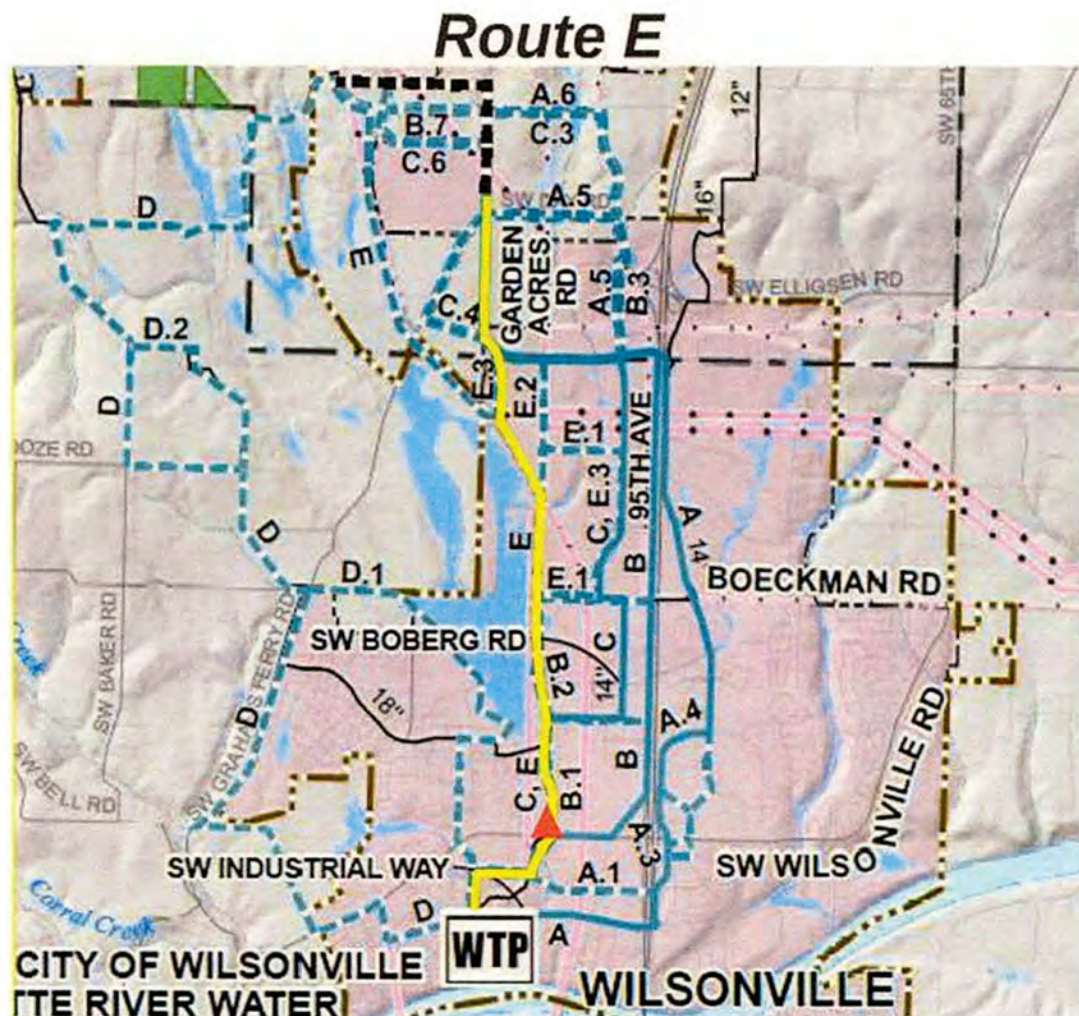
Draft: For Discussion



Wilsonville Road Tunnel

Con

- Long distance within or adjacent to BPA ROW (6,000+ feet)
- Wetland and cultural resource impacts, BPA conflicts, and kolk ponds
- Shares alignment with existing 48" Kinsman Road water line
- BPA substation
- High groundwater



Pro

- Short tunnel crossing under Wilsonville Road
- Potential piggyback on Ice Age Tonquin Trail
- Does not cross I-5
- Potential piggyback on Kinsman Road (Barber to Boeckman)

Draft: For Discussion



Wilsonville Road Tunnel

Questions?

What information about the routes will be most useful for the public?

Next Steps

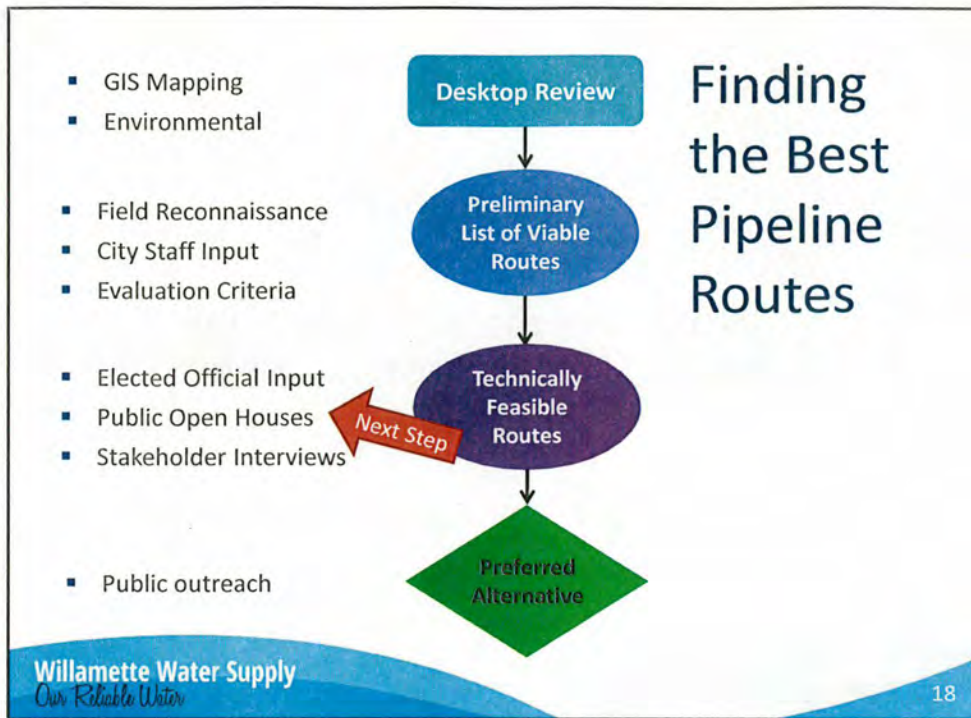
Open House

Tuesday, October 28 6-8 p.m. City Hall

Wilsonville City Council Work Session

November 2014

(Report back on open house feedback)



Your questions? Thank you!

Todd Heidgerken
 Tualatin Valley Water District
 503-848-3013 (direct)
ToddH@tvwd.org

Willamette Water Supply
Our Reliable Water

19

**Planning Division
Memorandum**

August 7, 2014

To: Bryan Cosgrove, City Manager

From: Chris Neamtzu, Planning Director

Subject: Old Town Neighborhood Sign

Summary:

At a recent City Council worksession, Councilor Starr requested that Staff look into the possibility of modifying the Old Town Neighborhood sign to accommodate additional text, specifically adding "and Businesses" to draw community awareness of the retail shops further south on Boones Ferry Road.

Background:

The creation of the Old Town Neighborhood Plan was a grassroots effort developed over the course of many years, culminating in Plan acceptance by the City Council in September, 2011. Installation of a neighborhood gateway was identified in the Plan. As part of streetscape improvements along Boones Ferry Road next to the Old Town Square project, a small identifying sign was installed at the entrance to the neighborhood. Local sign maker, Mark Pruitt, of Professional Sign and Graphics was hired to design, fabricate and install the cabinet of the sign. The sign was placed on reclaimed basalt columns from a park project that city crews installed providing a cost savings to the project.

This question was asked in 2012 following the installation of the sign. At that time, Staff had Mr. Pruitt create a digital image of what the sign would look like with the additional copy being added (see image below). Staff cannot find any verification that a formal action was taken by the Council, but for whatever reason it was determined at the time that the sign modification was not going to be pursued.

Recommendation:

Staff has initiated the Council goal related to strategic branding, visual identity and logo development. Council also recently funded the citywide signage and wayfinding project as part of the FY 14-15' budget adoption. Staff recommends that the identity for Old Town businesses would be appropriately included in a city wide signage and wayfinding program resulting in cohesive identification along with other business districts city wide.

If Council determines that pursuit of the modification is appropriate at this time, Staff could return at a future worksession for a more formal discussion.

Neamtzu, Chris

From: Monica Keenan <MonicaK@slayden.com>
Sent: Tuesday, August 26, 2014 1:49 PM
To: Neamtzu, Chris
Subject: RE: sign

*Rec'd 9/14/14
Ack*

Chris,

The immediate response was a pretty firm "No" from those who served on the steering committee and participated in the Old Town Plan.

The feeling is that the "Old Town Neighborhood" sign does not need to emphasize businesses.

I have forwarded your email and requested further commentary.

Some comments may be sent directly to you, I will forward anything additional I receive.

Thank you ,

Monica

Monica Keenan

Slayden/Sundt, A Joint Venture
Sellwood Bridge
8145 SE 6th Ave
Portland, OR 97202
Cell: 503-507-0342

CONFIDENTIALITY NOTICE: Please do not read, copy, or disseminate this communication unless you are the intended addressee. This e-mail may contain confidential and/or privileged information intended only for the addressee. If you have received this in error, please notify me via return e-mail.

From: Neamtzu, Chris [<mailto:neamtzu@ci.wilsonville.or.us>]
Sent: Monday, August 11, 2014 10:57 AM
To: Monica Keenan
Subject: sign

Hi Monica,

Attached is the staff report that is going to Council at their 9.4 worksession.
Please let me know if there are any comments.

Thanks,

Chris Neamtzu, AICP

Planning Director
City of Wilsonville | Community Development Department
503-570-1574 | neamtzu@ci.wilsonville.or.us

2. To optimize visibility at signaled intersections, street name signs shall be mounted overhead. In residential districts, at least one street name sign shall be mounted at each intersection.
3. On T-intersections, the street name signs shall be designated at two locations. One street name sign shall be placed at the end of a T- intersection, and the second placed at the right-hand corner of the intersecting street.
4. Signs naming both streets shall be installed at each street sign location.

201.8.02 Traffic Control Signage and Striping

Traffic control signing and striping shall be in conformance with **Detail No. RD-1265, Detail No. RD-1270, Detail No. RD-1275, Detail No. RD-1280, and Detail No. RD-1285** of these standards and the MUTCD. A "Signage and Striping Plan" shall be included with plan submittals for new street construction and street improvements.

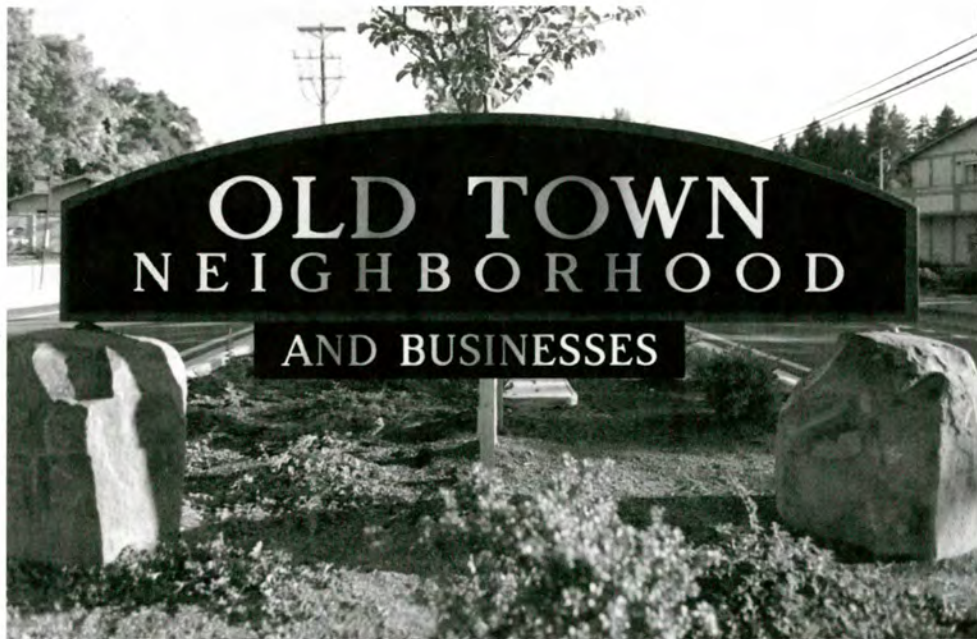
201.9.1 LIGHTING

201.9.2 Roadway and Intersection Lighting

- a. Street lighting shall be designed in accordance with the most current American National Standard Practice for Roadway Lighting (RP-8-00) prepared by the Illuminating Engineering Society (IES).
- b. Installation of streetlights shall be in accordance with the City's most current policies/agreements regarding the installation and maintenance of street lights.
- c. In addition to these requirements the air gap between the top of pedestal and bottom of light pole shall be grouted with a high-strength, non-shrinking grout meeting ODOT SSC Section 02440.50(b), "Non-Shrink Grout," such as Alcrete Twenty Minute Fast Setting Grout[®], or approved equal.
- d. Selection and installation of street lighting luminaires shall be in conformance with the City's most current "Dark Sky" policies.
- e. The warranty for public works projects shall include streetlights.

201.9.3 Shared-Use Path Lighting

- a. Lighting of shared-use paths, including pedestrian tunnels shall be designed in accordance with the Maintained Illuminance Values for Walkways/Bikeways of the most current American National Standard Practice for Roadway Lighting (RP-8-00) prepared by the Illuminating Engineering Society (IES). Designs shall meet the recommended horizontal and vertical illuminance and uniformity values. to provide at least 0.4 average foot candles, depending on the location, with a minimum average lighting uniformity of 3.0.
- b. The City Engineer may reduce the lighting standards or not require lighting of shared- use paths in designated natural resource and wildlife areas.



CITY COUNCIL ROLLING SCHEDULE
Board and Commission Meetings 2014-15

SEPTEMBER

DATE	DAY	TIME	MEETING	LOCATION
9/1	Monday	Labor Day Holiday City Offices Closed		
9/4	Thursday	7 p.m.	City Council Meeting	Council Chambers
9/8	Monday	6:30 p.m.	DRB Panel A	Council Chambers
9/10	Wednesday	1-3 p.m.	Wilsonville Community Seniors Inc.	Community Center
9/10	Wednesday	6:00 p.m.	Planning Commission	Council Chambers
9/15	Monday	7 p.m.	City Council Meeting	Council Chambers
9/22	Monday	6:30 p.m.	DRB Panel B	Council Chambers
9/24	Wednesday	6:30 p.m.	Library Board	Library

COMMUNITY EVENTS

Wilsonville Farmers Market every Thursday

September 4, 11 – 4-8 p.m.

Villebois, 28836 SW Costa Circle West

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 4, 2014	Subject: Resolution No. 2488: Request for City Council support of Clackamas Community College Ballot Measure 3-447 Staff Member: Mark Ottenad, Public/Government Affairs Director Department: Administration
Action Required <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: The Wilsonville City Council periodically endorses ballot measures placed before the voters by local-government partners.
Staff Recommendations: None.	
Recommended Language for Motion: I move to approve Resolution No. 2488.	
Project / Issue Relates to: <input type="checkbox"/> Council Goals/Priorities <input type="checkbox"/> Adopted Master Plan(s) <input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL

Should the City Council endorse Ballot Measure 3-447 for a \$90 million bond measure for Clackamas Community College?

EXECUTIVE SUMMARY

Clackamas Community College Board of Education Chair Ron Adams is scheduled to appear before the City Council under the Communications agenda item to request the Council's endorsement of Ballot Measure 3-447 for a \$90 million bond measure for Clackamas Community College via Resolution No. 2488, which was provided by Chair Adams.

CURRENT YEAR BUDGET IMPACTS

No impacts are anticipated to the City budget based on the resolution.

ATTACHMENTS

- A.** Resolution No. 2488.
- B.** Ballot Measure 3-447: Clackamas Community College Bond Information
- C.** Clackamas Community College: Overview Fact Sheet, CCC Profile, CCC in West Linn and Wilsonville
- D.** Clackamas Community College: Community Special Report, Spring 2014

RESOLUTION NO. 2488

**A RESOLUTION IN SUPPORT OF CLACKAMAS COMMUNITY COLLEGE
BOND MEASURE 3-447.**

WHEREAS, Clackamas Community College provides essential training programs for high-demand jobs and these programs benefit employees seeking family-wage jobs, business owners that have difficulty finding skilled workers, and local economies that attract new businesses; and

WHEREAS, CCC offers affordable education that enables students to transfer to four-year colleges and universities, has the lowest community college tuition in the state, and serves about a third of graduates in Clackamas County; and

WHEREAS, Clackamas Community College Bond Measure 3-447 would add classrooms and labs to accommodate more students and modernize equipment to train students on tools that meet current industry standards with the following projects:

New industrial technical learning center: labs and classrooms for electronics, automotive, manufacturing, welding and pre-apprenticeships for trades like electricians and plumbers

More classrooms and modernized equipment: for high-demand careers and to teach students according to current industry standards

Improvements to existing buildings: replace worn-out electrical, heating, ventilation and plumbing to improve cost efficiency

Replacing the 61-year-old building on Harmony Community Campus: new workforce development center for training in high-demand jobs like healthcare and science; and

WHEREAS, the infrastructure improvements to existing buildings would save the college an estimated \$800,000 per year in cost-efficiency and reduced maintenance costs from obsolete systems; and

WHEREAS, the \$90 million bond measure will not increase the current bond tax rate, and passage of the measure will allow the college to access \$16 million in matching state grant funds and a minimum of \$5 million in privately committed funds, bringing the current capital construction amount to \$121 million; and

WHEREAS, since 2002 the Wilsonville Campus of Clackamas Community College has increased by 97% to serve 3,050 students annually; and

ATTACHMENT A

WHEREAS, whereas, local classroom and technology upgrades will support increased access to Advanced College Credit and accelerated college degree completion for Wilsonville High School students; and

WHEREAS, the classroom upgrades at the Wilsonville Campus will support additional courses necessary for transfer education in Science, Technology, Engineering and Mathematics;

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The Wilsonville City Council expresses its formal support for Clackamas Community College Bond Measure 3-447 to add classrooms and modernize equipment. Measure 3-447 will be on ballot in the Nov. 4, 2014 election.
2. This resolution is effective upon adoption.

Adopted by the Wilsonville City Council at a special meeting on September 4, 2014, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

Attest:

Sandra C. King, City Recorder, MMC

Summary of Votes:

Mayor Knapp
Councilor Starr
Councilor Goddard
Councilor Fitzgerald
Councilor Stevens

Ballot Measure 3-447

Clackamas Community College

BOND INFORMATION

During a two-year public engagement initiative, the community asked CCC to update and modernize classroom space that would provide more opportunities for job training and education.

The response is a bond measure for the Nov. 4, 2014, election. The bond would include projects that are the highest priority for the community based on a series of surveys and business focus groups.

Clackamas Community College serves more than 30,000 students each year at three campuses and a number of community extension sites. The college provides affordable education and training to students seeking high-demand careers and transfers to universities.

The goals of the Nov. 4 bond measure are to:

- Increase local access to affordable educational programs that would allow students to transfer to four-year universities or obtain training for family-wage jobs
- Train students in high-demand careers, such as nursing, engineering and manufacturing
- Update and modernize equipment, labs and facilities so students are adequately trained to meet current industry standards

What would the bond do?

The bond measure, with \$16 million in approved matching funds from the state, would:

- Construct an industrial/technical learning center with labs and classrooms benefitting electronics, automotive, manufacturing, welding, skilled trades and apprenticeships
- Add science classrooms; modernize, renovate and furnish other college classrooms and facilities; update and modernize equipment and technology, especially for training in high-demand careers, including healthcare and engineering
- Replace worn-out electrical, heating, ventilation and plumbing systems; do deferred maintenance to reduce operating costs and/or extend the life of college facilities; and make improvements to address seismic and security concerns
- Construct a new workforce development facility by replacing the 61-year-old building on Harmony Community Campus; purchase property and the remaining interest in facilities
- Replace the student services center on Oregon City campus with an expanded facility to meet student needs
- Refinance the college's current capital debt and finance bond issuance costs, site improvements and demolition

What would the bond cost?

The \$90 million bond measure is expected to result in no increase in the college's estimated average annual bond tax rate of 19 cents per \$1,000 of assessed property value. The bonds would be paid off in 26 years or less from the date of issuance and may be issued in multiple series.

For more information, [email bondinformation@clackamas.edu](mailto:bondinformation@clackamas.edu) or visit www.clackamas.edu/bondinformation



Ballot Measure 3-447
fact sheet 7/28/2014

The election is Nov. 4, 2014

ECONOMIC
IMPACT

Overview Fact Sheet

Clackamas Community College plays a significant role in the local economy and is a sound investment from multiple perspectives. Students benefit from improved lifestyles and increased earnings. Taxpayers benefit from a larger economy and lower social costs. Finally, the community as a whole benefits from increased job and investment opportunities, higher business revenues, greater availability of public funds, and an eased tax burden.

INVESTMENT VALUE

Student Value

- CCC served **15,854** credit students and **20,336** non-credit students in the 2010-11 reporting year.
- Education increases lifetime income. The average income at the career midpoint of someone with an associate's degree in Clackamas County is **\$41,000**, 35% more than a student with a high school diploma.

Students enjoy a 19.1% rate of return on their investment in CCC.

- Throughout his or her working career, the average CCC student's discounted lifetime income increases by **\$6.70** for every dollar invested in CCC.
- Students enjoy an attractive **19.1%** average rate of return on their CCC educational investment, recovering all costs (including tuition, fees, and forgone wages) in 8.0 years.

Social Value

- Higher earnings of CCC students and associated increases in state income expand the tax base in Oregon by about **\$37.6 million** each year.
- Oregon will see avoided social costs amounting to **\$2 million** per year due to CCC students, including savings associated with improved health, reduced crime, and reduced welfare and unemployment.

Taxpayer Value

- State and local governments allocated approximately **\$38.1 million** in support of CCC in FY 2010-11.
- For every dollar of this support, taxpayers see a cumulative return of **\$1.40** over the course of students' working careers (*in the form of higher tax receipts and avoided costs*).
- State and local governments see a rate of return of **5.0%** on their support for CCC. This return compares very favorably with private sector rates of return on similar long-term investments.

ECONOMIC EFFECT

College Operations Effect

- The Clackamas County economy annually receives roughly **\$35.1 million** in income due to CCC operations. This is a conservative figure adjusted to account for monies that leave the economy or are withdrawn from the economy in support of the college.

Added income attributable to the accumulation of CCC skills amounts to \$142.6 million each year.

Productivity Effect

- The current Clackamas County economy embodies an estimated **1.6 million** credits that have accumulated over the past 30-year period as thousands of former CCC students (completers and non-completers) enter the workforce year after year.
- CCC skills translate to higher earnings for students and increased output of businesses. The added income attributable to the accumulation of CCC credits in the workforce amounts to **\$142.6 million** each year.

Total Effect

- Altogether, the average annual added income due to the activities of CCC and its former students equals **\$177.6 million**. This is approximately equal to **1.2%** of the total Clackamas County economy.



CCC Profile

Clackamas Community College has three campuses: Oregon City, the Harmony Community Campus in North Clackamas, and Wilsonville; and surrounding communities. CCC provides career technical, college transfer degrees and basic skills education, along with workforce and business services, job training and community education classes.

Student Profile

- Student Headcount: 30,370 for 2012-13
- Total Full-time Equivalence: 7,894.72 for 2012-13
- Course offerings: associate degrees and certificates, college transfer degrees, career technical education, literacy/basic skills, community education, business training, job training, distance learning and partnerships for four-year degree completion programs.
- Total degree and certificates completed in 2012-13: 1,544.

Tuition Comparison

Starting a four-year degree at Clackamas Community College can save individuals and families thousands of dollars on the cost of their education.

- | | |
|--|----------|
| • Average Oregon four-year private university tuition and fees | \$36,455 |
| • Average Oregon four-year public university tuition and fees | \$8,267 |
| • Clackamas Community College tuition and fees | \$4,134 |

Annual tuition and fees at CCC and Oregon four-year public and private universities is based on figures provided by the Oregon Student Access Commission.

Student Access

- Tuition for the 2013-14 school year is \$84 per credit for in-state students.
- Financial Aid: For 2012-13 the total federal and state aid our students received was \$49,368,125. Compared to 2011-12, the total federal and state aid increased by 19%.
- Scholarships: For 2012-13 the total in scholarships and waivers our students received was \$1,903,905.
- The CCC Foundation provided \$466,206 to students, funded through private donations, in 2012-13.

Veterans Services

Clackamas Community College offers:

- | | |
|--|---|
| • Veterans Education & Training Center | • Dedicated full-time VET Center staff |
| • Job training opportunities | • Military Families Scholarship Endowment |
| • Counselors to work with veterans | • Student Veterans Club |
| • Veterans Small Business Development | • College Credit for military training & experience |

Workforce

CCC helps keep the economy moving forward in our region by offering: Customized Training and Development Services (CTDS), Cooperative Work Experience (CWE), Workforce Investment Act (WIA) programs, and the Small Business Development Center (SBDC).

- Over the last five years, CCC has offered 1,251 customized training sections, enrolling 16,494 students, an average of 3,299 annually (course enrollment). In a given year, we serve 50+ area employers.
- In 2013-14 to date, the SBDC served 1,494 clients from Clackamas County and veterans in the Portland Metropolitan area. Additionally, the center provided 1,925 free hours of business counseling and assisted with 51 new business start-ups.



CCC in West Linn and Wilsonville

Clackamas Community College is governed by a Board of Education and has an elected representative for each of the seven zones that make up the college's district. I represent zone 5 which serves West Linn, Wilsonville, the Stafford and Barlow areas. Dr. Joanne Truesdell (CCC class of 1982) serves as college president. CCC has three campuses: Oregon City, North Clackamas (Harmony Community Campus) and Wilsonville; and extension sites in surrounding communities. At CCC we make getting a job, keeping a job and pursuing a higher education our top goal.

High School Connections

Out of 30,370 students (total for 2012-13), 1,236 were from the West Linn/Lake Oswego area.

- 356 students graduated from West Linn High School in 2011 and 14% enrolled at CCC in fall 2012.
- 144 Advanced College Credit students from West Linn High School earned a total of 1,457 credits in 2012-13, a tuition value of \$115,103.

Out of 30,370 students (total for 2012-13), 544 were from the Wilsonville area.

- 216 students graduated from Wilsonville High School in 2011 and 7% enrolled at CCC in fall 2012.
- 173 Advanced College Credit students from Wilsonville High School earned a total of 2,327 credits in 2012-13, a tuition value of \$183,833.

Business Connections

- 29 West Linn businesses were served by the Small Business Development Center in 2013.
- 14 Wilsonville businesses were served by CCC's Small Business Development Center in 2013.

I welcome your feedback. If you have questions or comments, please send me an email at rwadams34@gmail.com.



Community Special Report * Spring 2014

**Preparing
for CCC's
50th year of
service!**

Clackamas Community College (CCC) was founded in 1966. In preparation for its 50th year of service, the CCC Board of Education developed an engagement process called Imagine Clackamas to help it better understand what its students, businesses and community members most value about the College. Imagine Clackamas shined a light on areas where the College needed to improve and adapt its educational and training programs to better meet the needs of the community it serves, both today and in the future.

This special report summarizes the feedback from more than 2,000 participants. It highlights ways in which the College is responding today to meet those needs and sets the stage for longer term investments, such as a proposed bond measure. The College is inviting community members to continue engaging in the conversation about CCC's future.

CCC discovered what the community most values

- * Degrees and certificate programs that lead to careers and family-wage jobs
- * Affordable education that leads to a four-year degree
- * Classes and workshops that improve job skills and support career advancement
- * Classes that lead to General Educational Development (GED), high school diplomas, and related adult basic skill offerings, such as English as a Second Language (ESL)
- * Training opportunities for businesses, career coaching, retraining and credit for work-based experience



The Community Asked for...

Employer Focus Groups



Over the summer of 2013, the College met with more than 100 members of the business community to learn about their workforce development needs.

Discoveries...

- ★ Good jobs are out there for graduates in a variety of industries, from manufacturing to health science to engineering, but these jobs are going to be highly specialized.
- ★ The College needs to continue aligning its degree pathways and training offerings with both current and future marketplace demands.
- ★ Competition for these jobs is going to be tough. Employers want graduates who have work-based experience, good interpersonal skills and an aptitude for technology.
- ★ The College needs to ensure its graduates are interview ready, not just job ready.
- ★ CCC was asked to lead economic change initiatives.

EMPLOYERS

Businesses asked for...

- ★ Graduates who are ready to move into the workplace with interpersonal skills and an aptitude for technology
- ★ CCC to be their go-to college for training and workforce development
- ★ Professional development support for their employees

The College is responding...

- ★ Creating a one-stop employer service to streamline valuable access to training and workforce support
- ★ Evaluating programs and services to best address the community's request for more training that is reflective of modern industry needs
- ★ Developing a Career Center to help students improve their job-readiness skills
- ★ Initiating a Rapid Response Team to help employers during difficult times by providing employment and training services to those impacted by downsizing



CCC is Responding

STUDENTS

Students and community members asked for...

- * Greater help with the cost of financing an education
- * Improved transportation options
- * Enhanced distance learning offerings
- * Increased access to information

The College is responding...

- * Foundation pledges to raise \$10 million to reduce student financial barriers
- * Securing grants to help laid-off and unemployed citizens return to work
- * Expanding Green Line Shuttle
- * Improving the College's information channels both in person and online
- * Providing financial aid and scholarship information online
- * Offering new programs and services for high school students and freshmen
- * Enhancing Career Center services
- * Expanding opportunities for internships and cooperative work-based experience



"Imagine Clackamas is about building tomorrow's careers today."

— Judith Ervin, CCC Board Chair



College prepares for Bond Measure

To address the community's vision for education and training at CCC, the Board of Education is developing a bond measure for the Nov. 4, 2014, ballot that would modernize facilities and equipment for high-demand careers, and build additional classroom and lab space.

The projects in the bond proposal were identified as high priorities by the community through the Imagine Clackamas engagement process.

The Board will finalize the projects at the July 30 Board meeting. The list will likely include a new industrial technical learning center for electronics, automotive, manufacturing, welding and skilled trades programs; modernized training equipment for healthcare, science and engineering programs; improvements to worn-out systems in existing buildings; and replacing the 61-year-old building at the Harmony Community Campus.

If you would like more information on Imagine Clackamas findings or the proposed bond measure, please visit our website, attend a May forum (see back panel) or contact us at publicaffairs@clackamas.edu.

Please contact us at publicaffairs@clackamas.edu or 503-594-3015

imagine
CLACKAMAS
COMMUNITY COLLEGE
19600 Molalla Avenue
Oregon City, Oregon 97045

Non-Profit
Organization
U.S. Postage
PAID
Oregon City, OR
Permit No. 17



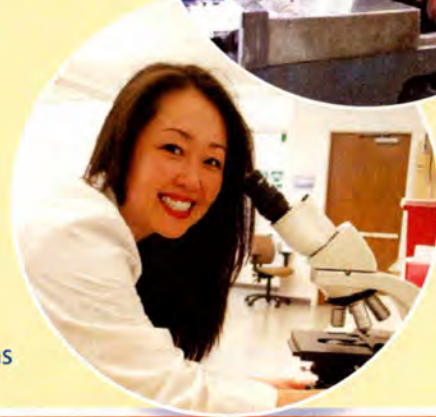
**Preparing for CCC's
50th year of service!**

Community Special Report

To address the community's vision for education and training, Clackamas Community College is developing a bond measure for the November 2014 election. Your input is highly valued. Please join us at one of the upcoming open houses to learn more.

- ★ **Oregon City Campus – Community Center:**
Thursday, May 1 from 5 - 7 pm
Friday, May 2 from 7:30 - 9:30 am
- ★ **Harmony Community Campus – Lobby:**
Thursday, May 15 from 5 - 7 pm
Friday, May 16 from 7:30 - 9:30 am
- ★ **Wilsonville Campus – Lobby:**
Thursday, May 22 from 5 - 7 pm
Friday, May 23 from 7:30 - 9:30 am

For more information go to www.clackamas.edu/ImagineClackamas



imagine
CLACKAMAS
COMMUNITY COLLEGE

www.clackamas.edu/ImagineClackamas

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 4, 2014	Subject: Resolution No. 2483 Purchase of two CNG-powered cutaway buses Staff Members: Stephan Lashbrook/ Steve Allen Department: Transit
Action Required <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments:
Staff Recommendation: The staff recommends approval of Resolution No. 2483.	
Recommended Language for Motion: "I move to approve Resolution No. 2483"	
PROJECT / ISSUE RELATES TO:	
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s) Transit Master Plan
<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Council action on Resolution No. 2483 is required to enable SMART to utilize an already-approved federal grant for the acquisition of two new cutaway buses. The federal grant will pay for \$145,250 of the \$205,514 total cost of the buses, with the matching amount of \$60,264 to be taken from the City's established fleet reserve funds.

The new buses will help to modernize SMART's fleet by replacing older buses with two buses that will operate on compressed natural gas. These two new 9-passenger buses will meet current emission requirements and provide two more CNG buses to add to the two that have been operating in the fleet since 2011.

Given the typical lead time in providing cutaway buses, the delivery date is expected in late 2014 or early 2015.

EXECUTIVE SUMMARY:

Council action is needed on Resolution No. 2483 to allow SMART to move forward with planned bus replacements. The federal grant providing 70 percent of the funding for these buses is set to expire at the end of the current fiscal year. City Council action providing ample time for SMART to receive the new buses in advance of that expiration is vital. Over the last few years, SMART has successfully replaced most of its oldest vehicles, but more vehicles continue to reach the end of their useful lives each year. As SMART's buses reach the end of their useful lives, having the opportunity to use state and federal grant funds for replacement buses is extremely valuable.

Staff completed a bid process to select the supplier of the two new cutaway buses. Quotes were received from two firms in that process. The firm of Schetky NW Sales, Inc. was deemed to provide the better value bid of the two submitted. The Schetky NW Sales bid was actually \$3,880.50 higher per bus than the bid submitted by EK Bus Sales, but the Schetky NW Sales bid included two features not offered by EK Bus Sales. The first involves marking the wire connectors within electrical panels. Staff mechanics will spend unnecessary time trying to trace wires without those labels. The second issue involves the basic structure of the buses. While the metal-bodied buses proposed by EK Bus Sales may appear to be a more durable structure, SMART's past experience with similar buses has found that they eventually begin to leak at body seams, apparently because of the way the metal panels are connected with drip rails. EK did not respond to a staff request that they provide a non-leak guarantee for the useful life of the buses. Schetky's proposal is for a body type that SMART has employed for a number of years with no history of leak problems.

For these reasons, the staff determined that the Schetky NW Sales bid was the best value and most responsive bid, in spite of the fact that the quoted price from Schetky exceeded that of EK Buses Sales by \$3,880.50 per bus. Essentially, SMART staff feels that the increased price of the Aerolite buses proposed by Schetky will be balanced over time by reduced maintenance costs. A panel of three SMART staff members rated the two proposals against the criteria listed below. The panel evaluating the bids unanimously agreed that the proposal from Schetky NW Sales provided the best value, especially in terms of the reduced potential for leaks and the marking of electrical connectors on the Aerolite buses. The following language was included in the "request for proposals" published by the City for the proposed bus acquisition.

"Best Value Selection -- Vehicle selection will be based on the following evaluation criteria and values. Meeting the Minimum Required Specifications is pass/fail. Vendor's products not meeting the minimum required specifications or required certificates mentioned on page 1 will not be considered further.

- A. Meets the minimum requirements (responsive/non-responsive);*
- B. Product design and performance (0 – 30 points);*
- C. Manufacturer's reputation and performance (0 – 30 points);*
- D. Delivery schedule (0 – 20 points); and*
- E. Cost quote (0 – 20 points)."*

EXPECTED RESULTS:

If the City Council approves Resolution No. 2483, the staff will promptly place an order for two new CNG-powered cutaway buses, utilizing funds from the federal grant program and local matching funds from reserves. If the proposed Resolution is approved as drafted by the staff, an order will be placed from Schetky NW Sales, Inc., per the bid process that was recently completed.

TIMELINE:

Staff intends to place the order for the new buses as soon as possible after the City Council authorizes the purchase. The new buses are expected to arrive in late 2014 or early 2015.

CURRENT YEAR BUDGET IMPACTS:

The City's \$60,264 match amount is available in the current fiscal year budget.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: ___CAR_____ Date: ___8/20/14_____

The FY2015 includes adequate funding for this purchase.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK_____ Date: 8/18/14_____

Resolution No. 2483 is approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

This bus acquisition helps to implement the City's 2008 Transit Master Plan in that it will lead to the replacement of aging vehicles and will do so with two new 9-passenger buses. The adopted Master Plan went through an extensive public involvement process in 2007 and 2008.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

By taking advantage of federal grant funds to acquire these buses there are obvious advantages to the local business community that supports SMART through payroll taxes. Local citizens will benefit by having buses with lower operating costs, modern amenities, quieter operation than Diesel buses and less air pollution than older buses.

ALTERNATIVES:

There are two alternatives that the City Council may wish to consider. The first would be for the Council to reject the staff recommendation and direct the staff to accept the bid of EK Bus Sales, thereby rejecting the bid from Schetky NW Sales. Another option would be for the Council to reject all bids and choose not to acquire two new buses at this time. The staff does not recommend either of those alternatives.

CITY MANAGER COMMENT:**ATTACHMENTS**

A. Resolution No. 2483

B. Request for Proposal

RESOLUTION NO. 2483

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILSONVILLE ACTING AS THE LOCAL CONTRACT REVIEW BOARD, AUTHORIZING THE SOUTH METRO AREA REGIONAL TRANSIT DEPARTMENT (SMART) TO PURCHASE TWO COMPRESSED NATURAL GAS POWERED CUTAWAY VANS THROUGH A SECTION 5308 FEDERAL CLEAN FUELS GRANT.

WHEREAS, a goal of South Metro Area Regional Transit (SMART) is to replace older vehicles with cleaner burning, more fuel efficient, vehicles that meet industry standards and are maintained to ensure the safety of SMART's passengers; and

WHEREAS, based on Federal Transit Administration (FTA) useful life standards, two of the City's small buses have exceeded those standards in terms of age and are no longer in service; and

WHEREAS, the grant for the purchase of two compressed natural gas (CNG) powered cutaway vans from FTA Section 5308 funds will enable SMART to replace those two older vehicles; and

WHEREAS, the newer vans will have improved wheelchair access and can assist SMART in meeting increasing demand for transporting people with disabilities; and

WHEREAS, SMART received approval for FTA grant number D2012-CLNF-016, through the Federal Clean Fuels Grant Program, for \$1,058,250 plus a local match (\$216,750) to purchase two hybrid diesel-electric buses and two CNG powered vans; and

WHEREAS, the City Council previously approved Resolution No. 2425, authorizing the acquisition of the two hybrid diesel-electric buses, and those buses have now been ordered, with delivery anticipated within the next few months; and

WHEREAS, the acquisition of the two CNG powered vans requires separate City Council action; and

WHEREAS, \$145,250 of federal funding remains available for this purchase, requiring a match of at least \$60,264 from the City, for a total of \$205,514; and

WHEREAS, upon approval by the City Council, the new vans will be ordered, with anticipated delivery later in fiscal year 2014-15; and

WHEREAS, SMART staff has conducted a competitive procurement process following the requirements of the Federal Transit Administration and the procurement procedures of the City of Wilsonville; and

WHEREAS, two bids were received from local vendors; and

WHEREAS, the bid of Schetky NW Sales, Inc. was found by the staff to provide the better value bid of the two submitted, in spite of the fact that the Schetky NW Sales bid was actually \$3,880.50 higher per bus than the bid submitted by EK Bus Sales. This was based on the fact that the Schetky NW Sales bid included two features not offered by EK Bus Sales: The first involves marking the wire connectors within electrical panels. Staff mechanics will spend unnecessary time trying to trace wires unless they are labeled. The second issue involves the basic structure of the buses. SMART's past experience with metal-bodied cutaway buses similar to those proposed by EK Bus Sales has found that they eventually begin to leak at body seams, apparently because of the way the metal panels are connected with drip rails; and

WHEREAS, EK Bus Sales did not respond to a staff request that they provide a non-leak guarantee for the useful life of the buses, and

WHEREAS, Schetky's proposal is for a body type that SMART has employed for a number of years with no history of leak problems; and

WHEREAS, a panel of staff members from SMART and Fleet Services has found the bid of Schetky NW Sales, Inc. to be the best value and the most responsive bid in terms of the review criteria delineated in the request for quotes published by SMART; and

WHEREAS, SMART staff found that the increased price of the Aerolite buses proposed by Schetky will be balanced over time by reduced maintenance costs; and

WHEREAS, Schetky NW Sales, at a price of \$205,514 was selected as the lowest responsible bidder through the competitive process, including all contract terms of the City of Wilsonville Option Clause; and

WHEREAS, the contract price is within the Federal/Match amount available for purchase; and

WHEREAS, the City Council has duly appointed itself as the Local Contract Review Board and acting as the Local Contract Review Board is authorized to award the purchase contract in conformance with the State and Federal procurement programs as recommended by staff.

**NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS
FOLLOWS:**

1. Based on the above recitals, which are incorporated herein, the City Council, acting as the Local Contract Review Board, does hereby approve and authorize SMART to award a Purchase Order contract for two CNG powered cutaway vans to Schetky NW Sales as the lowest, responsible bidder.
2. Funds from the federal grant and local match will be taken from the following account in the fiscal year 2013-14 budget:

Account	Budget Amount
260-160-45060	\$145,250 (Federal)
	\$ 60,264 (City)
Total:	\$205,514 (total)

3. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville City Council at a special meeting on September 4, 2014,
and filed with the Wilsonville City Recorder this date.

TIM KNAPP, MAYOR

ATTEST:

Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp – ____

Councilor Goddard - ____

Councilor Starr - ____

Councilor Fitzpatrick - ____

Councilor Stevens - ____

REQUEST FOR PROPOSAL

The City of Wilsonville, through its Transit Department, SMART, is requesting price quotes for the purchase of Two (2) Class I, small size, Light Duty Transit buses, 300+ horsepower engine, equipped with an EPA certified Compressed Natural Gas fueling system, 9 ambulatory passengers with 2 W/C stations in tandem (not side by side) with front loading lift. Because SMART intends to keep these vehicles in service for at least five years, these buses must be Altoona/STURAA tested for 5 yr. /150,000 miles. Also, because SMART views Class 1 failures as serious defects, vehicles must not have any Class 1 failures or more than two (2) Class 2 failures reported in the most recent executive summary. This is a Minimum Required Specification. (Responsive/Non-Responsive).

Due to this purchase being part of a \$1,000,000+ federal Clean Fuels grant, to comply with FTA regulations, all vendors must include the following certificates with their proposals:

- Buy America with pre award audit and estimated cost of final assembly.
- FMVSS
- TVM certification of compliance with DBE regulations
- Altoona test with Executive Summary and listed Class 1 and Class 2 failures
- Certification of Restrictions on Lobbying
- Non Collusion Affidavit
- Debarment and Suspension certification.

Failure to include the required certificates/reports will be deemed non responsive.

For requests for clarifications, changes, substitutions, and/or approved equals, proposers must use the included form "Attachment A, Request for Change or Approved Equal." Requests for such must be submitted by Thursday, July 31, 2014.

Selection will be made on BEST VALUE PURCHASE subject to the selection criteria noted below on page 4. Purchaser shall have the right to reject any or all bids, and to waive any informality and/or irregularity in the bids and in the bidding.

All proposals must be submitted and received via U. S. mail or by hand by Friday, August 8, 2014 by 5:00pm. Mailing address is 29799 SW Town Center Loop E. Wilsonville, OR 97070. Site address is 28879 SW Boberg Rd. Wilsonville, OR 97070

VENDOR: _____

Base Vehicle Price: \$ _____

The general specifications for these vehicles are as follows (any apparent contradictions with the below stated specifications and the detailed technical specifications list included along with this RFP will be brought to the attention of SMART and SMART will make any corrections to eliminate any contradictions in the specifications):

Description of required specifications	Provided in base cost? Y or N	Additional cost
Vehicle to be approximately 21 feet +/- long w/ 158" wheelbase		
Braun NCL919 wheelchair lift, or approved equal		
Engine: Minimum 300 horsepower and minimum peak torque of 375 lbs/ft., converted to a dedicated CNG system, BAF or approved equal.		
Total of two (2) wheelchair stations		
Double passenger foldaway seats (2)		
Driver side running board		
Radio system to have six (6) speakers evenly spaced throughout the length of the bus in the ceiling.		
Add Public Announcement to radio system w/gooseneck microphone		
Power driver seat – OEM		
Plexiglas driver barrier		
Heated/remote exterior mirrors		
Altro flooring, or approved equal		
58,000 BTU dual compressor A/C system		
Upgrade to cloth walls		
Upgrade to cloth ceiling		
Upgrade to Level 5 seat covering. Color: Tower 3000 blue		
Emergency escape roof hatch		
Roof panels without side drip rails		
Twin Vision Mobilite LED front & side destination signs w/software package, or approved equal.		
Folding armrests on aisle side of seating		
Grab handles on aisle side of seating		
No passenger seat seatbelts (apply credit if included in base price)		
Minimum 36" electric passenger entrance door		
2" W/C door ajar light on dash		
Skirt mounted battery box		
Flooring coved to seat rail		
Standee line		
Altro full rubber step nosing, or approved equal		
Passenger signal system w/stop request sign and pull cords (no press tape). One time only chime. Stop requested light on dash board.		
Body fluid kit		
Daytime running lights		
Flush mounted LED side turn signals		
Exterior LED light package		
Skirt mounted docking lights		
Armored marker light package		
Interior advertising rail package		
Upgrade to full length W/C track system for 2 stations		
Sportworks DL-2 or appr. eq., 2 bike rack, front mounted		

Electric LED Yield sign		
REI HD400 w/4 camera 320+ GB DVR system, or approved equal		
Diamond fare box model XV w/2 vaults, or approved equal. Keyed the same as on file w/box manufacturer.		
Spare tire mounted on OEM rim, shipped loose. <u>After market rims will not be accepted.</u>		
Rear Help bumper		
Motorola XTL 2500, or approved equal, two-way radio w/ antenna, installed		
Largest GGE CNG cylinders available (minimum 28), type 4 only.		
Alternator to be supplied by chassis OEM in the highest amperage rating offered by the OEM.		
TOTAL COST OF ALL LISTED OPTIONS		

TOTAL VEHICLE COST, FOB: WILSONVILLE, OR:\$ _____

Exterior color: OEM Bright White

Interior color: OEM Off White

Upholstery: Level 5 Tower 3000 Blue

Interior trim color: Matched to seating

Floor covering color: Genome

Sample floor plan: See page 4

BIDDER INFORMATION

Bidder's format for bid submitted should specifically highlight how they meet the above specifications and note any differences in what has been called out above in their bids.

DELIVERY TIME PERIOD

Bidder recognizes that time is of the essence. Bidder agrees that the buses will be delivered within 180 total days of receiving SMART's "Notice to Proceed" letter.

LIQUIDATED DAMAGES FOR LATE DELIVERY OF BUSES

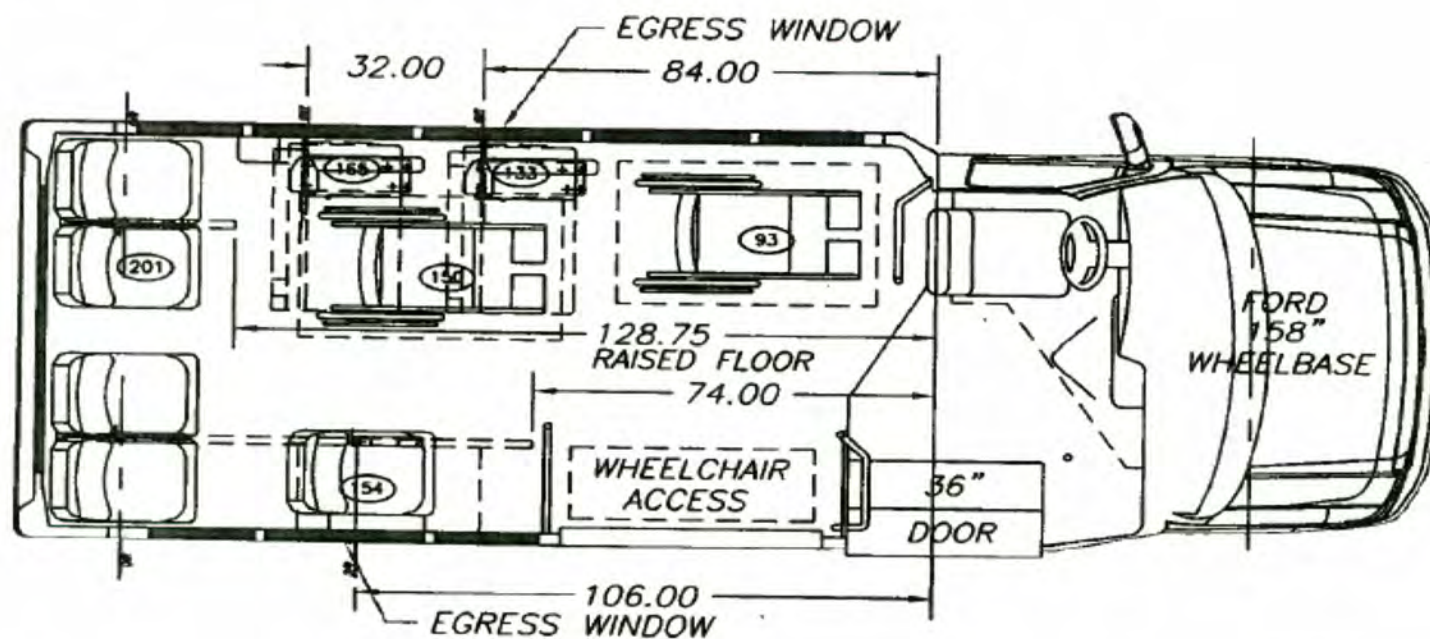
It is mutually understood and agreed by and between the parties to the contract that in case of any failure on the part of the bidder to deliver the buses within the time specified of 180 total days, SMART will be damaged thereby. The amount of said damages, being difficult, if not impossible of definite ascertainment and proof, it is hereby agreed that the amount of such damages due SMART shall be fixed at \$20 per business day per bus not delivered in good condition as inspected by SMART at the time of delivery past the 180th day. Excusable delays include acts of God and other natural disasters; civil disturbance; strikes and labor disputes; fires and explosions; war and other hostilities; embargo; or failure of third parties, including suppliers or subcontractors, to perform their obligations to the bidder. Notwithstanding the

above, the bidder will keep SMART informed of any expected delays beyond the 180 days allowed for delivery.

Best Value Selection

Vehicle selection will be based on the following evaluation criteria and values. Meeting the Minimum Required Specifications will determine if bid is responsive. Vendor's products not meeting the minimum required specifications or required certificates mentioned on page 1 will not be considered further.

- A. Meets the minimum requirements (responsive/non-responsive)
- B. Product design and performance: 0 – 30 points
- C. Manufacturer's reputation and performance: 0 - 30 points
- D. Delivery schedule: 0 - 20 points
- E. Cost quote: 0 – 20 points



This form must be used for requested clarifications, changes, substitutes or approval of items equal to items specified with a brand name and must be submitted as far in advance of the Due Date, as specified in "Questions, Clarifications and Omissions" on page 1.

Request#: Proposer: RFP Section: Page:	
Questions/clarification or approved equal	
Agency action:	() Approved () Denied
Agency response:	

CITY COUNCIL STAFF REPORT

Meeting Date: September 4, 2014	Subject: Resolution No. 2487 Authorizing the I-5 Sound Wall Landscaping Screening Project (Adjacent to the Terrene at the Grove) Staff Member: Chris Neamtzu, Planning Director Department: Community Development	
Action Required <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: 	
Staff Recommendation: Staff recommends approval of the project as presented.		
Recommended Language for Motion: I move to approve Resolution No. 2487		
PROJECT / ISSUE RELATES TO:		
<input checked="" type="checkbox"/> Council Goals/Priorities Environmental stewardship; Clear vision and community design; Safe, healthy and aesthetically pleasing community.	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

Council is being asked to formally authorize the landscaping project in the ODOT right-of-way to buffer the private sound wall adjacent to the Terrene at the Grove apartments that was discussed at their July 21, 2014 work session.

EXECUTIVE SUMMARY:

Installation of a sound wall was included by Holland Partner Group (HPG) along I-5 with the construction of the Jory Trail and the Terrene at the Grove apartment communities. This wall was installed on private property for the benefit of the residents to mitigate the sound impacts of I-5 traffic.

At their July 21, 2014 work session, Council discussed the specifics of a landscaping project (see Attachment A) in the ODOT I-5 right-of-way immediately south of Boeckman Road. The project is intended to reduce the scale and soften the visual impact of the wall on the community. Per Council direction, staff has prepared Resolution No. 2487 for formal Council action on the project. The site and proposed project are described below.

At the south end of the project, large mature native forest remnants provide screening and buffering to the sound wall. At the north end, the forest begins to thin with several sections of the wall being highly visible to the motorists on I-5. Recently, the wall has become the canvas for vandals who have been painting graffiti on the I-5 side of the wall. The plantings will serve multiple purposes: to enhance the aesthetics of the edge of the project; to reduce the scale of the wall; to soften visual impacts of the wall on the community; and long term as the trees mature, to provide additional screening, noise and potential air quality mitigation to residents. The purpose of the project would be to fill in the gaps creating a green edge to the sound wall along I-5.

As is evidenced by the photographs contained in Attachment A, a number of European white birch trees have died presenting a potential hazard. In different parts of the community, there has been a recent outbreak of bronze birch borer insects killing birch trees. The loss of these trees has further opened up the visibility of sections of the wall.

In a meeting on June 2, ODOT, HPG, OTAK (landscape architect) and city staff discussed the project specifics. The group collaborated and collectively demonstrated a willingness to implement the project. In the meeting, ODOT outlined their permit requirements to install plantings in the I-5 ROW. They provided specifics regarding permit issuance and expectations for maintenance. ODOT agreed to schedule the removal of the dead and dying birch trees as part of their normal maintenance routine. HPG agreed to have their consultant, OTAK, design a planting plan (Attachment B) with evergreen trees and Boston ivy along the sound wall and provided cost estimates for installation and maintenance (Attachment C).

The city would pay for purchase and installation of the plant material and would be expected to perform maintenance of the newly planted areas, potentially in partnership with HPG who has expressed a willingness to assist in covering maintenance costs for several years until the plants are established. Additional discussion with their equity partners is needed prior to finalization of commitments. Temporary irrigation would be installed utilizing the on-site water from the Terrene at the Grove community.

EXPECTED RESULTS:

Installation of evergreen plantings along the I-5 sound wall would result in an enhanced visual environment benefiting the traveling public and community at large.

TIMELINE:

Staff would obtain the appropriate permits from ODOT and once funds were available via the supplemental budget process, target a fall 2014 planting date. A contractor would be used to install the plant material and temporary irrigation due to safety concerns of working with volunteers along I-5. The trees would require maintenance in the form of weeding and spraying the mulched area around the trees three times a year.

CURRENT YEAR BUDGET IMPACTS:

HPG had TruGreen Land Care prepare a project proposal that can be found in Attachment C.

- The cost of plant material and installation is \$18,840
- The cost of installation of temporary irrigation is \$4,314
- The cost of maintenance is \$3,555/annually (3X \$1,185)

A future supplemental budget process will propose project be funded by Road Operations.

Water to the temporary irrigation system would be provided by HPG via their existing irrigation system.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____ CAR _____ Date: ____ 8/20/14 _____

Construction budget is included in the September's Supplemental. Annual maintenance costs will be added to future budgets.

LEGAL REVIEW / COMMENT:

Reviewed by: MEK _____ Date: 8/20/14 _____

Resolution approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

The adjacent development has been through a public review process before both the Development Review Board and the City Council. No additional community involvement is anticipated or needed regarding the tree planting project.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY (businesses, neighborhoods, protected and other groups):

The benefits to the community include an enhanced I-5 frontage and diminished sound wall appearance. Long-term, large evergreen trees will screen the tops of the buildings providing a benefit to the residents of the Terrene at the Grove. There are no business signs that would be negatively impacted by the plantings.

ALTERNATIVES: The Council can amend the proposal or do nothing.

CITY MANAGER COMMENT:**ATTACHMENTS**

- A. Photos of the sound wall from the Boeckman Road bridge over I-5
- B. Planting plan
- C. TruGreen installation and maintenance cost proposal

Attachment A

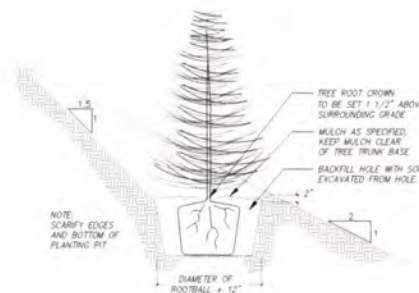
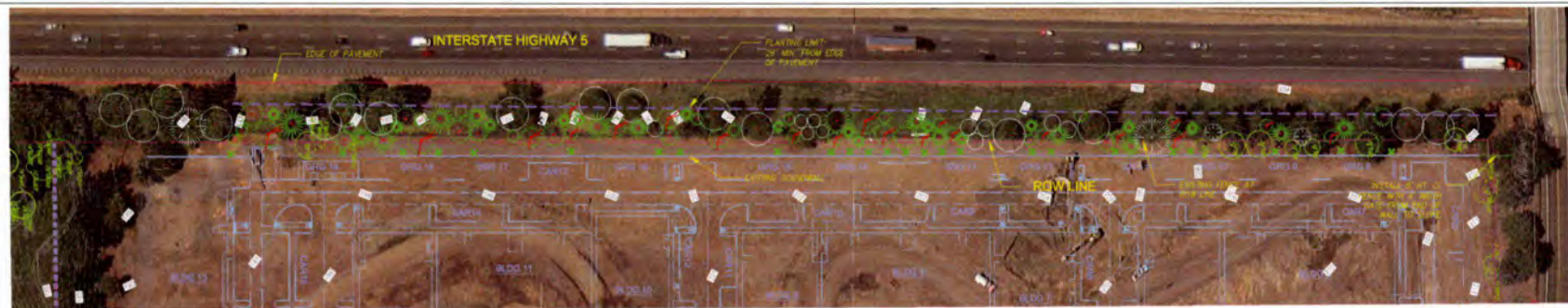




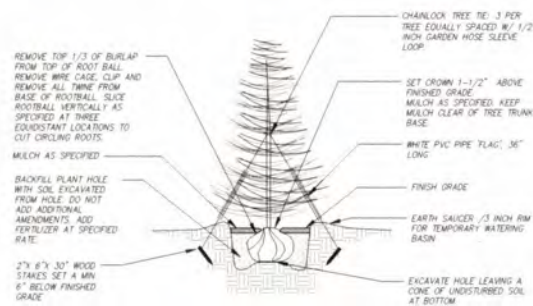








TREE/SHRUB PLANTING ON SLOPE



EVERGREEN TREE PLANTING

556 871



A horizontal scale bar with alternating black and white segments. Above the bar are markings for 60', 0', 60', and 120'. Below the bar, the word "SCALE" is on the left and "IN FEET" is on the right.

UTILITY NOTE

CONTRACTOR IS CAUTIONED THAT EXISTING UNDERGROUND FACILITIES OCCUR THROUGHOUT THE WORK AREAS INCLUDING BUT NOT LIMITED TO POWER, GAS, TELEPHONE, WATER SUPPLY, AND IRRIGATION. CONTRACTOR SHALL MARK THE FACILITIES BEFORE WORK, POTHOLE WHERE NECESSARY, AND PROTECT DURING CONSTRUCTION. IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF ANY CONFLICTS ARE FOUND.

LANDSCAPE NOTES:

1. GENERAL: SET OUT OF THE FOLLOWING NOTES SUMMARIZE THE PROJECT SPECIFICATIONS FOR THE CONTRACTORS CONVENIENCE. IF A DISCREPANCY EXISTS BETWEEN THESE NOTES AND THE PROJECT SPECIFICATIONS THE SPECIFICATIONS SHALL CONTROL.
2. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND THE EXISTING CONDITIONS THE OWNERS REPRESENTATIVE IS TO BE NOTIFIED IMMEDIATELY.
3. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE REASONABLY SOUND IN ACQUIRING CONDITIONS WITHOUT PRIOR APPROVAL THEY WILL BE RESPONSIBLE FOR ANY DAMAGE, COSTS RELATING TO THE CONDITION.
4. IMMEDIATELY NOTIFY OWNERS REPRESENTATIVE CONCERNING ANY CONDITION AT ANY TIME DURING CONSTRUCTION THAT IS DETRIMENTAL TO THE HEALTH AND FUTURE GROWTH OF THE SPECIFIED PLANT MATERIAL.
5. PROVIDE QUANTITY OF PLANT MATERIAL INDICATED IN PLANT LIST AND THE QUANTITY REQUIRED TO COVER AREAS INDICATED AT SPECIFIED SPACING UNLESS OTHERWISE STATED.
6. IF AN AREA DIFFERS SIGNIFICANTLY IN SIZE FROM THAT SCALED ON DRAWING AND REQUIRES MORE OR LESS MATERIAL, THE OWNERS REPRESENTATIVE IS TO BE INFORMED.
7. SOIL ANALYSIS: CONTRACTOR SHALL OBTAIN A COPY OF OWNER- PROVIDED SOIL TEST AND ANALYSIS AND FERTILIZER IN CONFORMANCE WITH RECOMMENDATIONS INDICATED IN THE NOTES.
8. FERTILIZER: APPLY FERTILIZER TO ALL PLANT AREAS AND TURF AREAS OF THE TYPE, QUANTITY, APPLICATION METHOD, AND TIMING NOTED IN THE SPECIFICATIONS.
9. BARK MULCH: SPREAD 3 INCH DEPTH FINE-MEDIUM GRADE PINE/REDWOOD BARK IN 4 INCH CIRCLE AT ALL TREES. KEEP MULCH FREE OF TREE TRUNK BARK.
10. PLANTING POTS: BACK FILL PLANT HOLE WITH SOIL EXCAVATED FROM HOLE. DO NOT ADD ADDITIONAL AMENDMENTS.
11. PLANT MATERIAL: ALL PLANT MATERIAL SHALL MEET MINIMUM QUALITY AND SIZE REQUIREMENTS ESTABLISHED IN THE AMERICAN STANDARD FOR NURSERY STOCK GUIDELINES.
12. LEAVE PLANT NAME IDENTIFICATION TAGS ON TEN PERCENT OF ALL TREES AND SHRUBS INSTALLED TO ADD INSPECTORS IN VERIFYING THAT SPECIFIED PLANTS HAVE BEEN INSTALLED.
13. GRADE PLANT BED SLOPE IS LESS THAN SIX INCHES PLANTING BED AREAS SIX INCHES FOR POSITIVE DRAINAGE.
14. SET SPECIFICATIONS FOR FINAL INSPECTION, MAINTENANCE, AND WARRANTY REQUIREMENTS UNIQUE TO THIS PROJECT.
15. SET SPECIFICATIONS FOR OTHER LANDSCAPE CONSTRUCTION REQUIREMENTS

TREE AND VINE LEGEND

- 12 4'-6" HT. CALIFORNIA INCENSE CEDAR
9 8'-10" HT. CALIFORNIA INCENSE CEDAR
6 12" HT. MIN. CALIFORNIA INCENSE CEDAR
6 4'-6" HT. LEYLAND CYPRESS
6 8'-10" HT. LEYLAND CYPRESS
3 12" HT. MIN. LEYLAND CYPRESS
14 4'-6" HT. DOUGLAS FIR
9 8'-10" HT. DOUGLAS FIR
4 12" HT. MIN. DOUGLAS FIR
25 BOSTON IVY (Parthenocarpus Incaspigella, 2 Gal.)
Note: Plant against board wall.

EXISTING TREES

-
- Diagram illustrating tree symbols and their corresponding survey status:
- EXISTING DECIDUOUS TREE NOT ON SURVEY
 - EXISTING CONIFER TREE NOT ON SURVEY
 - EXISTING SNAG NOT ON SURVEY: REMOVE
 - EXISTING CONIFER TREE ON SURVEY
 - EXISTING DECIDUOUS TREE ON SURVEY
 - OTHER
- INSTALL 8' HT. CL. FENCE WITH GATE

PROPOSED SOUND WALL LANDSCAPING

BRENCHELEY ESTATES PARTNERS PHASE II
LOT 1 SITE DEVELOPMENT
SOUND WALL TREE PLAN



Hansen/Global Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 267-8825
Fax: (503) 415-2104
www.hill.com

16332 16332 - JUNE - BR
Project No Drawing No
L1.0
Sheet No
© 2012 Otak, Inc



PROPOSAL

Property: Jory Trail	Regarding: Sound Wall Landscape	
Submitted To: Ben Hawkins	Submitted By: Shawn Tripp	Date 7/2/14

Attachment C

Project Summary:

Install landscape per plans provided by Holland Residential via email on 6/20/14. The proposal is based off of the landscape plans L1.0 dated July, 3 2014. This price is based on private wages

Project Specifications:

- Plant the following trees:
 - 12 pcs 4'-6' California Incense Cedar
 - 12 pcs 8'-10' California Incense Cedar
 - 6 pcs 12' California Incense Cedar
 - 12 pcs 4'-6' Leyland Cypress
 - 6 pcs 8'-10' Leyland Cypress
 - 3 pcs 12' Leyland Cypress
 - 14 pcs 4'-6' Doug Fir
 - 9 pcs 8'-10' Doug Fir
 - 4 pcs 12' Doug Fir
- Install drip irrigation for establishment

Total \$23,154.00

- Maintain the area after installation. Recommended 3 times a year @ \$1,185.00 per occurrence.

We propose hereby to furnish materials and labor – complete in accordance with above specifications, for the sum of:

See Above

Payment to be made as follows: **In Full Upon Completion**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

TruGreen LandCare Representative

AUTHORIZED SIGNATURE

NOTE: This proposal may be withdrawn if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date Accepted: _____

RESOLUTION NO. 2487

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE I-5 SOUND WALL LANDSCAPE SCREENING PROJECT

WHEREAS, City Council requested that staff investigate the feasibility of installing evergreen trees in the ODOT right-of-way (ROW) along the private sound wall adjacent to the Terrene at the Grove apartments which sound wall was constructed by Holland Partner Group (HPG) as part of its development immediately south of Boeckman Road to reduce the scale and soften the visual impact of the wall on the passing I-5 traffic; and

WHEREAS, a large number of existing mature European white birch trees along the sound wall have recently died opening up the view of portions of the wall to the public; and

WHEREAS, the wall was recently vandalized with graffiti; and

WHEREAS, the installation of evergreen trees will improve the aesthetics of the area and will result in environmental benefits; and

WHEREAS, staff coordinated with ODOT and HPG regarding the specifics of the project; and

WHEREAS, HPG is continuing to develop its apartment project and is using a landscape architect and landscape contractor in its development and to match up the landscape materials and to avoid mobilization costs, HDP provided it landscape architect to draw up plans and had its landscape contractor provide a cost estimate

WHEREAS, HPG's landscape architect prepared a planting plan for the project in collaboration with city staff, which includes a variety of evergreen trees at different sizes; and

WHEREAS, HPG's landscape contractor, TruGreen Land Care, provided a cost estimate for the plant material, installation, irrigation and maintenance which staff has determined is reasonable and would neither increase cost to the City or under the particular circumstances, discourage competition; and is the public interest both aesthetically and to deter vandalism through graffiti; and

WHEREAS, the cost estimate for the project is \$23,154, plus \$3,555 in annual maintenance which is comprised of three annual visits; and

WHEREAS, funding for the project is proposed to be provided via a supplemental budget request as this is outside the development requirements and benefits the public; and

WHEREAS, at the July 21, 2014 City Council worksession, staff presented the project including the site plan and cost estimates and plan to contract with Tru Green and received direction from the City Council to return for a formal action, which was reported in the Wilsonville Spokesman two weeks prior to this meeting.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above recitals are incorporated by reference as if fully set forth herein, and the I-5 sound wall landscape screening project is hereby authorized in keeping with project scope and costs as set forth in the recitals.
2. Staff is directed to obtain the appropriate right-of-way use permits from ODOT and target a fall 2014 planting date to install the trees and is authorized to enter into a contract to fund the aforementioned project.

ADOPTED by the Wilsonville City Council at a special meeting thereof this ____ day of ____ 2014, and filed with the Wilsonville City Recorder this date.

TIM KNAPP, Mayor

ATTEST:

Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Mayor Knapp

Councilor Starr

Councilor Goddard

Councilor Stevens

Councilor Fitzgerald

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 4, 2014. Mayor Knapp called the meeting to order at 7:42 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
Mike Kohlhoff, City Attorney
Sandra King, City Recorder
Nancy Kraushaar, Community Development Director
Kristin Retherford, Urban Renewal Manager
Zach Weigel, Civil Engineer
Mark Ottenad, Government Affairs Director
Jon Gail, Community Relations Coordinator

Motion to approve the order of the agenda.

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

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

Mayor Knapp noted the Council would not be meeting on August 18th; the next meeting was September 4th.

COMMUNICATIONS

A. Sheriff Roberts presents Sheriff's Office Accreditation Certificate to City of Wilsonville

Clackamas County Sheriff Craig Roberts announced the Sheriff's Department recently became accredited and explained the three-year process to be awarded the Certificate of State Accreditation. The Department was evaluated by Oregon Accreditation Alliance an independent organization of professionals and peers. The Oregon Accreditation Alliance has 102 standards covering the full spectrum of law enforcement ethics, policies and procedures. Sheriff Roberts presented a certificate to the City of Wilsonville.

Sheriff Roberts spoke about other projects his Department has been involved in, including:

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

- The opening a Family Justice Center in Oregon City which provides many services in one location for those trying to free themselves from domestic violence situations,
- A pilot project of having a mental health specialist in the patrol division to help those suffering from mental health problems that come into contact with Department officers, and
- The Department is participating on a task force charged with looking at school safety state wide.

Chief Jeff Smith, Wilsonville's Police Chief, added one of the mental health specialists will be working in Wilsonville on Wednesdays. He commented on the success of the bike patrol officer program and described real time scenarios where the uniqueness of being on a bike allowed the officer to respond quickly, and interact with the public on a different level.

B. Family Stepping Stones Program Services, Analyse Jaxon, Director

Ms. Jaxon, executive director of Family Stepping Stones Relief Nursery, described the services her organization provides to at risk young children and families. Relief Nursery's started in Eugene thirty years ago to relieve family stress. The program evolved into a therapeutic program with degreed teachers who work with the children from birth to five years old, in the classroom and with the family.

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.

Vern Wise, 32521 SW Village Drive, expressed his appreciation for the City sponsored BBQ held last month in Charbonneau.

COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS

A. Council President Starr – (*Park & Recreation Advisory Board Liaison*) reported the Parks and Recreation Department will be moving into their new building this month. The Aquatic Center Task Force submitted their thoughts to the consultant on the draft operation pro forma for an aquatic center. After the final meeting of the Task Force they will be making a recommendation to the City Council on the aquatic center project and whether it will be economically feasible.

A design for a skate board park has been submitted to the Parks and Recreation Board who will share the concept to the public in the next few weeks.

The response to the new Pickle Ball courts in Memorial Park has been strong and they are being heavily used. The Councilor reminded the public about the Thursday evening Farmer's Market in Villebois, and commented the Fun in the Park event was very well attended and successful.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

B. Councilor Goddard – (*Library Board Liaison*) announced the date of the next Library Board meeting, and the date of the neighborhood BBQ for the Canyon Creek neighborhood.

C. Councilor Fitzgerald – (*Development Review Panels A & B Liaison*) reported DRB-Panel A will meet August 11th and invited the community to the Lego Movie in Memorial Park.

D. Councilor Stevens – (*Planning Commission; CCI; Wilsonville Seniors Liaison*) noted the Wilsonville Seniors had elected new Board Officers at their July meeting. The Planning Commission received an update from staff on the Frog Pond planning efforts and the use of form based codes as an option in developing the Coffee Creek area. The Councilor announced the Rotary concerts schedule for August.

CONSENT AGENDA

A. Minutes of the July 21, 2014 Council Meeting.

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

Vote: Motion carried 5-0.

NEW BUSINESS

A. **Resolution No. 2482**

A Resolution Of The City Of Wilsonville Acting As The Local Contract Review Board Authorizing The City Manager To Execute A Change Order To An Existing Contract With North Santiam Paving Co. For The 2014 Annual Street Maintenance Project (Capital Improvement Project 4014).

Mr. Kohlhoff read the title of the Resolution into the record.

Mike Ward, Civil Engineer, presented the staff report. This resolution will approve a change order to the existing contract with North Santiam Paving Co. for the 2014 Annual Street Maintenance project to add micro-surfacing treatment for Town Center Loop East.

Staff had previously planned to “piggy-back” the City of Hillsboro’s contract for micro-surfacing treatments for sections of Town Center Loop East this summer. However, the City of Hillsboro has altered their contract language to no longer include a “piggy-back” clause.

There are no in-state (Oregon) contractors who perform micro-surfacing. Hillsboro received three bids for their micro-surfacing contract, of which Intermountain Slurry Seal was the lowest responsible bidder (at a unit price of \$3.15/square yard or \$0.35/square foot). They will be in state over the coming month to perform the work for the City of Hillsboro. As the City already has North Santiam Paving in town performing other street maintenance work this summer and coordinating traffic control and striping, staff has asked North Santiam to submit a change order

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

proposal to perform the work. They have coordinated with Intermountain Slurry Seal to submit a price for micro-surfacing equal to the unit cost in the bid received by the City of Hillsboro.

Because North Santiam Paving is in town performing similar work for which they were low bidder, and Intermountain Slurry Seal is in Oregon performing work for which they were low bidder, Staff does not believe a better price can be achieved. Specifically, the mobilization cost in the Hillsboro contract is a separate bid item from the unit cost for micro-surfacing. In the time the City would publicly advertise for bids for the micro-surfacing work, Intermountain will have left the state and would need to increase the bid to cover remobilization. Through this change order rather than a bid solicitation, the City is saving mobilization costs.

The current approved contract with North Santiam Paving is for \$426,333.50. The change order is \$125,232.50. The added work will be within the adopted Wilsonville FY 2014-15 Budget which identifies \$690,000 for the 2014 Annual Street Maintenance Program and preparation for the 2015 Annual Street Maintenance Program.

Micro-surfacing allows vehicles to drive perpendicularly across the seal approximately 10 minutes after placement, weather dependent, and to travel on the road 1 hour after placement. This permits the traveling public on the road with minimal interruptions. Staff will work with contractor to minimize disruptions and will use Portable Changeable Message Signs to alert drivers of upcoming work once a date has been established.

Benefits to the City are longer lasting streets and reduced overall costs associated with major pavement reconstruction. As part of the Street Maintenance Program, the City had a Pavement Condition Index (PCI) assessment performed, which helps identify streets the program will work on over the coming five years.

Ms. Kraushaar added the City Code exempts change orders and contract amendments over 15 percent of the original contract amount from competitive bidding if approved by the Local Contract Review Board (City Council) and the Contracting Agency (Community Development/City Manager). In this case, it does not appear that competition would be substantially affected as there are no in state contractors that do this work and there is no substantial increase in cost as it was bid by Hillsboro and the same price per yard is being passed on. Time is also of the essence as the overlay work is ready for the micro-surfacing and no additional mobilization is needed.

Mayor Knapp confirmed the project was still within the budgeted amount for FY 2014-15. Staff assured him it was.

Motion: Councilor Fitzgerald moved to approve Resolution No. 2482. Councilor Stevens seconded the motion.

Vote: Motion carried 5-0.

PUBLIC HEARING

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

A. Resolution No. 2481

A Resolution Of The City Of Wilsonville Acknowledging The Findings Of The Charbonneau Consolidated Improvement Plan (Plan) And Amending The Capital Improvement Project Lists Of The 2012 Stormwater Master Plan, 2012 Water System Master Plan, 2013 Transportation System Plan, And 2013 Pavement Management Program By Including The Spot Repair And Complete Repair Projects Documented In The Plan.

Mr. Kohlhoff read the title of Resolution No. 2481 for the record.

Mayor Knapp opened the public hearing at 8:30 p.m. and read the hearing format.

Ms. Kraushaar, stated tonight's presentation was an abbreviated version of the Consolidated Improvement Plan presentation given to the residents of Charbonneau.

Zach Weigel presented the staff report. The Charbonneau District was developed in the 1970s and 1980s as one of the first master planned communities in Oregon. While much of the infrastructure has been in service for 30 to 40 years, the infrastructure is wearing out and is in need of repair or replacement. This is a shorter service life than would be expected using Wilsonville's current and more robust design and construction standards. Due to the number of utility deficiencies in Charbonneau, individual utility repairs are not practical. A comprehensive analysis of the Charbonneau District was needed to develop an efficient and economically viable asset repair and replacement program.

The Charbonneau Consolidated Improvement Plan identifies a 20-year infrastructure repair program that provides three key functions.

1. Clearly identifies and prioritizes the infrastructure deficiencies within the District.
2. Devises an efficient infrastructure repair and replacement plan aimed at reducing costs to ratepayers and impacts to residents.
3. Provides infrastructure repair costs to guide future analysis of utility rates and fees.

The Plan includes 15 spot utility repair and 38 large infrastructure repair projects. These projects have been prioritized based on the length and severity of utility deficiencies within each project area. As a result, the highest priority repairs are completed first.

The Plan also includes a short-term repair plan and reviews several long-term proposals for the French Prairie Drive pathway. Staff recommends that the short-term repair plan be undertaken in the next six to 18 months. A preferred alternative for the long-term proposals is not included in the Plan at this time. Additional analysis and public input will be needed in the future to determine the best long-term solution.

Planning level cost estimates for the projects were developed to use in funding analyses and future inclusion in the City's Capital Improvement Program and annual budgets. An investment of approximately \$44.5 million is needed to correct deficiencies identified in the Plan.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

Based on comments received from Council during the July 21, 2014 work session, the Plan has been modified to remove the staff recommendation for long term replacement of the French Prairie Drive pathway. The resolution has been modified to change the Plan costs from "\$46.2 million" to "\$44.5 million" and the Plan timeframe from "20 years" to "20 or more years."

The Plan lays out a program for maintaining reliable infrastructure services in Charbonneau. After work session discussions in July, the City Council is being asked to acknowledge the Charbonneau Consolidated Improvement Plan and adopt the project list by resolution. This action will allow for the identified projects to be added to each of the associated utility master plans.

Inclusion of the Charbonneau District stormwater repair projects in the Stormwater Master Plan is needed to guide the upcoming Stormwater Utility Fee update. The stormwater fee update is scheduled for City Council update and consideration in August and September 2014.

The repair projects for sewer will be included in the ongoing Sanitary Sewer Collection System Master Plan update (adoption scheduled for late 2014). Sewer utility rates will be reviewed upon master plan completion.

Ms. Kraushaar stated the improvements in the Plan have been identified in the existing facility plans for the City, in the Water Master Plan it talks about the need to replace cast iron pipeline in Charbonneau in the next 20 years; the Stormwater Master Plan does the same for the corrugated metal pipe in Charbonneau. The Sanitary Sewer Master Plan is being updated and the consultant doing that work will be provided with the list of projects. The TSP contains a project for the pathway and it would be appropriate to include the repairs and maintenance of the existing pathway so that those repairs could be included it in a future budget.

Ms. Kraushaar was asking that Council acknowledge the Plan, the resolution is to amend the project lists so staff can prepare funding strategies for the work.

Mayor Knapp asked if the long term French Prairie pathway repairs were included in the \$44.5 million.

Ms. Kraushaar said only the short term repair work is included. Based upon input from the Council staff thought more public outreach and discussion needed to be done in the community due to the range of cost.

Mr. Weigle added the TSP contains a cost to extend or replace the pathway for \$1.2 million.

Councilor Fitzgerald asked whether the identified costs in the Transportation System Plan were additive. Ms. Kraushaar responded they were not; the project is included in the list as a maintenance and repair project.

Councilor Fitzgerald wanted to know if there were other sources of funding, i.e. grant funding. Ms. Kraushaar thought it was possible, however; unless the project benefitted a region or the state it was doubtful.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Councilor Goddard asked where else the thin walled corrugated pipe was used in the City for the storm water system, or the cast iron pipe.

Ms. Kraushaar said the information was available but she did not have it with her. Corrugated pipe has been used in the City, but not as extensively, and it was installed using better construction techniques than in Charbonneau.

Councilor Goddard asked when older corrugated pipe in the rest of the City was to be replaced and is the rest of the City's infrastructure being given the same level of importance as Charbonneau.

Ms. Kraushaar said the Stormwater Master Plan did not address the rest of the CMP throughout the City.

Mr. Weigle added the video taping of the pipes show a lot of damage taking place, but this damage is not being seen in other locations of the City.

In terms of how projects are budgeted, Mr. Cosgrove said if staff knows there is a problem in another part of the City of course we will budget to replace that pipe. The reason staff is looking at Charbonneau as a discrete entity is because it is a discrete area; and if we are making stormwater improvements or street improvements we want to ensure the timing of the capital improvements coincide to protect investments.

Mayor Knapp invited public testimony.

Tony Holt, 7670 SW Village Greens Circle, Vice President of the Home Owners Association in Charbonneau congratulated City Staff for the work done on the Consolidated Improvement Plan. He thanked the City for the presentation in Charbonneau on the Plan which was well attended.

As a member of the Budget Committee he knew this was an extremely large and expensive remediation project and that funding for such projects is difficult within the City's budget. Charbonneau residents are concerned about disruption when the work is being done and how this work will be paid for.

Charbonneau is very much an integral part of Wilsonville, Charbonneau residents and the City have had a long standing and mutually beneficial relationship since the early 1970s; for example the homeowners themselves through the HOA spend about \$160,000 a year maintaining the City owned French Prairie Drive through leaf pick up, lower level tree pruning, landscaping and planting shrubs and annuals. Mr. Holt pointed out for more than 40 years Charbonneau has, through utility fees and property taxes, contributed to repair and maintenance projects in all areas of the City and they hoped this precedent of city-wide cost sharing will be maintained in this case. He understood why the topic of a special improvement district would come up; however, he hoped when Council made their funding decisions it would be on a city-wide basis. From a long-term perspective and fairness perspective, sharing the costs across the City is the only fair way to do it.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

The Mayor closed the public hearing at 8:44 p.m.

Motion: Councilor Fitzgerald moved to approve Resolution No. 2481. Councilor Stevens seconded the motion.

Councilor Stevens thanked Zach Weigle for his work in preparing the information in a way that is easy to understand in terms of what needs to be done and in what timeframe. She appreciated changing the language for the time period to "20 years or more". Councilor Stevens stated she worked in Charbonneau for a home owners association and she was there when the sewer line overflowed in the storm drain.

Councilor Goddard asked if the Planning Commission was involved in developing and reviewing the Plan and the changes to the other Master Plans.

Mr. Cosgrove explained this matter was not a land use item, and was not a subject that would go before the Planning Commission.

Mr. Kohlhoff added the Plan is not a land use determination. Facility plans are there to support the Comprehensive Plan and for development support. Ms. Kraushaar mentioned the adopted Master Plans already indicate there are going to be repair needs; all of these deficiencies are repair needs. They are not in support of new construction or new development. Any amendments to the list are not the type of projects that support land use decisions; they are to take the next step for timing and funding and that is an exemption from a land use decision. The timing and financing is clearly in the statutes as an exemption.

Councilor Goddard asked if the 2013 Transportation System Plan went before the Planning Commission.

Mr. Cosgrove said it did, but it related to future land use.

Councilor Goddard stated Resolution No. 2481 amends the capital plans of the 2013 Transportation System Plan.

Mr. Kohlhoff clarified it is an existing project included in the TSP as a repair, reconstruction, or relocation type of work. They are not the type of amendments that make it a land use decision even though it is a part of the facilities plan or transportation systems plan. Mr. Kohlhoff stated staff took a close look at the land use issue and a supportive memorandum was prepared to the Community Development director and identified the projects to make sure they were not land use types of projects.

Mr. Cosgrove added \$44 million dollars is a lot of money over a 20-30 year time horizon, but the driver is storm water projects, everything else in terms of scale and magnitude of the projects in Charbonneau are no greater in terms of what needs to be done in any other part of the City. The pedestrian pathway will be decided in the future.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Councilor Goddard agreed there was an equity question. He was concerned that 2/3s of the capital improvement plan combined for water, storm water, and sewer over the next twenty or more years is concentrated in an area that has far less of a pro-rata share of either area or population. If he thought the same level of effort was spent on other areas of the system as Charbonneau he would be less concerned about the equity issue. This is the issue the Councilor raised during the work session and he wanted to bring it up here for the record.

Mr. Cosgrove stated the purpose for the Plan is to make sure we are timing the capital improvements in a way that is saving money for our rate payers, making sure we're not disrupting that part of the city any more than necessary, and packaging those capital improvements together in a way that makes fiscal sense.

Councilor Goddard wanted to make sure going forward that the City was being proactive in capital improvements and maintenance and to stagger this type of systems maintenance over time.

Councilor Fitzgerald suggested showcasing the asset management tool and the video taping of the underground infrastructure during a work session since both of these tools were instrumental in providing the information in the Charbonneau Plan. The Councilor wanted to pay for the repairs with the least impact to rate payers and noted the French Prairie Drive pathway has been identified as having short term safety needs, but it will take time to learn what long term improvements are appropriate. Councilor Fitzgerald agreed more study was needed to find the best way to phase the projects.

Councilor Stevens verified the Resolution adopted the Plan so staff can move forward with a funding plan and phase in the projects logically.

Mr. Kohlhoff noted approval of the Resolution would amend the project lists of the particular facilities plans, the amendments are not land use decisions as it relates to the deficiencies noted in Charbonneau.

Mayor Knapp asked for clarification on language in the Resolution "acknowledging the findings". He did not see language stating "adopting the Plan".

Ms. Kraushaar clarified adoption of the Resolution acknowledged the findings of the Consolidated Improvement Plan. There is more work to do to defining the projects. The Plan was not meant to be another 'facilities plan' or plan just for Charbonneau. Staff wants to acknowledge the findings of the study; we are amending the capital project lists of the existing facilities plans. In her opinion projects need to be included in a capital improvement list to start including it in the rate studies for budgeting.

Mayor Knapp said Council has been encouraging staff to develop a strong asset management program and to be proactive on handling infrastructure needs. The Charbonneau Consolidated Improvement Plan is exactly that, and is what Council has been asking staff to do.

Vote: Motion carried 5-0.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

B. Ordinance No. 745 1st reading

An Ordinance Terminating The 9805 SW Boeckman Road Urban Renewal Plan Adopted By Ordinance 726, And The 29899 SW Boones Ferry Road Urban Renewal Plan Adopted By Ordinance 729, And Amending The Urban Renewal Legal Descriptions And Boundary Maps For The 26755 SW 95TH Avenue Urban Renewal Plan Adopted By Ordinance 725, The 27255 SW 95TH Avenue Urban Renewal Plan Adopted By Ordinance 728, And The Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan Adopted By Ordinance 730.

C. Ordinance No. 746 – 1st reading

An Ordinance Terminating The 25600 SW Parkway Center Drive Urban Renewal Plan Adopted By Ordinance 727.

Mr. Kohlhoff read the titles of Ordinance No. 745 and 746 into the record on first readings noting the public hearings could be held concurrently; but the vote on the ordinances must be taken separately.

Mayor Knapp opened the public hearing for both Ordinance Nos. 745 and 746 at 9:15 p.m. and read the hearing protocol.

Kristin Retherford presented the staff reports, which are included here.

In November 2013, the Wilsonville City Council adopted six ordinances that created six new single property urban renewal districts. Five of these districts are located in Clackamas County, and the sixth is located in Washington County. In December 2013, the six TIF Zone ordinances were recorded with Clackamas County and Washington County, and the urban renewal plans were submitted to their respective County Tax Assessor.

In April 2014, staff was notified that standards for mapping and legal descriptions for urban renewal areas had recently changed. Each county accepted the plans and reports for the purpose of establishing the frozen base of each urban renewal area, but requested to have the legal descriptions and maps revised to meet the new requirements.

Since we began the process to create the six TIF Zones, development activity has occurred at three of the sites. These three sites have either been purchased or leased in a manner that precludes the use of the TIF Zone property tax incentive program in each of these locations, thus rendering these specific TIF Zones unnecessary as an economic development incentive.

Specifically:

- 9805 SW Boeckman Road (TIF Zone located in Clackamas County – adopted by Ordinance 726) was purchased by Southern Wine and Spirits and has been redeveloped for their use. They have indicated they will never have the kind of operation that will meet our TIF Zone criteria.
- 25600 SW Parkway Center Drive (TIF Zone located in Washington County – adopted by Ordinance 727) has received Development Review Board approval for a Chrysler dealership and tenant improvements are currently under building permit review.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

- 29799 SW Boones Ferry Road (TIF Zone in Clackamas County – adopted by Ordinance 729) is now fully leased with multiple tenants who are using the facility for warehousing and distribution.

Terminating these three URAs at this time will eliminate the annual administrative tasks of producing annual reports and under-levying each year until we reach our sunset date, which will reduce staff costs.

Ordinance 745 applies to the TIF zones located in Clackamas County. A second ordinance (Ordinance 746) is being considered for adoption by the City Council that will terminate the TIF zone located in Washington County.

Ordinance 745 terminates the TIF Zones adopted by Ordinances 726 and 729 and amends Ordinances 725, 728, and 730 with revised legal descriptions and maps that have been reviewed by Clackamas County Tax Assessor staff for compliance with the new formatting requirements.

Ordinance 746 applies to the TIF zone to be terminated in Washington County. A second ordinance (Ordinance 745) is being considered for adoption by the City Council that will terminate the two TIF zones located in Clackamas County. Ordinance 746 terminates the TIF Zone located at 25600 SW Parkway Center Drive and adopted by Ordinance 727.

Councilor Goddard asked if there was a demand for car dealerships within economic development circles and asked how many jobs were being brought to the community by these businesses. He had hoped the TIF zoned properties would have attracted traded sector employers, and asked if the three TIF zones should be retained.

Ms. Retherford stated Southern Wine and Spirits brought 100 jobs to the community and are looking to grow to 200 jobs which is a large warehousing and distribution operation that would have met the requirements for job creation but not for capital investment. The car dealership is not up and running yet but Ms. Retherford expected fewer than 50.

Councilor Goddard thought it seem like a lost opportunity and that the City should have been able to attract employers that would have provided a different level of employment and traded sector benefit to the community. He wondered if six TIF zones were necessary as an incentive to business or is three enough and should the code be modified to retain the three highest properties and remove the others.

Ms. Retherford clarified that was what the two ordinances did three of the TIF zones and urban renewal areas were being removed. The three that are still viable are being retained. Three new TIF zones could be added, but the criteria for creating more is tied to building size and there are no vacant or underutilized buildings of that size available in the City.

Councilor Goddard asked if it was necessary to retain the others, if it is a policy question then maybe the Council needs to address it.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Ms. Retherford added while the voters did approve up to six, if the City was to pursue three replacement TIF zones the City would need to go through the same public process again in terms of creating the plans, taking it to the Planning Commission, vetting it with the other taxing districts, taking it back through Council.

Councilor Starr commented it was a "good news/bad news" situation. The City didn't get what it was offering an incentive for, but vacant buildings were rented and jobs created. That's a good thing. What we tried to do was achieved in that for the Metro area people see Wilsonville with its arms open saying, "we're happy to have you, we love companies coming in and investing in our town," and companies did. So in that sense I think it did work.

Mayor Knapp agreed with Councilor Starr's comments. He thought real and tangible benefits were realized to the community through this process. And he liked the fact that half of the properties identified are in play. The fact that the City implemented an aggressive strategy to attract manufactures has not gone unnoticed by business recruiters around the region and it positions the City well. Greater Portland Inc. is increasingly aware in their trade trips of what Wilsonville's position is. It has given Wilsonville some parity with communities that have enterprise zones, and looks like a more competitive playing field. The Mayor thought the City made responsible accommodation to the economic situation that existed at the time the TIF zones were implemented, and that economic situation is changing. The proposal to drop three of the six TIF zones because the circumstances for those properties have changed is a responsible response to what is happening in the real world. He was pleased three large buildings will be owner occupied and contribute to the City's economy.

Ms. Retherford provided tangible scenarios created by the TIF zones specific for the Building 83 property on Parkway Avenue.

The Mayor invited public testimony hearing nothing he closed the public hearing on Ordinance Nos. 745 and 746 at 9:30 p.m.

Motion: Councilor Starr moved to approve Ordinance No. 745 on first reading. Councilor Goddard seconded the motion.

Vote: Motion carried 5-0.

Motion: Councilor Goddard moved to approve Ordinance No. 746 on first reading. Councilor Starr seconded the motion.

Vote: Motion carried 5-0.

CITY MANAGER'S BUSINESS

At Council's request City employees participated in the Commuter Preference Survey with a 77 percent participation rate. Staff will bring a complete report back to Council this fall.

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

Mr. Cosgrove noted that ODOT had released the RFP for the French Prairie Pedestrian / Bike Bridge across the Willamette River. The renovation of the new Parks and Recreation Department offices is nearing completion and the Department plans to move into their new offices next week.

LEGAL BUSINESS – There was no report.

ADJOURN

Mayor Knapp adjourned the Council meeting at 9:33 p.m.

Respectfully submitted,

Sandra C. King, MMC, City Recorder

ATTEST:

Tim Knapp, Mayor

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 4, 2014	Subject: Resolution No. 2486 Approving Addendum No. 5 with Polygon to 2004 Villebois Development Agreement for division of infrastructure responsibilities for development of Tonquin Woods 4, 5, 6 and 7, including Regional Parks 4 and 5 Staff Member: Michael Kohlhoff Department: Legal
Action Required <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments:
Staff Recommendation: Council approval of Resolution No. 2486.	
Recommended Language for Motion; I move to approve Resolution No. 2486.	
PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>	
<input type="checkbox"/> Council Goals/Priorities	<input checked="" type="checkbox"/> Adopted Master Plan(s)
<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Council consideration of Addendum No. 5 Development Agreement with Polygon.

EXECUTIVE SUMMARY:

Addendum No. 5 sets out the respective responsibilities for designing, constructing, and financing infrastructure for the development of Tonquin Woods 4 through 7 and Regional Park 4

(RP-4), and to plan for Regional Park 5 (RP-5), within the Villebois Village Master Plan Area. It has been vetted through the respective engineering, planning, parks, and legal representatives of the parties. Polygon NW has purchased the property and has filed for development approval of a 73 lot subdivision known as Tonquin Woods 4 & 5, and an additional 42 lot subdivision known as Tonquin Woods 6 & 7. The development approval has received the Design Review Board's (DRB) recommendation for Council approval for Tonquin Woods 4 & 5, and staff is recommending approval of Tonquin Woods 6 & 7 to the DRB. The matter of the Council's authorization of Addendum 5 is scheduled for Resolution adoption on September 4, 2014. The URA meeting for Board action to authorize the URA into entering into Addendum No. 5 is scheduled to follow the Council meeting.

There are four key issues Addendum No. 5 addresses: (1) it amends Addendum 4 to avoid double charging for the earlier collected Supplemental Street SDCs and the Master Planner's portion of the Master Plan Fee; (2) it recognizes that developer financing responsibility for infrastructure costs have been transferred due to several land transfers; (3) it recognizes the ability to shift UR financing among certain parks under a previous Development Agreement amendment in 2006; and (4) it provides for shifting of UR funding to RP-4, subject to further agreement by the new property owner in SAP-Central, RCS Villebois Development, LLC. The funding is being shifted from Montague Park, whose amphitheater facility is being reduced due to lack of parking. The reason that RP-5 needs additional time to negotiate is the site involves three separate ownerships: the URA, Polygon, and the Chang family, with the latter needing more time to communicate given some family members are located in mainland China.

EXPECTED RESULTS:

Development of quality infrastructure for the subdivision and for the City, which, in turn promotes the economic development goals of the City, the URA, and the property owner/developer.

TIMELINE:

Portions of the infrastructure will be completed within the 2014-15 time period, with the remainder in 2015-16.

CURRENT YEAR BUDGET IMPACTS:

The impacts for 2014-15 have been appropriately budgeted for in the 2014-15 budget, save and except for RP-4, which is subject to resolutions transferring funds, to be adopted contemporaneously on September 4, 2014 by the City Council.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____ CAR _____ Date: ____ 8/20/14 _____

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 8/20/2014
Author of the report.

COMMUNITY INVOLVEMENT PROCESS:

The development of Tonquin Woods 4-7 and Regional Parks 4 & 5 have been or will be the subject of public hearings at DRB and before the Council. The authorization of Addendum 5 is part of the September 4, 2014 City Council public meeting process.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The community is benefited by having single family home development with concurrent infrastructure that provides a place to live and play while creating and maintaining jobs in the construction industry. It is a further step in meeting the vision and goals of the Villebois Master Plan and the City's various infrastructure Master Plans.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:**ATTACHMENTS**

- A. Resolution No. 2486
- B. Addendum No. 5

RESOLUTION NO. 2486

A RESOLUTION OF THE CITY OF WILSONVILLE APPROVING ADDENDUM NO. 5 TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WILSONVILLE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE, VILLEBOIS LLC, AND STATE OF OREGON DEPARTMENT OF ADMINISTRATIVE SERVICES RELATING TO THE ADDITION OF POLYGON NORTHWEST COMPANY, L.L.C. AS A PARTY TO THE DEVELOPMENT AGREEMENT AND AUTHORIZING CERTAIN CHANGES RELATING TO DEVELOPMENT OF PROPERTY KNOWN AS TONQUIN WOODS 4-7, LOCATED WITHIN THE VILLEBOIS VILLAGE DEVELOPMENT

WHEREAS, in 2004, the City of Wilsonville ("City") and the Urban Renewal Agency of the City of Wilsonville ("URA") entered into a Development Agreement with Villebois LLC and the State of Oregon for the residential development of certain real property in the community known as Villebois Village, pursuant to the Villebois Village Master Plan; and

WHEREAS, the Development Agreement has been amended by Addendums 1 through 4; and

WHEREAS, the State of Oregon is no longer a party to that Development Agreement but Polygon at Villebois LLC was added as a party pursuant to Addendum No. 2, Villebois at Village Center, LLC was added as a party pursuant to Addendum No. 3, and Polygon Northwest Company, L.L.C. ("Polygon NW") was added as a party pursuant to Addendum No. 4; and

WHEREAS, Polygon NW has purchased a portion of the property affected by and included in the Villebois Development Agreement, which was previously owned by Zions National Bank, and desires to develop the property as Villebois SAP-North PDP-2 ("Tonquin Woods 4 & 5") and Villebois SAP-Central PDP-4 ("Tonquin Woods 6 & 7"); and

WHEREAS, the City, the URA, and Polygon NW wish to clarify certain respective obligations under the Villebois Development Agreement that pertain to Tonquin Woods 4 through 7 and Regional Parks 4 and 5, as generally shown on the Site Plan, Exhibit 2 to the below-referenced Addendum No. 5. The Site Plan contemplates 73 lots being developed on the Tonquin Woods 4 & 5 property and an additional 42 lots being developed on the Tonquin Woods 6 & 7 property; and

WHEREAS, the City, the URA, and Polygon NW also desire to amend certain sections of Addendum 4 to correct requiring a per lot Supplemental Street SDC, which was previously paid,

and requiring payment of the Master Planner portion of the Master Plan Fee, as that portion was previously credited to Villebois LLC and assigned as a development right to Polygon NW by Villebois LLC; and

WHEREAS, the parties to the Development Agreement and Polygon NW now wish to enter into Addendum No. 5, a copy of which is marked **Exhibit A**, attached hereto, and incorporated by reference as if fully set forth herein, which establishes the roles and responsibilities among the City, the URA, and Polygon NW for the development of certain infrastructure facilities.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above recitals are incorporated herein.
2. City Council hereby authorizes the City Manager to enter into Addendum No. 5 to the Development Agreement, in substantially the form of **Exhibit A**, attached hereto and incorporated by reference herein, with final approval as to form by the City Attorney.
2. This Resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a special meeting thereof this 4th day of September, 2014, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp
Council President Starr
Councilor Goddard
Councilor Fitzgerald
Councilor Stevens

Attachments: Exhibit A: Addendum No. 5 to the Villebois Development Agreement

**ADDENDUM NO. 5
TO THE DEVELOPMENT AGREEMENT OF MAY 24, 2004
BY AND BETWEEN THE CITY OF WILSONVILLE (CITY) AND
THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE (URA)
AND VILLEBOIS LLC (DEVELOPER) AND
STATE OF OREGON DEPARTMENT OF ADMINISTRATIVE SERVICES
(VILLEBOIS DEVELOPMENT AGREEMENT)
AND AMENDS SECTIONS 2 AND 9 OF ADDENDUM NO. 4 TO THE
VILLEBOIS DEVELOPMENT AGREEMENT**

THIS ADDENDUM NO. 5 ("Addendum 5") to the above captioned Development Agreement (hereinafter referred to as the "Villebois Development Agreement") is entered into this ____ day of July, 2014, by and between the City of Wilsonville ("City"), a municipal corporation of the State of Oregon, the Urban Renewal Agency of the City of Wilsonville ("URA"), a municipal corporation of the State of Oregon, and Polygon Northwest Company, L.L.C., a Washington limited liability company ("Polygon"). This Addendum 5 only applies to the City, the URA, and Polygon, and does not apply to the other parties to the Villebois Development Agreement. The term "Polygon" in this Addendum 5 refers to Polygon Northwest Company, L.L.C., Polygon at Villebois III, L.L.C., or other affiliates of Polygon Northwest Company, L.L.C., as the context requires.

RECITALS:

A. The Villebois Master Plan is a land use plan regulating the development of approximately 500 acres of a planned, mixed use community of internal commercial and a mix of 2,600 residential uses, with trails, parks, and open spaces, supported by \$140 million in infrastructure. In approximately May 2004, for the purposes of developing home sites within the Villebois Master Plan area, Villebois, LLC acquired certain land interests in approximately 198 acres of land west of 110th Street and entered into the 2004 Development Agreement set forth in the title above (known as the "Villebois Development Agreement").

B. Polygon has purchased a portion of the property affected by and included in the Villebois Development Agreement, which was previously owned by Zions National Bank (Zions), and Polygon intends to develop the property as Villebois SAP-North PDP-2 and SAP-Central PDP-4 ("Villebois Tonquin Woods, phases 4, 5, 6 & 7"). The Villebois Tonquin Woods property is described on the attached **Exhibit 1**. The City, the URA, and Polygon wish to clarify certain respective obligations under the Villebois Development Agreement that pertain to the Villebois Tonquin Woods Property with the development of SAP North, PDP-2 ("PDP-2N") and SAP Central PDP-4 ("PDP-4C"), as shown on the Phasing Plan, **Exhibit 2**, attached hereto and incorporated by reference as if fully set forth herein (the "Site Plan"). The Site Plan contemplates 73 lots being developed on the Villebois Tonquin Woods phases 4 & 5 property and an additional 42 lots to be developed on the Villebois Tonquin Woods phases 6 & 7 property. Polygon has received DRB approval and Public Works permits to construct the improvements for Villebois Tonquin Woods phases 4 & 5, and will be submitting plans to construct the improvements for Villebois Tonquin Woods phases 6 & 7. The remaining

undeveloped portions of the Zions property will be developed in future construction phases and are not part of this Addendum 5.

C. It has come to the attention of the parties that under the Villebois Development Agreement, Villebois LLC had certain development rights to have a credit against a Supplemental Street System Development Charge (SSSDC), having prepaid those charges for property it owned or had option rights to so that no SSSDC would be imposed at the time building permits are pulled. The same applied to the Master Planner portion of the Master Plan Reimbursement Fee. Upon conveying the affected property to Polygon and Zions, Villebois LLC also transferred those development rights to Polygon NW and Zions. Zions, in turn, transferred its entitlement to those rights to Polygon. The transfer of these development credit rights affect both the property to which Addendum No. 4 applies and the property to which this Addendum 5 applies. Addendum No. 4 mistakenly includes a SSSDC charge in Section 2 and the Master Planner's portion of the Master Plan Reimbursement Fee in Section 9; therefore, the parties intend to amend these sections of Addendum No. 4 by this Addendum 5.

D. The parties acknowledge that Polygon has the responsibility for developing, and the City of Wilsonville, Polygon, and a third party, Villebois LLC, represented by its agent, Costa Pacific Homes LLC, dba Costa Pacific Communities ("Costa"), by virtue of owning certain land in SAP-Central, have responsibility for paying for the cost of developing the Villebois Village Green known as Regional Park 4 (RP-4). At all material times, Rudy Kadlub has been and is the President and CEO of Costa Pacific Homes. However, Villebois LLC sold its interest to that certain land in Villebois SAP Central to Villebois Village LLC which, as successor in interest, became responsible for paying Villebois LLC's share of RP-4 costs. In turn, Villebois Village LLC sold its interest in those certain lands within SAP-Central to RCS-Villebois Development LLC ("RCS") which, as successor in interest, became responsible for paying Villebois LLC's share of RP-4 costs. By a separate Park Financing Amendment agreement, RCS has agreed that a portion of the Urban Renewal financing previously allocated by the Villebois Development Agreement and Addendum 1 thereto to Montague Park, also known as Hilltop Park, which RCS is developing, may be transferred to cover RCS's cost share of RP-4, which the parties agree will be capped at \$243,040.

E. The parties acknowledge that property currently designated for the development of the Villebois Village Green known as Regional Park 5 (RP-5) is part of three separate tracts of land owned, respectively, by Polygon, the URA, and the Chang family. The tracts owned by the URA and the Chang family have not yet been annexed into the City. The Chang family has indicated a willingness to work with the parties and have RP-5 developed prior to the development of their property. Therefore, the parties recognize the need to address by this Addendum a reasonable time schedule to reach an accord with the Changs in this matter.

F. Terms not specifically defined herein shall be as defined in the Development Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the City, the URA, and Polygon agree as follows:

TERMS AND CONDITIONS:

1. Amendment to Addendum No. 4

1.1 Supplement Street SDC. Section 2 of Addendum No. 4 to the Villebois Development Agreement dated June 26, 2014, is deleted in its entirety. Section 2 of Addendum No. 4 mistakenly imposed a supplemental I-5/Wilsonville Road Street SDC of \$690 per dwelling unit on the Villebois Calais property. This supplemental street fee does not apply to the Villebois Calais property.

1.2 Master Plan Fee. Section 9 of Addendum No. 4 to the Villebois Development Agreement, dated June 26, 2014, is deleted and amended as follows:

9. Master Plan Fee

The 2004 Villebois Development Agreement provided that Villebois LLC, as developer/owner, would not be reimbursed for costs associated with planning the development of their own property, but shall pay a fee of \$210 per single family unit to reimburse the City for costs associated with the City's master planning efforts. This reimbursement fee was and is subject to an annual increase per the Seattle Engineering Record's published construction cost index. At the time of the Villebois Development Agreement, a portion of the property (that portion being the Calais property) of which Villebois LLC was the developer/owner has been conveyed to Polygon and Polygon also has acquired the Villebois LLC development rights to not have to pay the Master Plan Reimbursement Fee other than to pay the City portion. After indexing, the City's portion of the fee for fiscal year 2014-15 is \$269. The total current estimate for 84 lots is \$22,596.

2. Costa Circle

Costa Circle North from Barber Street. Polygon, as the developer of PDP-2N and PDP-4C, shall construct Costa Circle north from the intersection at Barber Street to the east end of the property boundary (**Exhibit 3**, attached hereto and incorporated by reference herein). Polygon will receive credits for those expenses incurred for construction of 12 feet of additional paving width (including base rock) plus bike lane striping and symbols. The parties estimate the length of this segment to be 1,500 feet and that the estimated cost to construct all streets in Tonquin Woods phases 4 & 5 is \$1,169,910, together with soft costs estimated at 24% of the construction cost, or \$280,778, which totals \$1,450,688 (**Exhibit 4**, attached hereto and incorporated by reference herein). The estimated costs that will provide SDC credits are \$87,320, inclusive of soft costs. These Street SDC credits will be available to Polygon to be applied towards future residential building permits in PDP-2N and PDP-4C.

3. Grahams Ferry Road

For both ease of construction and cost savings, rather than have the City construct the west 10 feet of street improvements, Polygon, as the developer of Villebois Tonquin Woods, hereby

agrees to construct Grahams Ferry Road from the property boundary between Villebois Calais and SAP-North PDP-2 to the previously improved street section north of the Barber Street roundabout, as indicated in **Exhibit 5**, attached hereto and incorporated by reference herein. Polygon hereby agrees to dedicate to the City the additional 7.5 feet of right-of-way from Villebois Tonquin Woods adjacent to Grahams Ferry Road and provide a public sidewalk and access easement over those portions of the 10-foot sidewalk that lie outside the public right of way. Polygon will receive reimbursements or credits against Street SDC fees for those construction and soft cost expenses incurred beyond its obligations, as follows. Polygon hereby agrees to provide vaults and conduits and cause to have all overhead franchise utilities located underground, at its cost. Service conduit to properties on the west side of Grahams Ferry Road shall be placed under the roadway, with transition poles located on the west side; the City shall pay for the cost of conduit and transition poles. The parties estimate the length of this segment to be 550 feet and that the estimated cost to construct, with utilities, is \$256,648, together with soft costs estimated at 24% of the construction cost, or \$61,595, which totals \$318,243 (**Exhibit 6**, attached hereto and incorporated by reference herein). Polygon estimates the costs subject to Street SDC reimbursement from the City to be \$83,971, inclusive of soft costs, and estimates the costs subject to Street SDC credit to be \$26,635, inclusive of soft costs. The breakdown of soft costs is set forth in Section 7.1; the breakdown between Street SDC reimbursement and Street SDC credit follows.

This section of Grahams Ferry Road will be constructed with the cross-section as indicated in **Exhibit 5**. The costs to design and construct the east 24 feet of street improvements, adjacent to the Villebois Tonquin Woods phase 7 project, and accompanying pro rata share of storm improvements, signage & striping, street lighting, curb & gutter, sidewalk, and irrigation & landscaping up to the edge of right-of-way, will be the obligation and responsibility of Polygon. For the street improvements, Polygon will be responsible for a typical residential structural section. Upgrades to this structural section, and accompanying costs, to accommodate the expected traffic volume and loads for a minor arterial will be the responsibility of the City, with Polygon receiving credits against Street SDC fees. Additionally, Polygon will receive Street SDC credit from the City for one half (five feet) of the 10-foot wide sidewalk along the east side of the street improvements.

The costs to design and construct the west 10 feet of street improvements, plus gravel shoulder, swale, and adjustments to existing adjacent driveways, are the responsibility of the City and are subject to reimbursement from the City to Polygon. These street improvements are described as the west 10 feet of street improvements and accompanying pro rata share of storm improvements, signage & striping, and street lighting.

It is agreed and understood that the section of Grahams Ferry Road adjacent to the Villebois Calais project (SAP-North PDP-3) to Tooze Road is intended to be constructed concurrently by Polygon with the above described improvements to Grahams Ferry Road. Details of this work, responsibilities, and credits or reimbursements have been included in Addendum No. 4 to the Villebois Development Agreement, addressing work to be done with the Villebois Calais development.

4. Berlin Avenue Sanitary Sewer

To provide sanitary sewer service for the Villebois Tonquin Woods project, Polygon proposes to install an 8-inch sewer main line from the existing public sewer installed with Villebois SAP-North PDP-2 (Tonquin Meadows 4) to the Villebois Calais project, as indicated in **Exhibit 7**, attached hereto and incorporated by reference herein. The City also desires to provide sanitary sewer service to Tax Lots 31W15 01100 and 31W15 01101, currently owned by the City. Polygon's engineer has indicated this can be accomplished by installing a deeper main line over a section of its sewer work from SSMH B2.1 to SSMH B6.1. At a minimum, this would require deepening the sewer line at SSMH B6.1 by 6.69 feet. The estimated costs for the shallower and deeper sewer lines are provided in **Exhibit 8**, attached hereto and incorporated by reference herein. Polygon shall be eligible for the estimated Sanitary SDC credits of approximately \$15,176, inclusive of soft costs as indicated in **Exhibit 8**, for the difference in costs between the deeper and shallower sewer lines.

However, in the event Polygon chooses to advance installation of the aforementioned 8-inch sewer line with the Villebois Calais project, SAP-North PDP-3, Polygon may elect to apply the SDC credits to the Villebois Calais project in lieu of the Tonquin Woods 6 & 7 phases.

Villebois Tonquin Woods will still be responsible for its share of the Coffee Lake Drive Sanitary Sewer Reimbursement District allocation (\$29,191.13 for the property that Villebois SAP-North PDP-2 covers at the time Resolution No. 2350 was adopted, subject to annual adjustment) for the City's construction of the 15-inch sewer main in Coffee Lake Drive.

5. Regional Park 4

The parties acknowledge that Polygon has undertaken the responsibility of constructing Regional Park 4, as shown in **Exhibit 9**, attached hereto and incorporated by reference herein.

5.1 Construction of RP-4.

5.1.1 Polygon estimates the costs of construction of RP-4 to be \$734,848, which amount does not include a contingency. Out of that amount, the City's share for extra capacity will be \$288,314, against which Polygon's per lot Parks SDC will be credited up to that amount as building permits are pulled, and Polygon will also pay \$223,267 for the North SAP share and Villebois Village LLC will pay \$223,267 by and through the URA. See **Exhibit 10**, attached hereto and incorporated by reference herein. The costs are greater than in the exhibits to the Villebois Development Agreement, as amended by Addendum No 2 to that Agreement. However, the original proportions for sharing the costs are maintained and are reflected in the above allocation of costs. By separate agreement, the URA shall pay that portion owed by Villebois Village LLC.

5.1.2 Polygon will complete construction on RP-4 by October 31, 2014.

5.1.3 Polygon, or its contractor, will supply payment and performance bonds, in a form acceptable to the City, in the full amount of the contract price for RP-4.

5.1.4 All parties agree that the exaction for RP-4 allocated to each party is proportionate to the development contemplated by the parties to occur.

5.2 Reimbursement to Polygon.

Upon final completion of RP-4, including all punch list items, Polygon will provide the City with detailed invoices for the work performed, documenting the full amount it wishes to be reimbursed by the City. Upon receipt and approval by the City of such documentation (such approval not to be unreasonably withheld or delayed), the City shall pay Polygon the City's share. However, if the City does not have the funds available to make such payment, Polygon will be entitled to the Parks SDC credits as set forth above in Section 5.1.1 as payment for the City share. All of the parties acknowledge that the costs set forth in this Addendum 5 are estimates only and that the final costs and respective share of RP-4 may vary based on final design approved and actual construction costs, to be reviewed and approved, in writing, by the City. Additional reimbursement of any RP-4 costs shall not exceed a true up cost of \$800,000 unless City approval is first obtained, which approval may be granted or denied in the City's sole discretion. If denied by the City, costs above the \$800,000 shall be paid by Polygon.

Therefore, a true up of each party's share of actual costs will occur upon completion and submittal of detailed cost receipts by Polygon in proportion, totaling the contributions outlined above, with the City contribution being approximately 39.24% and the URA (on behalf of Villebois Village LLC) and Polygon each contributing approximately 30.38%, based on the **Exhibit 10** allocation. Thus, the URA payment of the Villebois Village LLC share of the capped cost is \$243,040 and the City's is \$313,920.

5.3 Maintenance of RP-4 and Subsequent Dedication to the City.

The provisions regarding maintenance and dedication of RP-4 shall remain as set forth in the Development Agreement and Contract Addendum No. 1. Polygon shall assume maintenance responsibility of RP-4, which Polygon is permitted to delegate to its homeowners' association. This obligation shall run with the land and shall be binding upon the successors and assigns of Polygon. Polygon will enter into a separate recorded Operations and Maintenance Agreement with the City and will repair and maintain RP-4 for a period of five (5) years from the date of final acceptance of the RP-4 improvements by the City.

6. **Regional Park 5**

Regional Park 5 is currently located on land owned by the URA, Polygon, and the Chang family. The Chang family doesn't currently desire to develop their property, but has recently expressed an interest in the park's development going forward and discussing their involvement going forward. The park facilities and their location are conceptual under the Park Technical Plan to the Villebois Master Plan. The URA, the City, and Polygon see mutual public and private benefit and cost savings if the park could be graded at the time Polygon advances the grading of its adjoining property and if the restroom facilities and major park amenity facilities be relocated on the URA and Polygon properties. The parcels owned by the URA and the Chang

family are not currently within the City and, unless annexed, are subject to County partitioning regulations. Time is needed to reach an accord on the various issues. Therefore, the parties agree to negotiate in good faith to reach an accord by a target date of December 1, 2014. Some of the issues to be determined are cost share responsibility, location of facilities, design of the park, maintenance, and annexation or other means to allow park development, such as easements. Polygon agrees to dedicate land for Regional Park 5 as required by its conditions to approval and as shown on **Exhibit 11**.

7. Master Plan Fee

The Villebois Development Agreement for SAP-North provides that the developer will pay a master planning fee of \$900 per lot, with \$690 of that fee being paid to the master planner, Costa Pacific Communities, and \$210 of that fee being paid to the City, subject to an annual increase per the Seattle Engineering Record's published construction cost index. Polygon is only subject to paying the City's Master Plan Reimbursement Fee, which is currently, for fiscal year 2014-15, \$269. The total current estimate for Tonquin Woods Phases 4, 5, 6 & 7, with 115 lots, is \$30,935.

8. SDC Credit and Reimbursement Calculations

8.1 Included Costs. The standards for calculating the costs of constructing infrastructure, including both soft and hard construction costs, are standards known to the City and Polygon and have been used for the calculations herein, against which SDC credits are calculated or reimbursement provided. Soft costs incurred in connection with the improvements described in this Addendum 5 are included in SDC credits. Polygon shall be treated equitably and consistently with the other developers receiving SDC credits in Villebois, and such soft costs for the purposes of SDC credits shall be calculated as a percentage of construction costs as follows: Design, Engineering, and Surveying, 10%; City Permit Fee, 7%; Geotechnical Inspection, 2%; and Construction Management, 5%, for a total of 24% of construction costs. The Villebois Development Agreement addresses the respective SDC and SDC credit calculations and is to be followed, except as may otherwise be specifically set forth in this Addendum 5. All SDC credits shall be credited to Polygon before Polygon must pay any system development charges for the Villebois Tonquin Woods project lots. That is, upon completing an infrastructure project and becoming entitled to the applicable SDC credits as provided in this Addendum 5, Polygon may apply, in whole or in part, such applicable SDC credits against the SDCs otherwise owed, until such credits may become exhausted, before Polygon is obligated to pay any remaining applicable SDC that may be owed.

8.2 SDC Reimbursements. For the additional work in constructing Regional Park 4, over and beyond City development requirements for the Villebois Tonquin Woods project, the City hereby agrees to reimburse Polygon for their costs incurred. Reimbursement costs subject to the Excluded Costs, Final Estimates, and True Up are outlined in the following Subsections 8.3 and 8.4.

8.3 Excluded Costs. The parties to this Addendum 5 agree that the various infrastructure costs and SDC credit calculations shall not include the cost of any property or any

easement, right of entry, or license for any property necessary to be dedicated to or otherwise transferred by any of the respective parties to this Addendum 5 to the City for the infrastructure improvements, including parks, provided for in this Addendum 5 and which shall be provided to the City without cost to the City. Polygon will not be required to pay for any rights of entry, easements, or dedications.

8.4 Final Estimates and True Up. In order to secure a Public Works permit for the infrastructure provided for herein, plans for the construction of the infrastructure, including parks, must be provided to and approved by the City. In constructing the infrastructure, the approved plans must be followed and, to ensure the cost for providing the infrastructure is reasonable, and thus any credit entitlement is reasonable, Polygon shall provide the construction contract costs for Villebois Tonquin Woods Phases 4 & 5, Tonquin Woods Phases 6 & 7, and Regional Park 4 to the City as the final estimate for the City's review and approval, which approval shall not be unreasonably withheld. The final cost, SDC credits and reimbursements shall be based on actual costs trued up from the construction contract costs; provided, however, that for any such true-up change cost, the parties must mutually agree they are reasonable.

8.5 Insurance and Bonds. Prior to commencement of construction of the infrastructure set forth in this Addendum 5, Polygon must provide to the City performance bonds satisfactory to the City to provide for the respective infrastructure set forth in this Addendum 5. Polygon shall cause the City to be named as an additional insured on the applicable contractor's insurance policy for the construction of the respective infrastructure provided for in this Addendum, in amounts and coverages satisfactory to the City.

9. Recitals Incorporated

The recitals set forth above, inclusive of exhibits, are incorporated by reference as general terms of this agreement to provide for the intent of the parties in developing and constructing the specific provisions of the Terms and Conditions of this Addendum 5 Agreement.

10. Miscellaneous

This Addendum 5 amends the Villebois Development Agreement as specifically set forth herein. Except as set forth in Addendum 5, the Villebois Development Agreement, as previously amended, remains in full force and effect as to the parties to the Villebois Development Agreement.

11. Assignment

Polygon shall have the right to assign, without release, this Addendum 5 to an affiliate of Polygon, including Polygon at Villebois, L.L.C. An affiliate of Polygon is defined as any entity that is managed or controlled by the same people who manage Polygon.

12. SDC Adjustments

All references to SDCs in this Addendum 5 are references to system development charges established for the 2013-2014 fiscal year. Those charges are subject to adjustment on an annual basis proportionate to the changes in the Seattle Engineering Record's published construction cost index.

13. Legal Action/Attorney Fees

If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U.S. Bankruptcy Code) is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights or obligations hereunder, the prevailing party shall be entitled to recover attorney, paralegal, accountant, and other expert fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, as determined by the court or body at trial or on any appeal or review, in addition to all other amounts provided by law. If the City is required to seek legal assistance to enforce any term of this Agreement, such fees shall include all of the above fees, whether or not a proceeding is initiated. Payment of all such fees shall also apply to any administrative proceeding, trial, and/or any appeal or petition for review.

14. Notices

All notices, demands, consents, approvals, and other communications which are required or desired to be given by either party to the other hereunder shall be in writing and shall be faxed, hand delivered, or sent by overnight courier or United States Mail at its address set forth below, or at such other address as such party shall have last designated by notice to the other. Notices, demands, consents, approvals, and other communications shall be deemed given when delivered, three days after mailing by United States Mail, or upon receipt if sent by courier; provided, however, that if any such notice or other communication shall also be sent by telecopy or fax machine, such notice shall be deemed given at the time and on the date of machine transmittal.

To City:	Michael E. Kohlhoff City Attorney City of Wilsonville 29799 SW Town Center Loop East Wilsonville OR 97070
To Polygon:	Polygon Northwest Company, L.L.C. Attn: Fred Gast 109 E. 13th Street Vancouver WA 98660
With a copy to:	Radler White Parks & Alexander LLP Attn: Barbara Radler 111 SW Columbia Street, Suite 1100 Portland, OR 97201

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the day and year first written above.

POLYGON NORTHWEST COMPANY, L.L.C.

CITY OF WILSONVILLE

By: Brentview, Inc., its Manager

By: _____

Print Name: _____

As Its: _____

By: _____

Bryan Cosgrove

As Its: City Manager

THE URBAN RENEWAL AGENCY OF THE
CITY OF WILSONVILLE

APPROVED AS TO FORM:

By: _____

Bryan Cosgrove

As Its: Executive Director

Michael E. Kohlhoff, OSB #690940

City Attorney

I:\villebois\tonquin woods 4-7; zion\agr addm 5 to dev agr-tw zion-polygon



EXHIBIT 1

July 10, 2014

LEGAL DESCRIPTION

Job No. 395-008

Two tracts of land being portions of plat of "Tonquin Woods at Villebois No. 4" and Parcel 2 of Partition Plat No. 2010-046, Clackamas County Plat Records, situated in the Northwest and Northeast Quarters of Section 15, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as follows:

Tract 1

BEGINNING at the northwest plat corner of "Tonquin Woods at Villebois No. 4";

thence along the northerly plat line of said plat, South $88^{\circ}34'09''$ East, a distance of 2620.14 feet to the Northwest corner of Tract "OO" of said plat;

thence along the westerly line of said Tract "OO", South $01^{\circ}35'01''$ West, a distance of 121.49 feet to the Southwest corner of said Tract "OO";

thence along the southerly line of said Tract "OO", South $48^{\circ}58'59''$ East, a distance of 20.07 feet to the Southeast corner of said Tract "OO";

thence along the easterly line of Tract "EE" of said plat, South $01^{\circ}35'01''$ West, a distance of 167.20 feet to the most northerly corner of Tract "NN" of said plat;

thence along the northwesterly line of said Tract "NN", South $39^{\circ}14'35''$ West, a distance of 159.81 feet to the most westerly corner of said Tract "NN";

thence along the southwesterly line of said Tract "NN", South $41^{\circ}30'04''$ East, a distance of 82.07 feet to a point of non-tangential curvature;

thence continuing along said southwesterly line, along a 500.00 foot radius non-tangential curve, concave northeasterly, with a radius point bearing North $48^{\circ}17'53''$ East, arc length of 35.55 feet, central angle of $04^{\circ}04'24''$, chord distance of 35.54 feet, and chord bearing of South $43^{\circ}44'19''$ East to a point of tangency;

thence continuing along said southwesterly line, South $45^{\circ}46'32''$ East, a distance of 22.16 feet to the most southerly corner of said Tract "NN";

thence along the easterly plat line of said plat, South $01^{\circ}35'01''$ West, a distance of 44.71 feet to the most easterly southeast corner of said plat;

EXHIBIT 1

thence along the southerly line of said plat for the following 29 courses:

North $41^{\circ}30'04''$ West, a distance of 226.09 feet to a point of tangential curvature,

along a 900.00 foot radius tangential curve to the left, arc length of 99.96 feet, central angle of $06^{\circ}21'49''$, chord bearing of North $44^{\circ}40'59''$ West, and chord distance of 99.91 feet to a point of tangency,

North $47^{\circ}51'53''$ West, a distance of 147.24 feet to an angle point,
South $34^{\circ}32'15''$ West, a distance of 255.92 feet to an angle point,
South $31^{\circ}30'05''$ West, a distance of 67.17 feet to an angle point,
South $41^{\circ}14'03''$ West, a distance of 118.86 feet to an angle point,
North $47^{\circ}50'26''$ West, a distance of 127.82 feet to an angle point,
South $45^{\circ}36'51''$ West, a distance of 146.27 feet to an angle point,
North $43^{\circ}36'51''$ West, a distance of 160.98 feet to a point of non-tangential curvature,

along a 207.00 foot radius non-tangential curve, concave northeasterly, with a radius point bearing North $47^{\circ}03'28''$ East, arc length of 128.16 feet, central angle of $35^{\circ}28'22''$, chord distance of 126.12 feet, and chord bearing of North $25^{\circ}12'21''$ West to a point of tangency,

North $07^{\circ}28'09''$ West, a distance of 53.01 feet to a point of non-tangential curvature,

along a 590.00 foot radius non-tangential curve, concave southeasterly, with a radius point bearing South $04^{\circ}33'28''$ East, arc length of 767.06 feet, central angle of $74^{\circ}29'25''$, chord distance of 714.17 feet, and chord bearing of South $48^{\circ}11'50''$ West to a point of reverse curvature,

along a 660.00 foot radius reverse curve to the right, arc length of 148.55 feet, central angle of $12^{\circ}53'45''$, chord distance of 148.23 feet, and chord bearing of South $17^{\circ}23'57''$ West to the most southerly corner of said plat,

North $66^{\circ}35'56''$ West, a distance of 22.55 feet to a point of non-tangential curvature,

along a 10.00 foot radius non-tangential curve, concave northerly, with a radius point bearing North $66^{\circ}35'58''$ West, arc length of 18.57 feet, central angle of $106^{\circ}25'35''$, chord distance of 16.02 feet, and chord bearing of South $76^{\circ}36'50''$ West to a point of reverse curvature,

along a 688.00 foot radius reverse curve to the left, arc length of 13.00 feet, central angle of $01^{\circ}04'56''$, chord distance of 12.99 feet, and chord bearing of North $50^{\circ}42'51''$ West to a point of compound curvature,

EXHIBIT 1

along a 688.00 foot radius compound curve to the left, arc length of 255.82 feet, central angle of $21^{\circ}18'17''$, chord distance of 254.35 feet, and chord bearing of North $61^{\circ}54'27''$ West to a point of reverse curvature,

along a 10.00 foot radius reverse curve to the right, arc length of 14.07 feet, central angle of $80^{\circ}36'47''$, chord distance of 12.94 feet, and chord bearing of North $32^{\circ}15'13''$ West to a point reverse curvature,

along a 2967.00 foot radius reverse curve to the left, arc length of 143.19 feet, central angle of $02^{\circ}45'54''$, chord distance of 143.18 feet, and chord bearing of North $06^{\circ}40'13''$ East to an angle point,

North $05^{\circ}17'16''$ East, a distance of 138.59 feet to a point of tangential curvature,

along a 101.00 foot radius tangential curve to the left, arc length of 174.44 feet, central angle of $98^{\circ}57'16''$, chord distance of 153.55 feet, and chord bearing of North $44^{\circ}11'21''$ West to a point of tangency,

South $86^{\circ}20'01''$ West, a distance of 301.18 feet to a point of tangential curvature;

along a 510.00 foot radius tangential curve to the left, arc length of 64.43 feet, central angle of $07^{\circ}14'19''$, chord distance of 64.39 feet, and chord bearing of South $82^{\circ}42'52''$ West to a point of reverse curvature,

along a 770.00 foot radius reverse curve to the right, arc length of 261.94 feet, central angle of $19^{\circ}29'28''$, chord distance of 260.68 feet, and chord bearing of South $88^{\circ}50'26''$ West to a point of compound curvature,

along a 51.50 foot radius compound curve to the right, arc length of 49.48 feet, central angle of $55^{\circ}03'47''$, chord distance of 47.61 feet, and chord bearing of North $53^{\circ}52'56''$ West to an angle point,

South $63^{\circ}37'58''$ West, a distance of 39.50 feet to an angle point,
South $59^{\circ}27'30''$ West, a distance of 17.54 feet to an angle point,
South $78^{\circ}43'40''$ West, a distance of 38.94 feet to an angle point,
North $72^{\circ}29'33''$ West, a distance of 128.85 feet to the most westerly plat corner of said plat;

thence along the westerly plat line of said plat, North $17^{\circ}14'42''$ East, a distance of 495.02 feet to the POINT OF BEGINNING.

Containing 32.413 acres, more or less.

Tract 2

BEGINNING at the northwest corner of Parcel 2, Partition Plat No. 2010-046;

EXHIBIT 1

thence along the northerly line of said Parcel 2, North $72^{\circ}02'29''$ East, a distance of 217.00 feet to a point of tangency;

thence continuing along said northerly line, North $63^{\circ}29'14''$ East, a distance of 61.38 feet to a point of tangency;

thence continuing along said northerly line, North $45^{\circ}34'29''$ East, a distance of 278.00 feet to the northeast corner of said Parcel 2;

thence along the easterly plat line of said plat, South $01^{\circ}35'01''$ West, a distance of 68.95 feet to a point of tangency;

thence leaving said plat line, South $46^{\circ}43'10''$ West, a distance of 69.57 feet to a point of tangential curvature;

thence along a 15.00 foot radius tangential curve to the left, arc length of 13.72 feet, central angle of $52^{\circ}24'38''$, chord bearing of South $20^{\circ}30'51''$ West, and chord distance of 13.25 feet to a point of reverse curvature;

thence along a 85.00 foot radius reverse curve to the right, arc length of 44.28 feet, central angle of $29^{\circ}50'47''$, chord bearing of South $09^{\circ}13'56''$ West, and chord distance of 43.78 feet to a point of reverse curvature;

thence along a 15.00 foot radius reverse curve to the left, arc length of 14.38 feet, central angle of $54^{\circ}54'58''$, chord bearing of South $03^{\circ}18'09''$ East, and chord distance of 13.83 feet to a point of reverse curvature;

thence along a 788.00 foot radius reverse curve to the right, arc length of 125.05 feet, central angle of $09^{\circ}05'33''$, chord bearing of South $26^{\circ}12'52''$ East, and chord distance of 124.92 feet to a point on the easterly line of said plat Parcel 2;

thence along said easterly line, South $01^{\circ}35'01''$ West, a distance of 235.23 feet to the southeast corner of said Parcel 2;

thence along the southerly line of said Parcel 2, North $88^{\circ}24'59''$ West, a distance of 16.05 feet;

thence continuing along said line, on a 15.00 foot radius non-tangential curve, concave northwesterly, with a radius point bearing South $85^{\circ}28'04''$ West, arc length of 23.89 feet, central angle of $91^{\circ}15'24''$, chord bearing of South $41^{\circ}05'46''$ West, and chord distance of 21.44 feet;

thence continuing along said line, South $86^{\circ}43'28''$ West, a distance of 237.49 feet;

thence continuing along said line, on a 10.00 foot radius tangential curve to the right, arc length of 14.06 feet, central angle of $80^{\circ}32'26''$, chord bearing of North $53^{\circ}00'19''$ West, and chord distance of 12.93 feet;

EXHIBIT 1

thence continuing along said line, along a 568.00 foot radius reverse curve to the left, arc length of 2.42 feet, central angle of $00^{\circ}14'37''$, chord bearing of North $12^{\circ}51'25''$ West, and chord distance of 2.42 feet;

thence continuing along said line, South $77^{\circ}08'47''$ West, a distance of 31.36 feet to the southwest corner of said Parcel 2;

thence along the westerly line of said Parcel 2, on a 535.50 foot radius non-tangential curve, concave southwesterly, with a radius point bearing South $77^{\circ}08'46''$ West, arc length of 187.86 feet, central angle of $20^{\circ}06'00''$, chord bearing of North $22^{\circ}54'13''$ West, and chord distance of 186.90 feet;

thence continuing along said line, North $32^{\circ}57'13''$ West, a distance of 117.17 feet to the POINT OF BEGINNING.

Containing 3.177 acres, more or less.

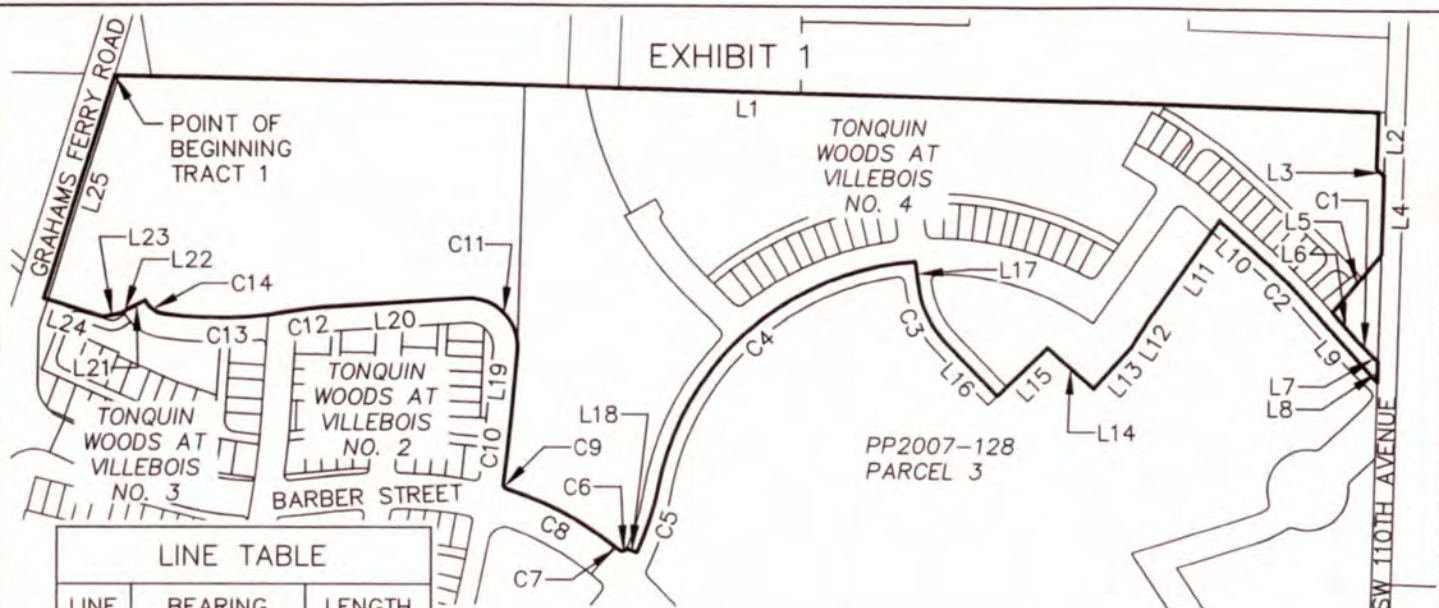
Basis of bearings per plat of "Tonquin Woods at Villebois No. 4", Clackamas County Plat Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 9, 2002
TRAVIS C. JANSEN
57751

RENEWS: 6/30/2015

EXHIBIT 1



LINE TABLE

LINE	BEARING	LENGTH
L1	S88°34'09"E	2620.14'
L2	S01°35'01"W	121.49'
L3	S48°58'59"E	20.07'
L4	S01°35'01"W	167.20'
L5	S39°14'35"W	159.81'
L6	S41°30'04"E	82.07'
L7	S45°46'32"E	22.16'
L8	S01°35'01"W	44.71'
L9	N41°30'04"W	226.09'
L10	N47°51'53"W	147.24'
L11	S34°32'15"W	255.92'
L12	S31°30'05"W	67.17'
L13	S41°14'03"W	118.86'
L14	N47°50'26"W	127.82'
L15	S45°36'51"W	146.27'
L16	N43°36'51"W	160.98'
L17	N07°28'09"W	53.01'
L18	N66°35'56"W	22.55'
L19	N05°17'16"E	138.59'
L20	S86°20'01"W	301.18'
L21	S63°37'58"W	39.50'
L22	S59°27'30"W	17.54'

LINE TABLE

LINE	BEARING	LENGTH
L23	S78°43'40"W	38.94'
L24	N72°29'33"W	128.85'
L25	N17°14'42"E	495.02'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	500.00'	35.55'	4°04'24"	35.54'	S43°44'19"E
C2	900.00'	99.96'	6°21'49"	99.91'	N44°40'59"W
C3	207.00'	128.16'	35°28'22"	126.12'	N25°12'21"W
C4	590.00'	767.06'	74°29'25"	714.17'	S48°11'50"W
C5	660.00'	148.55'	12°53'45"	148.23'	S17°23'57"W
C6	10.00'	18.58'	106°25'35"	16.02'	S76°36'50"W
C7	688.00'	12.99'	1°04'56"	12.99'	N50°42'51"W
C8	688.00'	255.82'	21°18'17"	254.35'	N61°54'27"W
C9	10.00'	14.07'	80°36'47"	12.94'	N32°15'13"W
C10	2967.00'	143.19'	2°45'54"	143.18'	N06°40'13"E
C11	101.00'	174.44'	98°57'16"	153.55'	N44°11'21"W
C12	510.00'	64.43'	7°14'19"	64.39'	S82°42'52"W
C13	770.00'	261.94'	19°29'28"	260.68'	S88°50'26"W
C14	51.50'	49.48'	55°03'47"	47.61'	N53°52'56"W



DRAWN BY: CLL DATE: 7/10/14
 REVIEWED BY: TCJ DATE: 7/10/14
 PROJECT NO.: 395-008
 SCALE: 1"=400'
 PAGE 6 OF 7



[T] 503-941-9484
 [F] 503-941-9485

EXHIBIT 1

TONQUIN
WOODS AT
VILLEBOIS
NO. 4

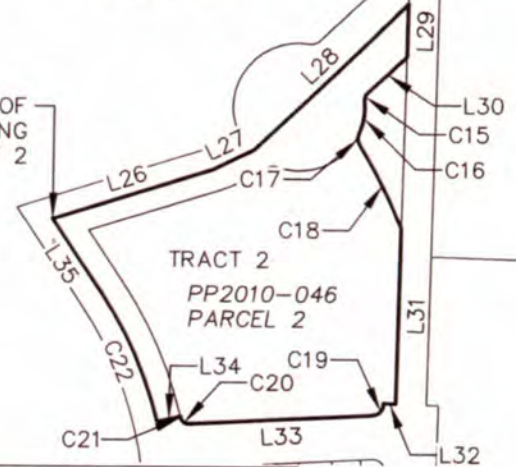
PP2007-128
PARCEL 3

SW 110TH AVE

LINE TABLE

LINE	BEARING	LENGTH
L26	N72°02'29"E	217.00'
L27	N63°29'14"E	61.38'
L28	N45°34'29"E	278.00'
L29	S01°35'01"W	68.95'
L30	S46°43'10"W	69.57'
L31	S01°35'01"W	235.23'
L32	N88°24'59"W	16.05'
L33	S86°43'28"W	237.49'
L34	S77°08'47"W	31.36'
L35	N32°57'13"W	117.17'

POINT OF
BEGINNING
TRACT 2



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C15	15.00'	13.72'	52°24'38"	13.25'	S20°30'51"W
C16	85.00'	44.28'	29°50'47"	43.78'	S09°13'56"W
C17	15.00'	14.38'	54°54'58"	13.83'	S03°18'09"E
C18	788.00'	125.05'	9°05'33"	124.92'	S26°12'52"E
C19	15.00'	23.89'	91°15'24"	21.44'	S41°05'46"W
C20	10.00'	14.06'	80°32'26"	12.93'	N53°00'19"W
C21	568.00'	2.42'	0°14'37"	2.42'	N12°51'25"W
C22	535.50'	187.86'	20°06'00"	186.90'	N22°54'13"W

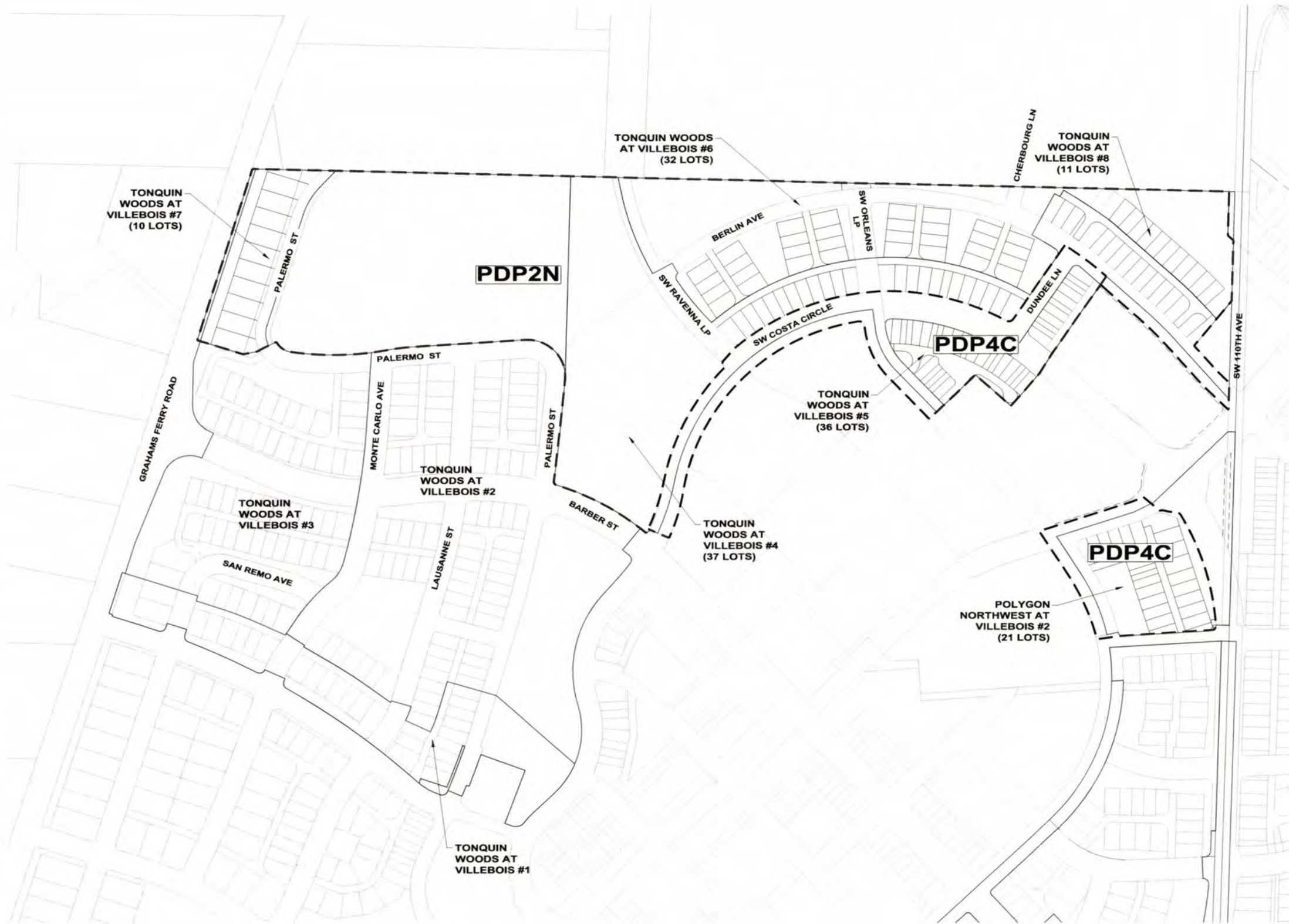


DRAWN BY: CLL DATE: 7/10/14
 REVIEWED BY: TCJ DATE: 7/10/14
 PROJECT NO.: 395-008
 SCALE: 1"=250'
 PAGE 7 OF 7



[T] 503-941-9484
 [F] 503-941-9485

N:\proj\395-027\09 Drawings\03 Planning\Exhibits\development agreement\TW 6&7 395027 [EX2]TW6&7.dwg - SHEET: Layout3-Layout1 Jul 10, 14 - 9:06 AM b16n



Villebois



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC.
GEODESIGN, INC.

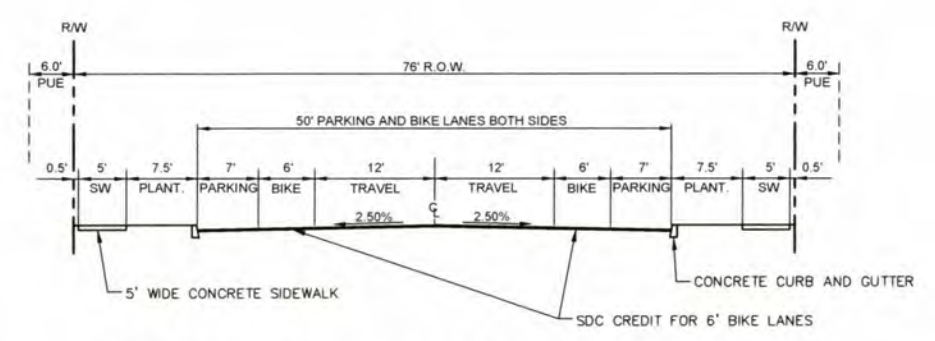
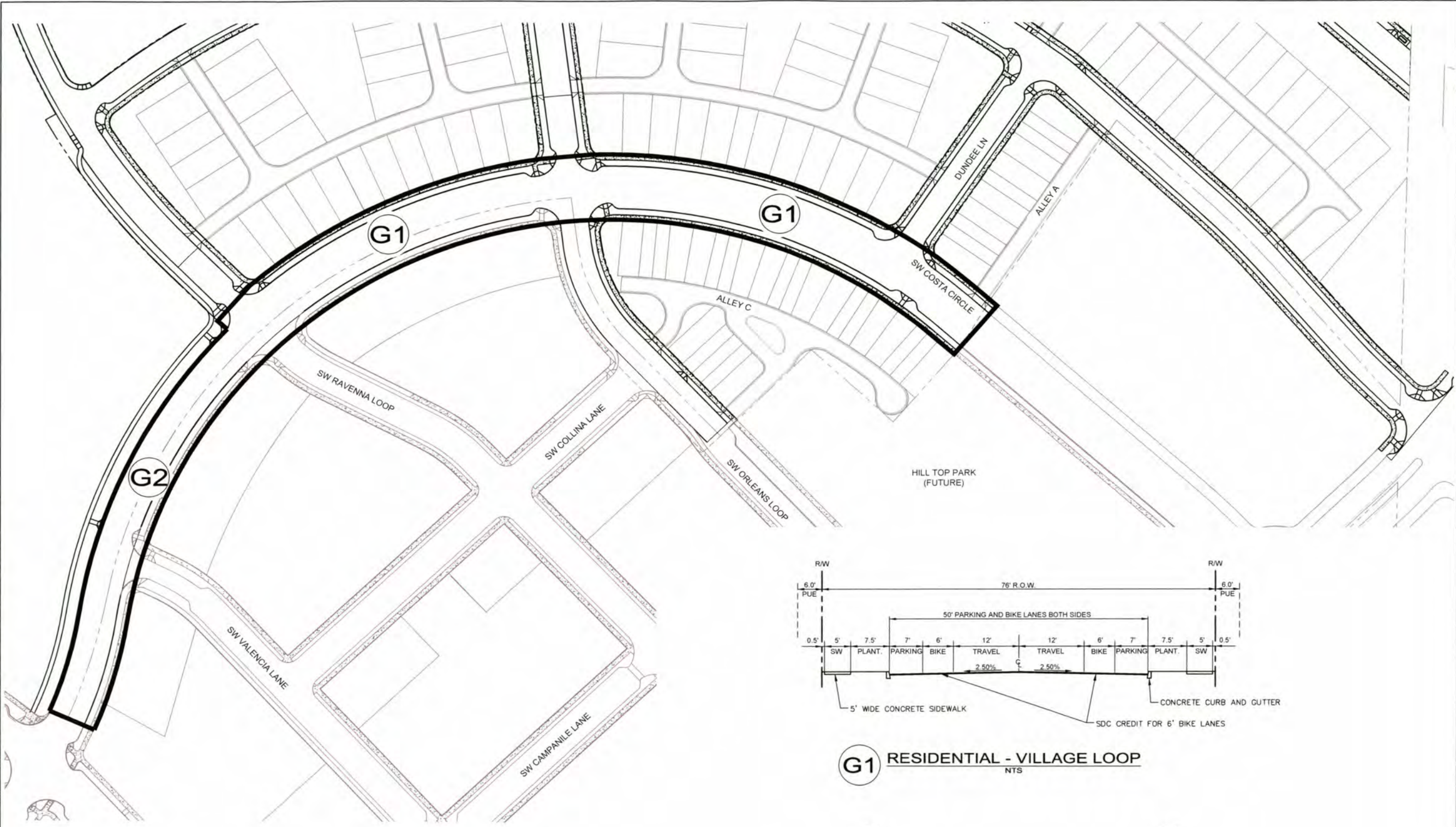
PDP 2N + PDP 4C
VILLEBOIS

Development
Agreement
Exhibit

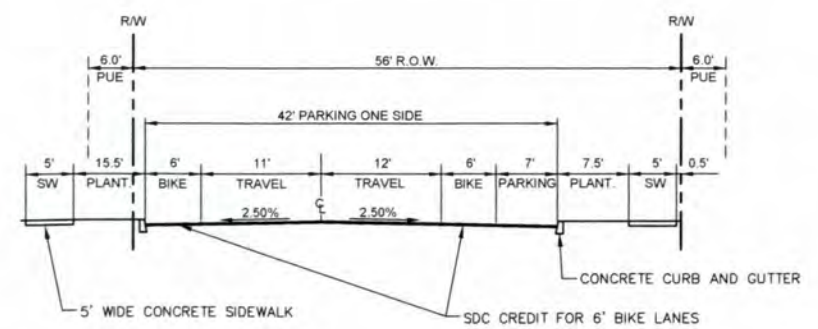
ZION
PHASING PLAN

EX 2

N:\proj\395-027\09 Drawings\03 Planning\Exhibits\development agreement\TW 6&7\395027 [EX3]COSTA CIRCLE - SHEET [EX3]COSTA CIRCLE Jun 30 14 10:20 AM .jlk



G1 RESIDENTIAL - VILLAGE LOOP
NTS



G2 RESIDENTIAL - VILLAGE LOOP
NTS



POLYGON NW COMPANY
Pacific Community Design
OTTEN LANDSCAPE ARCHITECTS, INC.
GEODESIGN, INC.

PDP 2N
VILLEBOIS

Development
Agreement
Exhibit

COSTA CIRCLE

EX 3

Exhibit 4

Construction Cost Estimate For Costa Circle West

JOB NAME: Tonquin Woods 6 & 7 at Villebois - PDP 2 North
JOB NUMBER: 395-008B

SCHEDULE A - Road Construction	\$1,169,910
Soft Cost (24%)	<u>\$280,778</u>
Total Project Costs (Includes City Portion)	<u><u>\$1,450,688</u></u>
Polygon SDC Portion	\$70,420
Soft Cost	<u>\$16,901</u>
Total Polygon SDC Credit	<u><u>\$87,320</u></u>

PREPARED BY: JJK
DATE: 25-Jun-14

SCHEDULE OF PRICES

SCHEDULE A - Road Construction

JOB NO: 395-0088

Construction Cost

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
			5% Total Cost for Mobilization, Traffic Control, Erosion Control, Clearing, & Demolition		
1	1	LS	Excavation	\$55,710.00	\$55,710.00
2	28000	CY	Class "C" AC 4" Compacted Thickness (37,144 SF)	\$5.00	\$140,000.00
3	7171	SY	3/4"-0 Aggregate Base on 1 1/2"-0 Aggregate Base, 10" Total Compacted Thickness (37,872 SF) ¹	\$24.00	\$172,104.00
4	7856	SY	Curb and Gutter	\$13.20	\$103,699.20
5	3002	LF	Sidewalk	\$10.00	\$30,020.00
6	3830	SF	Sidewalk Ramp with Truncated Domes	\$3.60	\$13,788.00
7	15	EA	Monument Box	\$850.00	\$12,750.00
8	5	EA	6" PVC (ASTM D3034) Pipe w/Granular Backfill - Storm Lateral	\$260.00	\$1,300.00
9	1215	LF	10" PVC (ASTM D3034) Pipe w/Granular Backfill - Storm Line	\$24.00	\$29,160.00
10	303	LF	12" (ASTM D 3034) Pipe w/Granular Backfill - Storm Line	\$30.00	\$9,090.00
11	1619	LF	Connect to Existing Storm Structure	\$31.30	\$50,674.70
12	1	EA	Standard Storm Manhole	\$900.00	\$900.00
13	15	EA	Catch Basin CG-30 - Public	\$1,774.00	\$26,610.00
14	4	EA	Bioretention Cell	\$1,238.00	\$4,952.00
15	5	EA	4" PVC (ASTM D3034) Pipe w/Granular Backfill - Sanitary Lateral	\$1,200.00	\$6,000.00
16	1819	LF	8" PVC (ASTM D3034) Pipe w/Granular Backfill - Sanitary Line	\$23.00	\$41,837.00
17	1795	LF	Standard Sanitary Manhole	\$39.00	\$70,005.00
18	12	EA	Connect To Existing Sanitary Structure	\$1,800.00	\$21,600.00
19	1	EA	8" Ductile Iron Water Main w/Granular Backfill	\$900.00	\$900.00
20	1733	LF	Connect to Existing Water Line	\$50.00	\$86,650.00
21	1	EA	Fire Hydrant Assembly (w/8"X6" flanged Tee & 6" Gate Valve)	\$900.00	\$900.00
22	3	EA	1" Single Water Service with 3/4" Meter	\$4,000.00	\$12,000.00
23	39	EA	Striping	\$700.00	\$27,300.00
24	1430	LF	Signs	\$7.00	\$10,010.00
25	8	EA	Street Tree	\$1,600.00	\$12,800.00
26	36	EA	Street Light (Pole, Luminaire, Foundation (With Mast Arm))	\$250.00	
27	23	EA	Street Lighting Conduit & Trenching	\$4,500.00	\$103,500.00
28	1430	LF	Dry Utilities & Trenching	\$20.00	\$28,600.00
29	1430	LF	Landscaping (0.15 Acre X \$75,000 per Acre)	\$60.00	\$85,800.00
30	1	LS		\$11,250.00	\$11,250.00
				TOTAL	\$1,169,909.90

Polygon SDC Credit

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
1	1893	SY	Bike Lane Class "C" AC 4" Compacted Thickness (6' Wide X 1,420' Long X 2 Lanes)	\$24.00	\$45,432.00
2	1893	CY	Bike Lane 3/4"-0 Aggregate Base on 1 1/2"-0 Aggregate Base, 10" Total Compacted Thickness (6' Wide X 1,420' Long X 2 Lanes) ¹	\$13.20	\$24,987.60
				TOTAL	\$70,419.60

NOTES:

- 1 10" Base Rock (1-1/2"-0) plus 2" Depth Aggregate Leveling Course (3/4"-0) = \$10.50 + \$2.30 = \$12.80.

N:\proj\395\02\09 Drawings\03 Planning\Exhibits\development agreement\TW 487\95027 (EX5)GRAHAM'S.dwg - SHEET Layout1 Jun 26 14 22:27 PM brian

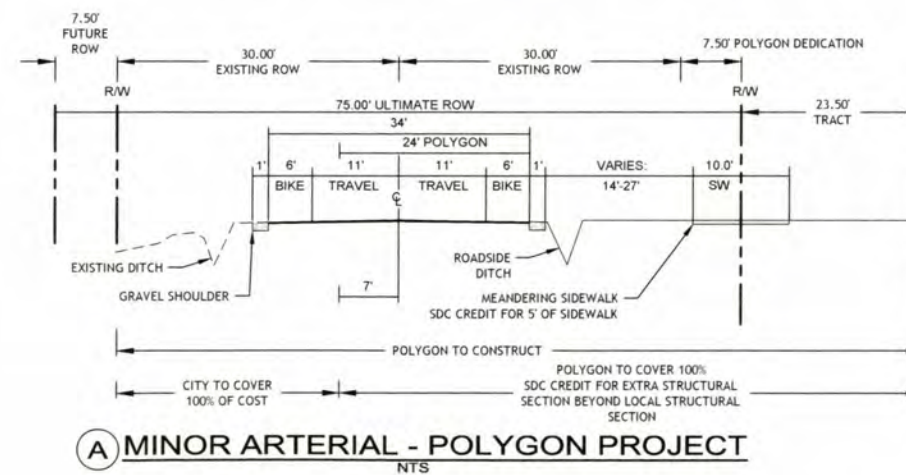
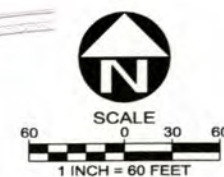
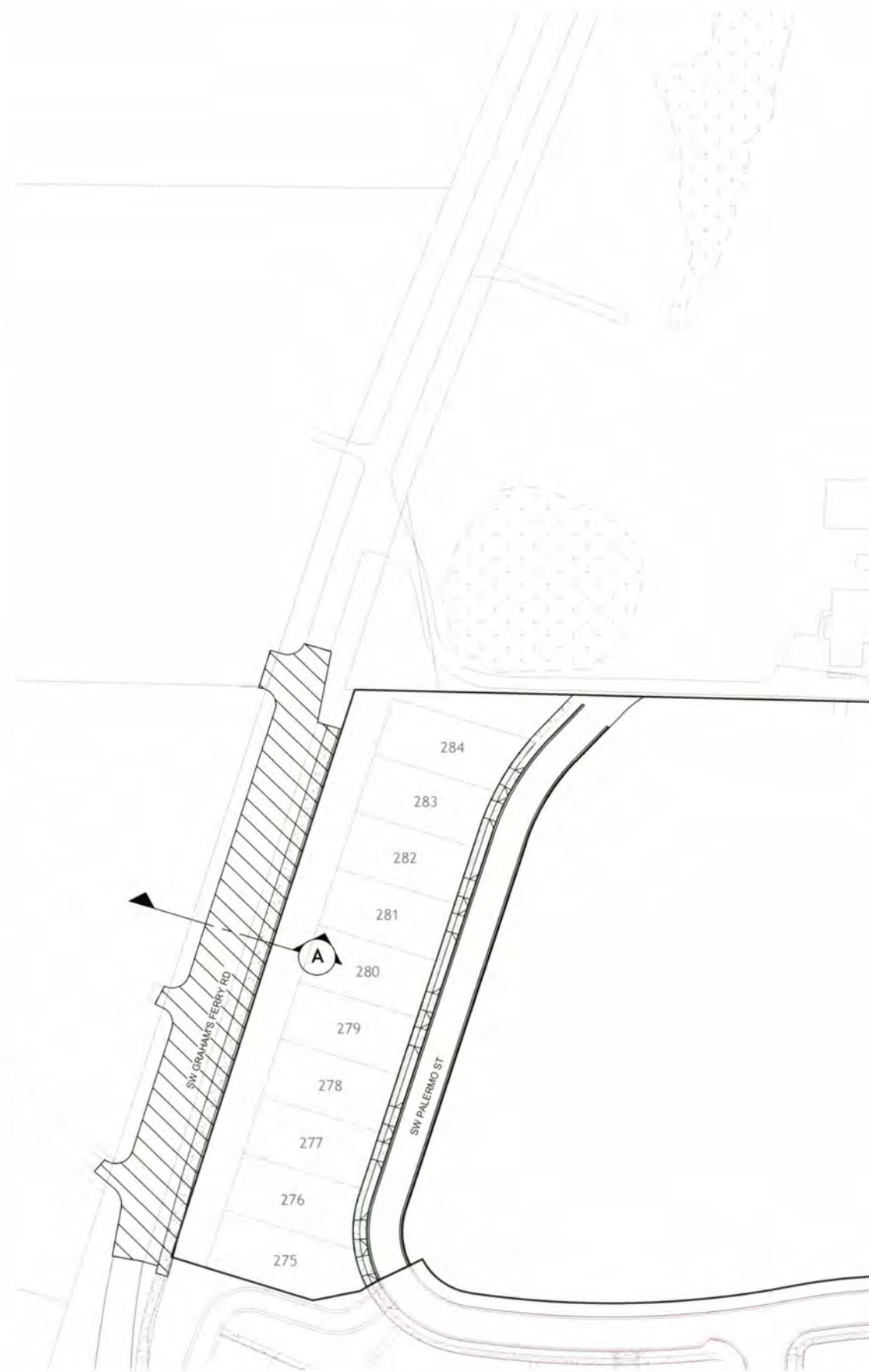


Exhibit 6

Construction Cost Estimate For Graham's Ferry Rd

JOB NAME: Tonquin Woods 6 & 7 at Villebois - PDP 2 North
JOB NUMBER: 395-008B

SCHEDULE A - Road Construction	\$256,648
Soft Cost (24%)	\$61,595

Total Project Costs	\$318,243
----------------------------	------------------

City Portion	\$67,719
Soft Cost (24%)	\$16,252

Total City Reimbursement	\$83,971
---------------------------------	-----------------

Polygon SDC Portion	\$21,480
Soft Cost (24%)	\$5,155

Total Polygon SDC Credit	\$26,635
---------------------------------	-----------------

PREPARED BY: JJK
DATE: 26-Jun-14

SCHEDULE OF PRICES

SCHEDULE A - Road Construction
JOB NO: 395-008B

Construction Cost

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
			5% Total Cost for Mobilization, Traffic Control, Erosion Control,		
1	1	LS	Clearing, & Demolition	\$12,221.00	\$12,221.00
2	1320	SY	Mill Existing Asphalt Surfacing In Place, Stockpile On Site (22' Wide X 540' Long)	\$5.00	\$6,600.00
3	500	CY	Excavation (Estimate Based On Last Portion of Grahams Ferry Road Construction)	\$5.00	\$2,500.00
4	2241	SY	Class "C" AC 5" Compacted Thickness (20,170 SF)	\$22.00	\$49,302.00
5	2241	SY	3/4"-0 Aggregate Base on 1 1/2"-0 Aggregate Base, 12" Total Compacted Thickness (20,170 SF) ¹	\$12.80	\$28,684.80
6	1080	LF	12" wide X 14" thick Gravel Shoulder (540' Long X 2 Sides)	\$1.50	\$1,620.00
7	5400	SF	Sidewalk (10' Wide X 540' Long)	\$3.60	\$19,440.00
8	1080	LF	Striping (540' Long X 2 Sides)	\$7.00	\$7,560.00
9	4	EA	Signs	\$130.00	\$520.00
10	10	EA	Street Light (Pole, Luminaire, Foundation (With Mast Arm))	\$4,500.00	\$45,000.00
11	540	LF	Street Lighting Conduit & Trenching (1 Side)	\$20.00	\$10,800.00
12	540	LF	Dry Utilities & Trenching (1 Side)	\$60.00	\$32,400.00
13	1	LS	Landscaping (0.25 Acre X \$75,000 per Acre)	\$40,000.00	\$40,000.00
TOTAL					\$256,647.80

City Reimbursement

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
			5% Total Cost for Mobilization, Traffic Control, Erosion Control,		
1	1	LS	Clearing, & Demolition	\$3,225.00	\$3,225.00
2	757	SY	Class "C" AC 5" Compacted Thickness (6,811 SF)	\$22.00	\$16,654.00
3	757	SY	3/4"-0 Aggregate Base on 1 1/2"-0 Aggregate Base, 12" Total Compacted Thickness (6,811) ¹	\$12.80	\$9,689.60
4	540	LF	12" wide X 14" thick Gravel Shoulder (1 Side)	\$1.50	\$810.00
6	540	LF	Striping(1 Side)	\$7.00	\$3,780.00
7	2	EA	Signs	\$130.00	\$260.00
8	5	EA	Street Light (Pole, Luminaire, Foundation (With Mast Arm))	\$4,500.00	\$22,500.00
9	540	LF	Street Lighting Conduit & Trenching (1 Side)	\$20.00	\$10,800.00
TOTAL					\$67,718.60

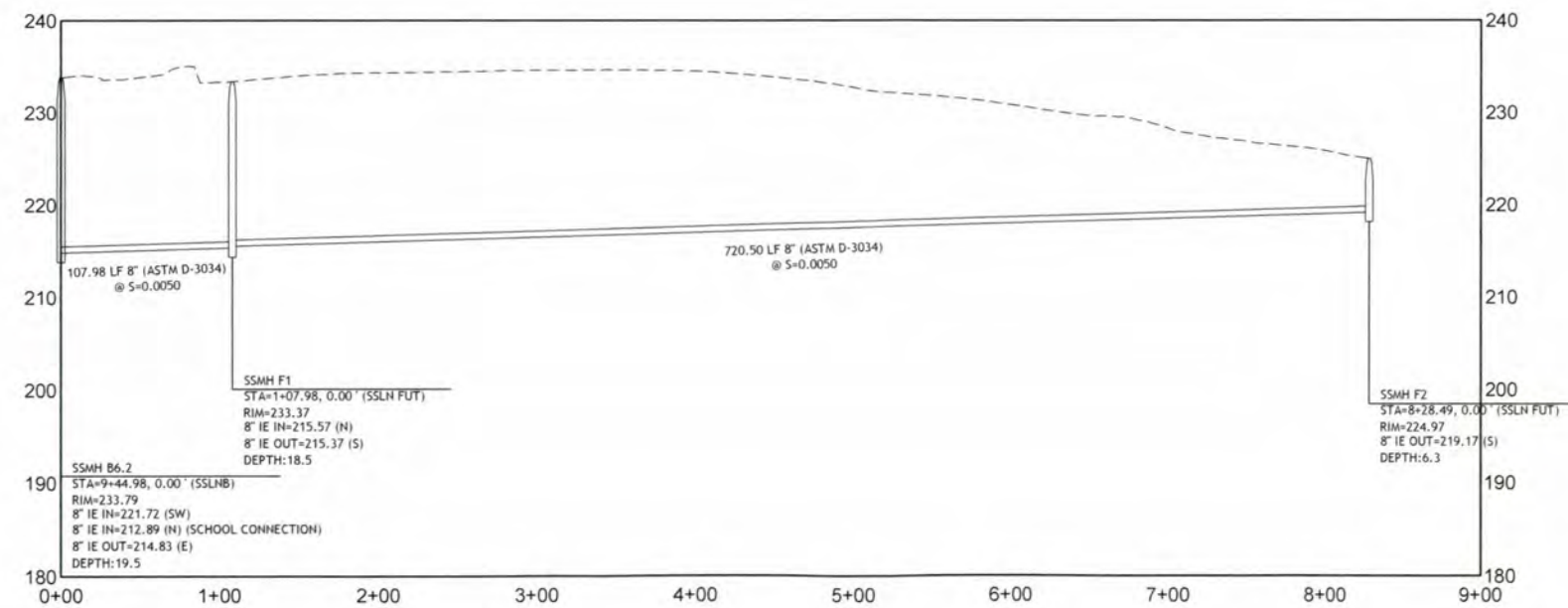
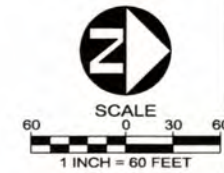
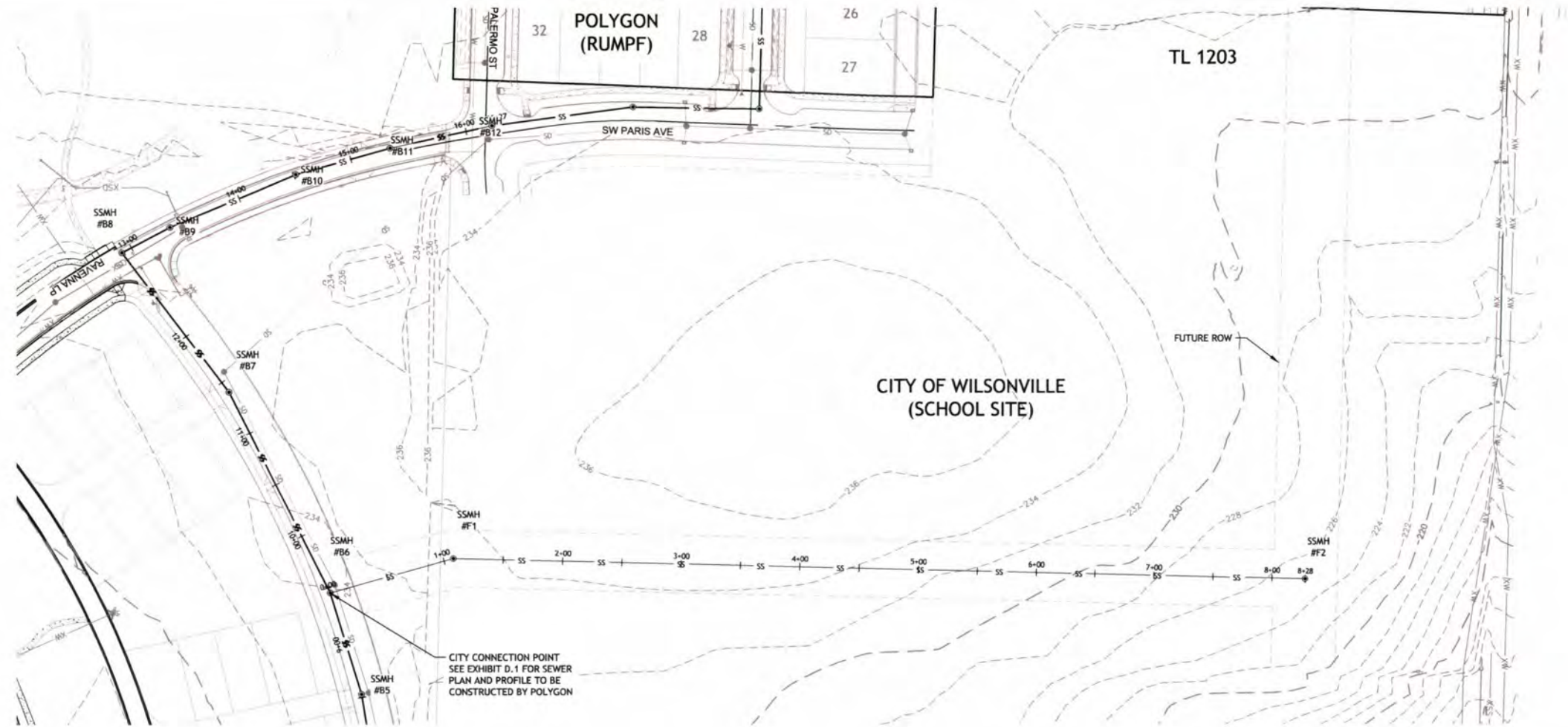
Polygon SDC Credit

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
1	1470	SY	Extra AC - Class "C" AC 1" Compacted Thickness (24.5' Wide X 540' Long) (100%) ²	\$5.00	\$7,350.00
2	1470	SY	Extra Agg Base - 3/4"-0 Aggregate Base on 1 1/2"-0 Aggregate Base, 2" Total Compacted Thickness (24.5' Wide X 540' Long) ³ (100%)	\$3.00	\$4,410.00
3	2700	SF	Sidewalk (5' Wide X 540' Long)	\$3.60	\$9,720.00
TOTAL					\$21,480.00

NOTES:

- 1 10" Base Rock (1-1/2"-0) plus 2" Depth Aggregate Leveling Course (3/4"-0) = \$10.50 + \$2.30 = \$12.80.
- 2 Grahams Ferry section calls for 5" AC, typical residential street section calls for 4" AC, 1" Extra AC
- 3 Grahams Ferry section calls for 12" agg base, typical residential street section calls for 10" agg base, 2" Extra agg base

N:\proj\395-02\09 Drawings\03 Planning\Exhibits\development agreement\1W 6&7\395027 [EXT]SANITARY.dwg - SHEET: Layout1 Jun. 26, 14 - 2:52 PM bdon



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC.
GEODESIGN, INC.

PDP 2N
VILLEBOIS

Development
Agreement
Exhibit

SANITARY SEWER
CONNECTION
PLAN & PROFILE

DATE 3/5/14

EX 7

Exhibit 8

Construction Cost Estimate For Sanitary Sewer Extra Depth Reimbursement

JOB NAME: Tonquin Woods 6 & 7 at Villebois - PDP 2 North
JOB NUMBER: 395-008B

SCHEDULE A - Shallow Sanitary Construction Cost	\$69,133
SCHEDULE B - Deep Sanitary Construction Cost	<u>\$81,372</u>
City Extra Depth Construction Cost	
(Deep Cost minus Shallow Cost)	\$12,239
Soft Cost (24%)	<u>\$2,937</u>
City Reimbursement for Extra Depth Sewer	<u><u>\$15,176</u></u>

PREPARED BY: JJK
DATE: 15-Apr-14

SCHEDULE OF PRICES

SCHEDULE A - Shallow Sanitary Construction Cost JOB NO: 395-008B

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
			5% Total Cost for Mobilization, Traffic Control, Erosion Control,		
1	1	LS	Clearing & Demolition	\$3,292.00	\$3,292.00
2	1413	LF	8" PVC (ASTM D-3034) w/ Granular Backfill (Ave 10' Depth)	\$28.00	\$39,564.00
3	12	EA	48" Dia. Standard Manhole	\$1,774.00	\$21,288.00
4	1	EA	Connect To Ex. Sanitary Line	\$750.00	\$750.00
5	1413	LF	TV & Deflection Testing	\$3.00	\$4,239.00
				TOTAL	\$69,133.00

SCHEDULE OF PRICES

SCHEDULE A - Deep Sanitary Construction Cost JOB NO: 395-008B

ITEM	QUANTITY	UNIT	DESCRIPTION	PRICE	DOLLARS
			5% Total Cost for Mobilization, Traffic Control Erosion Control,		
1	1	LS	Clearing & Demolition	\$3,875.00	\$3,875.00
2	910	LF	8" PVC (ASTM D-3034) w/ Granular Backfill (Ave 10' Depth)	\$28.00	\$25,480.00
3	503	LF	8" PVC (ASTM D3034) w/ Granular Backfill (Ave 18' Depth)	\$40.00	\$20,120.00
4	1	EA	Inside Drop Structure	\$700.00	\$700.00
5	8	EA	48" Dia. Standard Manhole	\$1,776.00	\$14,208.00
6	4	EA	48" Dia. Deep Manhole	\$3,000.00	\$12,000.00
7	1	EA	Connect To Ex. Sanitary Line	\$750.00	\$750.00
8	1413	LF	TV & Deflection Testing	\$3.00	\$4,239.00
				TOTAL	\$81,372.00

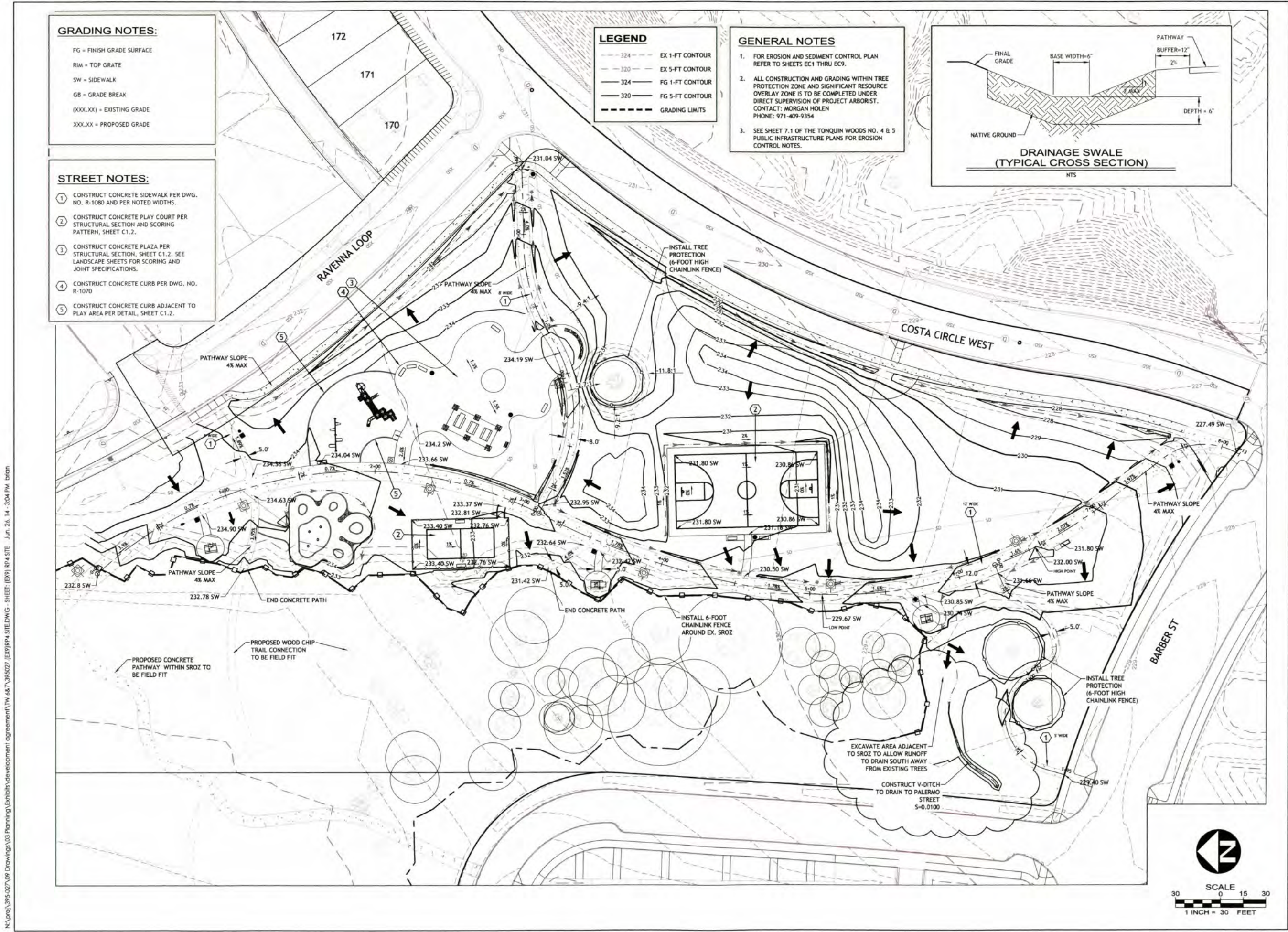
PDP 2N
VILLEBOIS

Development
Agreement
Exhibit

RP4 SITE PLAN

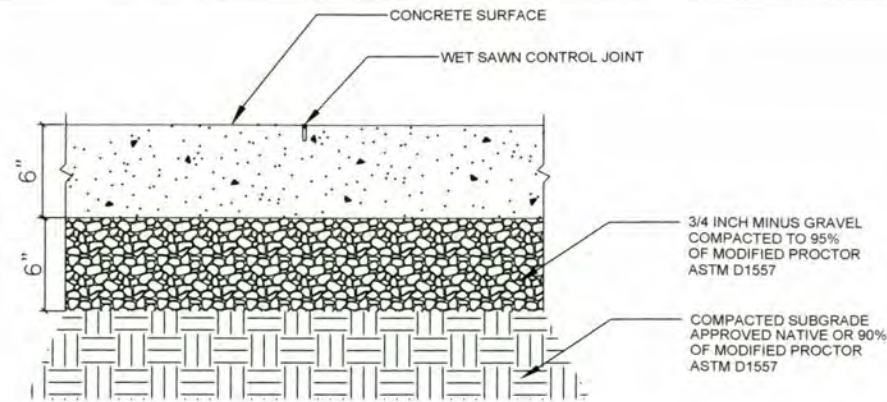
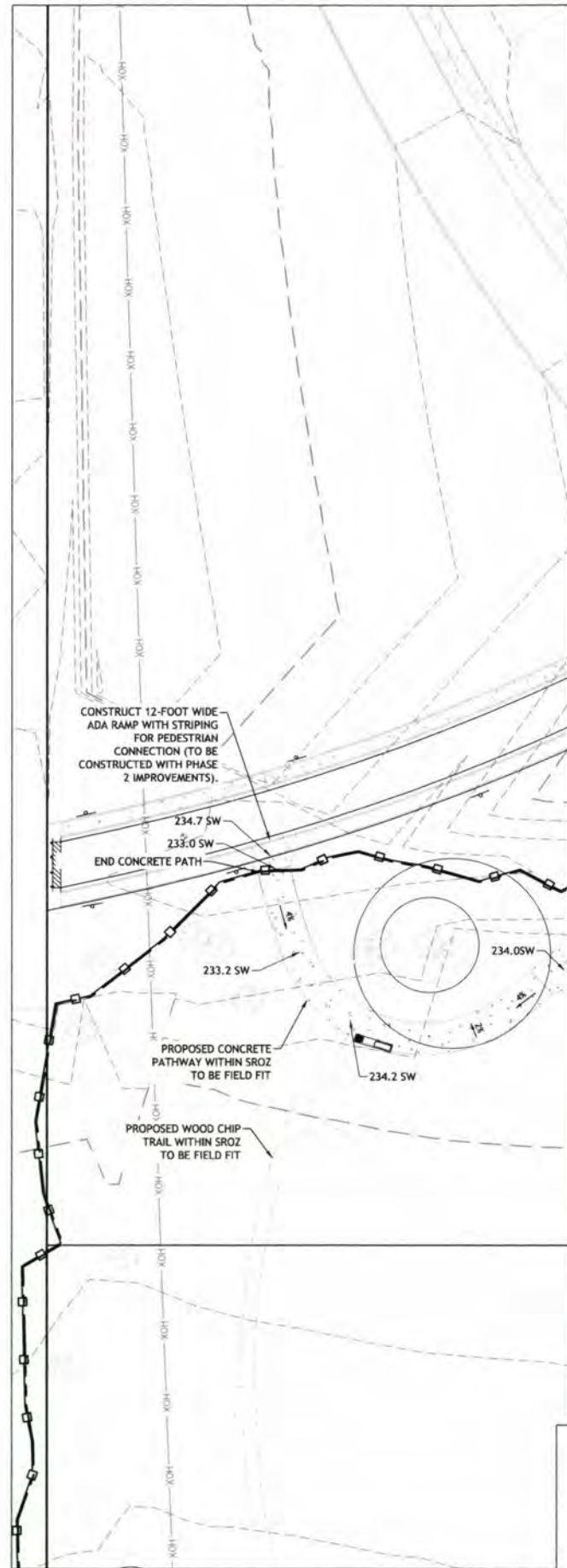
DATE 5/13/14

EX 9

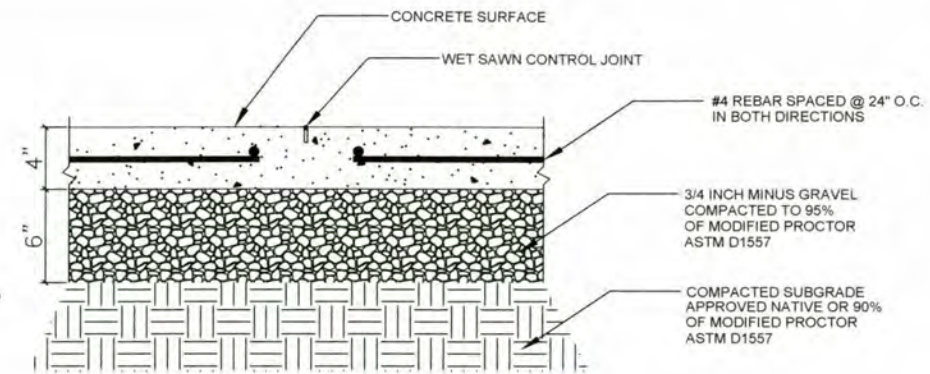


N:\proj\395-027\09 Drawings\03 Planning\Exhibits\development agreement\1\W 687\395027 (EX9) RP4 SITE.DWG - SHEET: (EX9) RP4 SITE Jun. 26. 14 - 3:04 PM brian

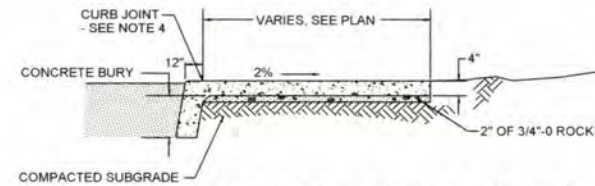
N:\proj\395-027\09 Drawings\03 Planning\Exhibit\development agreement\1W 4&7\395027 [EX9] RP4 SITE.DWG - SHEET: [EX9] DETAIL Jun 26, 14 - 3:59 PM brian



PLAZA CONCRETE SECTION



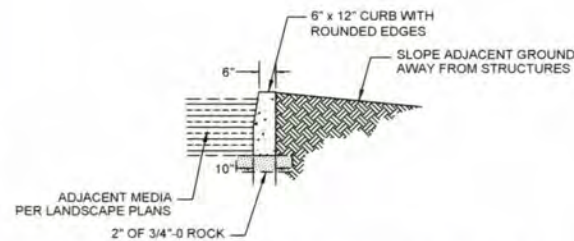
SPORT COURT CONCRETE SECTION



SIDEWALK ADJACENT TO FACILITY

NOTES:

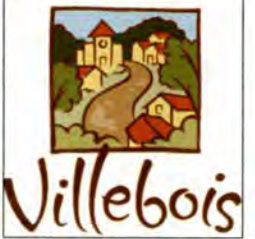
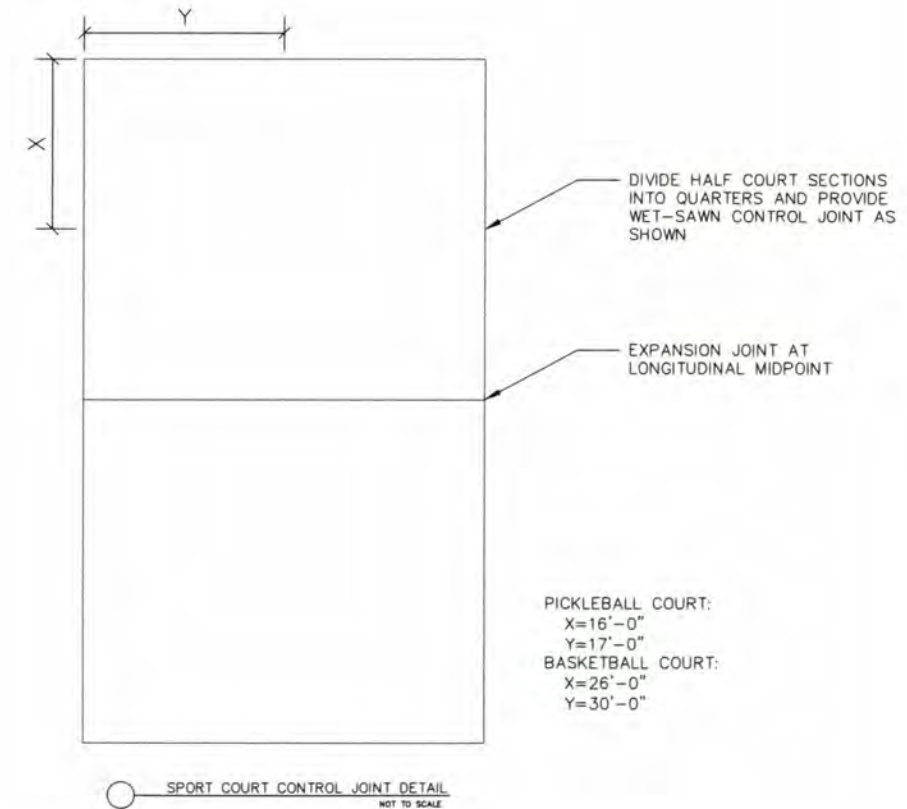
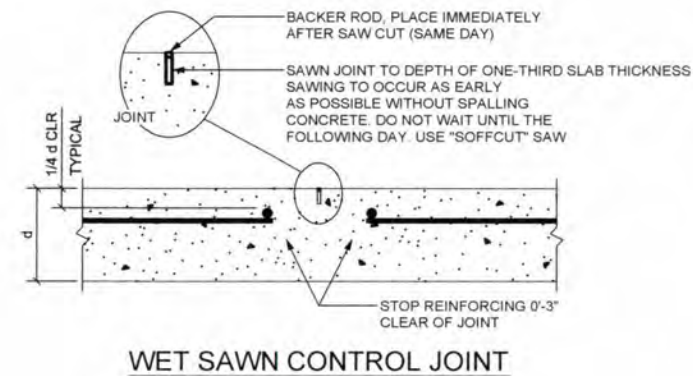
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. SLUMP RANGE OF 1 1/2 TO 3-INCHES.
2. SIDEWALK PANELS SHALL BE SQUARE WITH THEIR LENGTH EQUAL TO THE SIDEWALK'S WIDTH.
3. EXPANSION JOINTS TO BE PLACED AT SIDEWALK RAMPS AND/OR AT POINTS OF TANGENCY AND AT SPACING NOT TO EXCEED 45 FEET.
4. THE JOINT BETWEEN THE WALK AND THE CONCRETE BURY SHALL BE TROWELED WITH A MINIMUM 1/2-INCH RADIUS.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4-INCHES
6. FINISH WITH BROOM AND EDGE ALL JOINTS.



CURB ADJACENT TO FACILITY

CURB NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. SLUMP RANGE OF 1 1/2 TO 3-INCHES.
2. KNIFE JOINTS TO BE PLACED AT ALL CHANGES OF DIRECTION, POINTS OF CURVATURE, AND AT SPACING NOT TO EXCEED 20 FEET.
3. CRUSHED BASE ROCK TO BE COMPACTED TO 95% OF MODIFIED PROCTOR ASTM 1557
4. SUBGRADE TO BE COMPACTED TO 90% OF MODIFIED PROCTOR ASTM 1557 OR NATIVE GROUND



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC.
GEODESIGN, INC.

PDP 2N
VILLEBOIS

Development
Agreement
Exhibit

RP4 SITE PLAN

DATE 5/15/14

EX 9

Exhibit 10

Adendum No. 1 - Regional Park 4¹		
West Hills portion	119,333.50	30.38%
Costa Pacific portion	119,333.50	30.38%
City Portion (SDC credits used)	154,100.00	39.23%
Original Cost	392,767.00	

¹ extracted from Exhibit 1, Resolution No. 2005

Adendum No. 5 - Regional Park 4²		
Polygon portion	223,267.19	30.38%
Costa Pacific portion, to be paid by City or the URA with offsetting deduction in Village Center URA contributions)	223,267.19	30.38%
City Portion (SDC credits used)	288,313.62	39.23%
Actual Cost	734,848.00	

² based on updated RP 4 cost herein, and same methodology from Section 1.1 - RP-3 Construction, Resolution No. 2330

Exhibit 10

Construction Cost Estimate For Regional Park 4

JOB NAME: Tonquin Woods 6 & 7 at Villebois - PDP 2 North
JOB NUMBER: 395-008B

NEI Original Contract	\$133,225
NEI Change Order #1	\$228,710
Tuefel Landscape	\$152,105
HD Fowler	\$754
Equipment List	<u>\$130,000</u>

Total Construction Cost	<u>\$644,794</u>
--------------------------------	-------------------------

Pacific Community Design	\$28,854
Ottent Landscaping	\$10,200
Plan Check & Permits	\$10,000
Polygon Construction Management	<u>\$41,000</u>

Total Soft Cost	<u>\$90,054</u>
------------------------	------------------------

Total Project Costs	<u>\$734,848</u>
----------------------------	-------------------------

PREPARED BY: JJK
DATE: 25-Jun-14



POLYGON NW COMPANY



OTTEN LANDSCAPE ARCHITECTS, INC.
GEODESIGN, INC.

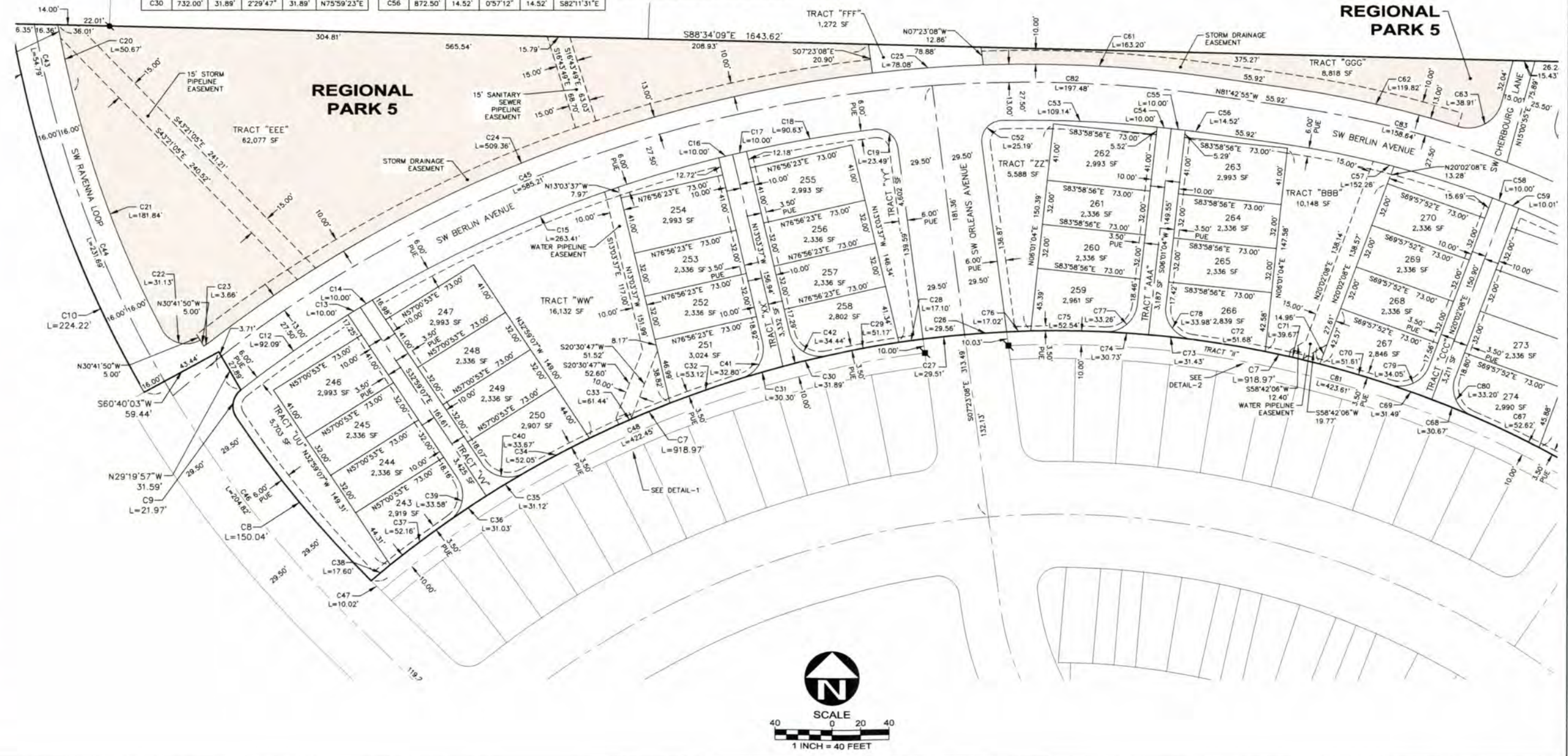
PDP 2N
VILLEBOIS

Development
Agreement
Exhibit

RP5 DEDICATION

EX 11

CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C7	732.00'	918.97'	71°55'50"	859.80'	S84°58'10"W	C31	732.00'	30.30'	2°22'19"	30.30'	N73°33'21"E	C57	672.50'	152.26'	12°58'20"	151.93'	S75°13'45"E
C8	732.00'	918.97'	71°55'50"	859.80'	N84°58'10"E	C32	732.00'	53.12'	4°09'29"	53.11'	S70°17'27"W	C58	672.50'	10.00'	0°51'08"	10.00'	N68°19'01"W
C9	15.00'	21.97'	83°55'12"	20.06'	N09°00'28"E	C33	732.00'	61.44'	4°48'32"	61.42'	S65°48'27"W	C59	672.50'	10.01'	0°51'10"	10.01'	N67°27'51"W
C10	795.00'	224.22'	16°09'34"	223.48'	N21°15'10"W	C34	732.00'	52.05'	4°04'27"	52.04'	S61°21'57"W	C61	913.00'	163.20'	10°14'30"	162.98'	N86°50'10"W
C11	872.50'	92.09'	6°02'50"	92.05'	N53°59'28"E	C35	732.00'	31.12'	2°26'09"	31.12'	N58°06'40"E	C62	713.00'	119.82'	9°37'43"	119.68'	N76°54'04"W
C12	872.50'	10.00'	0°39'24"	10.00'	N57°20'35"E	C36	732.00'	31.03'	2°25'44"	31.03'	N55°40'43"E	C63	24.00'	38.91'	92°53'52"	34.79'	S61°27'52"W
C13	872.50'	10.00'	0°39'24"	10.00'	N57°20'35"E	C37	732.00'	52.16'	4°04'57"	52.15'	S52°25'22"W	C67	732.00'	52.62'	4°07'07"	52.61'	N64°22'11"W
C14	872.50'	10.00'	0°39'24"	10.00'	N57°59'59"E	C38	732.00'	17.60'	1°22'39"	17.60'	S49°41'34"W	C68	732.00'	30.67'	2°24'02"	30.67'	S67°37'46"E
C15	872.50'	263.41'	17°17'53"	262.42'	N66°58'38"E	C39	22.00'	33.58'	87°26'58"	30.41'	N10°44'22"E	C69	732.00'	31.49'	2°27'54"	31.49'	S70°03'44"E
C16	872.50'	10.00'	0°39'24"	10.00'	N75°57'17"E	C40	22.00'	33.67'	87°41'09"	30.48'	S76°49'41"E	C70	732.00'	51.61'	4°02'23"	51.60'	S73°18'52"E
C17	872.50'	10.00'	0°39'24"	10.00'	N76°36'41"E	C41	22.00'	32.80'	85°25'48"	29.85'	N29°39'17"E	C71	732.00'	39.67'	3°06'19"	39.67'	N76°53'13"W
C18	872.50'	90.63'	5°57'06"	90.59'	N79°54'56"E	C42	22.00'	34.44'	89°42'07"	31.03'	S57°54'40"E	C72	732.00'	51.68'	4°02'43"	51.67'	N80°27'45"W
C19	15.00'	23.49'	89°43'23"	21.16'	S52°14'50"E	C43	1152.00'	54.79'	2°43'31"	54.79'	S11°48'38"E	C73	732.00'	31.43'	2°27'36"	31.43'	S83°42'54"E
C20	1136.00'	50.67'	2°33'19"	50.66'	N11°53'43"W	C44	779.00'	231.69'	17°02'26"	230.83'	S21°41'36"E	C74	732.00'	30.73'	2°24'20"	30.73'	S86°08'52"E
C21	763.00'	181.84'	13°39'16"	181.41'	N20°00'01"W	C45	900.00'	585.21'	37°15'21"	574.96'	S67°05'06"W	C75	732.00'	52.54'	4°06'45"	52.53'	N89°24'24"W
C22	19.00'	31.13'	93°52'11"	27.76'	N73°45'45"W	C46	779.00'	204.82'	15°03'51"	204.23'	S37°44'45"E	C76	732.00'	17.02'	1°19'57"	17.02'	S87°52'15"W
C23	24.00'	3.66'	8°44'15"	3.66'	S54°57'18"W	C47	749.50'	10.02'	0°45'58"	10.02'	S44°48'20"E	C77	22.00'	33.26'	86°37'54"	30.18'	N49°20'01"E
C24	913.00'	509.36'	31°57'55"	502.78'	S67°09'38"W	C48	722.00'	422.45'	33°31'27"	416.45'	S65°49'09"W	C78	22.00'	33.98'	88°30'10"	30.70'	S38°14'01"E
C25	913.00'	78.08'	4°54'00"	78.06'	S85°35'35"W	C49	1136.00'	9.42'	0°28'31"	9.42'	S10°51'19"E	C79	22.00'	34.05'	88°40'11"	30.75'	S64°22'13"W
C26	732.00'	29.56'	2°18'48"	29.55'	N86°02'52"E	C52	15.00'	25.19'	96°14'10"	22.34'	N40°43'57"E	C80	22.00'	33.20'	86°27'52"	30.14'	N23°11'48"W
C27	732.00'	29.51'	2°18'35"	29.51'	N83°44'11"E	C53	872.50'	109.14'	7°10'03"	109.07'	S87°33'57"E	C81	722.00'	423.61'	33°36'59"	417.56'	N75°55'25"W
C28	732.00'	17.10'	1°20'19"	17.10'	S81°54'44"W	C54	872.50'	10.00'	0°39'25"	10.00'	N83°39'13"W	C82	900.00'	197.48'	12°34'19"	197.08'	N88°00'04"W
C29	732.00'	51.17'	4°00'18"	51.16'	S79°14'25"W	C55	872.50'	10.00'	0°39'24"	10.00'	N82°59'49"W	C83	700.00'	158.64'	12°59'06"	158.30'	N75°13'22"W
C30	732.00'	31.89'	2°29'47"	31.89'	N75°59'23"E	C56	872.50'	14.52'	0°57'12"	14.52'	S82°11'31"E						



N:\proj\395-02\09 Drawings\03 Planning\English\development agreement\1\W 687\395022\ (EX11) RP5.dwg - SHEET [EX11] RP5 Jun, 26, 14 - 4:09 PM brcn

ORDINANCE NO. 745

AN ORDINANCE TERMINATING THE 9805 SW BOECKMAN ROAD URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 726, AND THE 29899 SW BOONES FERRY ROAD URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 729, AND AMENDING THE URBAN RENEWAL LEGAL DESCRIPTIONS AND BOUNDARY MAPS FOR THE 26755 SW 95th AVENUE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 725, THE 27255 SW 95th AVENUE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 728, AND THE BUILDING 83 – 26440 SW PARKWAY AVENUE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 730.

WHEREAS, the first readings of Ordinances 725, 726, 728, 729 and 730 to establish six new single-property urban renewal districts (the sixth was by Ordinance 727 and was in Washington County) were approved at a regular meeting of the Wilsonville City Council held on October 21, 2013, at 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon; and

WHEREAS, the second readings of these ordinances were approved at a regular Wilsonville City Council meeting held on the November 4, 2013 at 7:00 p.m. at Wilsonville City Hall, after which Ordinances 725, 726, 727, 728, 729 and 730 were adopted by the Wilsonville City Council thereby creating six new single-property urban renewal districts ("TIF Zones") in the City of Wilsonville; and

WHEREAS, after recordation of Ordinances 725, 726, 728, 729 and 730 with Clackamas County, Urban Renewal Agency staff was notified in the spring of 2014 by the Clackamas County Tax Assessor's Office of requested revisions to the urban renewal plan legal descriptions and maps to comply with new formatting standards for new urban renewal districts; and

WHEREAS, since the creation of these six TIF Zones, the properties identified in the 9805 SW Boeckman Road Urban Renewal Plan and the 29899 SW Boones Ferry Road Urban Renewal Plan, have been purchased or leased in a manner that precludes the use of the TIF Zone property tax incentive program in each of these locations, thus rendering these specific TIF Zones unnecessary as an economic development incentive; and

WHEREAS, in response to a strengthening local economy and the original intent of the TIF Zone program, the City seeks to terminate by this Ordinance, the 9805 SW Boeckman Road Urban Renewal Plan adopted by Ordinance 726 and the 29899 SW Boones Ferry Road Urban Renewal Plan adopted by Ordinance 729; and

WHEREAS, to comply with Clackamas County's legal description and mapping requirements the City has obtained revised legal descriptions and boundary maps for the three remaining single-property urban renewal districts created by Ordinances 725, 728, and 730; and

WHEREAS, the City is now amending and replacing the urban renewal legal description and boundary map contained in the 26755 SW 95th Avenue Urban Renewal Plan adopted by Ordinance 725, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit A; and

WHEREAS, the City is now amending and replacing the urban renewal legal description and boundary map contained in the 27255 SW 95th Avenue Urban Renewal Plan adopted by Ordinance 728, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit B; and

WHEREAS, the City is now amending and replacing the urban renewal legal description and boundary map contained in the Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan adopted by Ordinance 730, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit C; and

WHEREAS, upon adoption of Ordinance 745, Urban Renewal Agency Staff will record it with Clackamas County in order to terminate the 9805 SW Boeckman Road Urban Renewal Plan adopted by Ordinance 726 and the 29899 SW Boones Ferry Road Urban Renewal Plan adopted by Ordinance 729, and amend the urban renewal boundary legal description and map for the 26755 SW 95th Avenue Urban Renewal Plan adopted by Ordinance 725, the 27255 SW 95th Avenue Urban Renewal Plan adopted by Ordinance 728, and the Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan adopted by Ordinance 730; and

WHEREAS, Urban Renewal Agency Staff will notify the Clackamas County Tax Assessor and other taxing districts consulted during the creation of these urban renewal plans of these terminations and amendments.

**NOW THEREFORE, THE COUNCIL OF THE CITY OF WILSONVILLE
ORDAINS AS FOLLOWS:**

Section 1. The Wilsonville City Council terminates the 9805 SW Boeckman Road Urban Renewal Plan adopted by Ordinance 726 and the 29899 SW Boones Ferry Road Urban Renewal Plan adopted by Ordinance 729.

Section 2. The Wilsonville City Council amends and replaces the urban renewal legal description and boundary map for the 26755 SW 95th Avenue Urban Renewal Plan adopted by Ordinance 725, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit A.

Section 3. The Wilsonville City Council amends and replaces the urban renewal legal description and boundary map for the 27255 SW 95th Avenue Urban Renewal Plan adopted by Ordinance 728, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit B.

Section 4. The Wilsonville City Council amends and replaces the urban renewal legal description and boundary map for the Building 83 – 26440 SW Parkway Avenue Urban Renewal Plan adopted by Ordinance 730, with the urban renewal legal description and boundary map attached hereto and incorporated herein by Exhibit C.

Section 5. Staff is directed to duly notify the Clackamas County Tax Assessor and other taxing districts consulted as recited above.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting held on August 4, 2014 at 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for second reading at a special meeting to be held on September 4, 2014 at 7:00 p.m. at Wilsonville City Hall.

Sandra C. King, MMC, City Recorder

ENACTED BY THE City Council on the ____ day of September, 2014 by the following votes:

YEAS: ____

NAYS: ____

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this _____ day of September, 2014.

TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	_____
Councilor Goddard	_____
Councilor Starr	_____
Councilor Fitzgerald	_____
Councilor Stephens	_____

Attachments:

- Exhibit A – Amended Legal Description and Map for Ordinance 725
- Exhibit B – Amended Legal Description and Map for Ordinance 728
- Exhibit C – Amended Legal Description and Map for Ordinance 730

TL 1903 URD
03/11/14 -15645
Cmd/jlm

EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT

That tract of land lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and more particularly described as follows:

All of Parcel 1, Partition Plat 2001-119, records of said county, Assessor's Plat 3 1W 11;

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **9.76**, acres, more or less.

The above described land, being Tax Lot 1903, taken from Assessor's Tax Map 3 1W 11, from July, 2013. Tax Lots information is for reference only.



Renews: 12/31/2014



TL 3101 URD
03/04/14 - 15365
Cmd/jlm

EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT

That tract of land described in Deed Document 2013-033861 lying in Section 11, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and more particularly described as follows:

BEGINNING at the center one quarter corner of said section 11, being on the south line of Lot 6, per the plat WILSONVILLE BUSINESS CENTER, recorded as 2880, in bk 94 pg 2 said county plat records and shown on surveys 22047 and 24729 said county records;

1. Thence Easterly along said south line 530 feet more or less, to the West right-of-way line of 95th Avenue;
2. Thence Southerly along said West right-of-way line 977 feet more or less, to the northerly end of a curve concave northwesterly being the northerly right-of-way line of Hillman Court;
3. Thence Southwesterly and westerly along said Northerly right-of-way line 1039 feet, more or less, to interior corner on the Easterly line of Lot 1 per the plat WILSONVILLE BUSINESS CENTER PHASE 2, recorded as 2986, in bk 97 pg 18;
4. Thence Northwesterly along said Easterly line of Lot 1, 516.58 feet, more or less to the Northeast corner of said Lot 1 and the southerly most southeast corner of that tract of land described in deed doc. 2005-071739;
5. Thence Northeast along the east line of said 2005-071739, 509.86 feet, more or less, to an angle point is said east line;
6. Thence continuing along said east line Northerly, 147.84 feet, more or less, to northeast corner of said 2005-071739 being on the east-west one quarter line of said section 11
7. Thence easterly along said East-West one-quarter section line 479.83 feet, more or less, to the **POINT OF BEGINNING**.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains **25.79** acres, more or less.

The above described land, being Tax Lot 3101, taken from Assessor's Tax Map 3 1W 11, from July, 2013. Tax Lots information is for reference only.



Renews: 12/31/2014

This map was prepared for
assessment purpose only.

SECTION 11 T.3S. R.1W. W.M.
CLACKAMAS COUNTY

3 IW 11
WILSONVILLE

CANCELLED

2600	1300
3401	1401
3403	3100
3404	3200
3405	3201
3406	3202
3407	3203
3408	3204
3409	3205
3410	3206
3411	3207
3412	3208
3413	3209
3414	3210
3415	3211
3416	3212
3417	3213
3418	3214
3419	3215
3420	3216
3421	3217
3422	3218
3423	3219
3424	3220
3425	3221
3426	3222
3427	3223
3428	3224
3429	3225
3430	3226
3431	3227
3432	3228
3433	3229
3434	3230
3435	3231
3436	3232
3437	3233
3438	3234
3439	3235
3440	3236
3441	3237
3442	3238
3443	3239
3444	3240
3445	3241
3446	3242
3447	3243
3448	3244
3449	3245
3450	3246
3451	3247
3452	3248
3453	3249
3454	3250
3455	3251
3456	3252
3457	3253
3458	3254
3459	3255
3460	3256
3461	3257
3462	3258
3463	3259
3464	3260
3465	3261
3466	3262
3467	3263
3468	3264
3469	3265
3470	3266
3471	3267
3472	3268
3473	3269
3474	3270
3475	3271
3476	3272
3477	3273
3478	3274
3479	3275
3480	3276
3481	3277
3482	3278
3483	3279
3484	3280
3485	3281
3486	3282
3487	3283
3488	3284
3489	3285
3490	3286
3491	3287
3492	3288
3493	3289
3494	3290
3495	3291
3496	3292
3497	3293
3498	3294
3499	3295
3500	3296
3501	3297
3502	3298
3503	3299
3504	3300
3505	3301
3506	3302
3507	3303
3508	3304
3509	3305
3510	3306
3511	3307
3512	3308
3513	3309
3514	3310
3515	3311
3516	3312
3517	3313
3518	3314
3519	3315
3520	3316
3521	3317
3522	3318
3523	3319
3524	3320
3525	3321
3526	3322
3527	3323
3528	3324
3529	3325
3530	3326
3531	3327
3532	3328
3533	3329
3534	3330
3535	3331
3536	3332
3537	3333
3538	3334
3539	3335
3540	3336
3541	3337
3542	3338
3543	3339
3544	3340
3545	3341
3546	3342
3547	3343
3548	3344
3549	3345
3550	3346
3551	3347
3552	3348
3553	3349
3554	3350
3555	3351
3556	3352
3557	3353
3558	3354
3559	3355
3560	3356
3561	3357
3562	3358
3563	3359
3564	3360
3565	3361
3566	3362
3567	3363
3568	3364
3569	3365
3570	3366
3571	3367
3572	3368
3573	3369
3574	3370
3575	3371
3576	3372
3577	3373
3578	3374
3579	3375
3580	3376
3581	3377
3582	3378
3583	3379
3584	3380
3585	3381
3586	3382
3587	3383
3588	3384
3589	3385
3590	3386
3591	3387
3592	3388
3593	3389
3594	3390
3595	3391
3596	3392
3597	3393
3598	3394
3599	3395
3600	3396
3601	3397
3602	3398
3603	3399
3604	3400
3605	3401
3606	3402
3607	3403
3608	3404
3609	3405
3610	3406
3611	3407
3612	3408
3613	3409
3614	3410
3615	3411
3616	3412
3617	3413
3618	3414
3619	3415
3620	3416
3621	3417
3622	3418
3623	3419
3624	3420
3625	3421
3626	3422
3627	3423
3628	3424
3629	3425
3630	3426
3631	3427
3632	3428
3633	3429
3634	3430
3635	3431
3636	3432
3637	3433
3638	3434
3639	3435
3640	3436
3641	3437
3642	3438
3643	3439
3644	3440
3645	3441
3646	3442
3647	3443
3648	3444
3649	3445
3650	3446
3651	3447
3652	3448
3653	3449
3654	3450
3655	3451
3656	3452
3657	3453
3658	3454
3659	3455
3660	3456
3661	3457
3662	3458
3663	3459
3664	3460
3665	3461
3666	3462
3667	3463
3668	3464
3669	3465
3670	3466
3671	3467
3672	3468
3673	3469
3674	3470
3675	3471
3676	3472
3677	3473
3678	3474
3679	3475
3680	3476
3681	3477
3682	3478
3683	3479
3684	3480
3685	3481
3686	3482
3687	3483
3688	3484
3689	3485
3690	3486
3691	3487
3692	3488
3693	3489
3694	3490
3695	3491
3696	3492
3697	3493
3698	3494
3699	3495
3700	3496
3701	3497
3702	3498
3703	3499
3704	3500
3705	3501
3706	3502
3707	3503
3708	3504
3709	3505
3710	3506
3711	3507
3712	3508
3713	3509
3714	3510
3715	3511
3716	3512
3717	3513
3718	3514
3719	3515
3720	3516
3721	3517
3722	3518
3723	3519
3724	3520
3725	3521
3726	3522
3727	3523
3728	3524
3729	3525
3730	3526
3731	3527
3732	3528
3733	3529
3734	3530
3735	3531
3736	3532
3737	3533
3738	3534
3739	3535
3740	3536
3741	3537
3742	3538
3743	3539
3744	3540
3745	3541
3746	3542
3747	3543
3748	3544
3749	3545
3750	3546
3751	3547
3752	3548
3753	3549
3754	3550
3755	3551
3756	3552
3757	3553
3758	3554
3759	3555
3760	3556
3761	3557
3762	3558
3763	3559
3764	3560
3765	3561
3766	3562
3767	3563
3768	3564
3769	3565
3770	3566
3771	3567
3772	3568
3773	3569
3774	3570
3775	3571
3776	3572
3777	3573
3778	3574
3779	3575
3780	3576
3781	3577
3782	3578
3783	3579
3784	3580
3785	3581
3786	3582
3787	3583
3788	3584
3789	3585
3790	3586
3791	3587
3792	3588
3793	3589
3794	3590
3795	3591
3796	3592
3797	3593
3798	3594
3799	3595
3800	3596
3801	3597
3802	3598
3803	3599
3804	3600
3805	3601
3806	3602
3807	3603
3808	3604
3809	3605
3810	3606
3811	3607
3812	3608
3813	3609
3814	3610
3815	3611
3816	3612
3817	3613
3818	3614
3819	3615
3820	3616
3821	3617
3822	3618
3823	3619
3824	3620
3825	3621
3826	3622
3827	3623
3828	3624
3829	3625
3830	3626
3831	3627
3832	3628
3833	3629
3834	3630
3835	3631
3836	3632
3837	3633
3838	3634
3839	3635
3840	3636
3841	3637
3842	3638
3843	3639
3844	3640
3845	3641
3846	3642
3847	3643
3848	3644
3849	3645
3850	3646
3851	3647
3852	3648
3853	3649
3854	3650
3855	3651
3856	3652
3857	3653
3858	3654
3859	3655
3860	3656
3861	3657
3862	3658
3863	3659
3864	3660
3865	3661
3866	3662
3867	3663
3868	3664
3869	3665
3870	3666
3871	3667
3872	3668
3873	3669
3874	3670
3875	3671
3876	3672
3877	3673
3878	3674
3879	3675
3880	3676
3881	3677
3882	3678
3883	3679
3884	3680
3885	3681
3886	3682
3887	3683
3888	3684
3889	3685
3890	3686
3891	3687
3892	3688
3893	3689
3894	3690
3895	3691
3896	3692
3897	3693
3898	3694
3899	3695
3900	3696
3901	3697
3902	3698
3903	3699
3904	3700
3905	3701
3906	3702
3907	3703
3908	3704
3909	3705
3910	3706
3911	3707
3912	3708
3913	3709
3914	3710
3915	3711
3916	3712
3917	3713
3918	3714
3919	3715
3920	3716
3921	3717
3922	3718
3923	3719
3924	3720
3925	3721
3926	3722
3927	3723
3928	3724
3929	3725
3930	3726
3931	3727
3932	3728
3933	3729
3934	3730
3935	3731
3936	3732
3937	3733
3938	3734
3939	3735
3940	3736
3941	3737
3942	3738
3943	3739
3944	3740
3945	3741
3946	3742
3947	3743
3948	3744
3949	3745
3950	3746
3951	3747
3952	3748
3953	3749
3954	375

TL 200/TL 500 URD
03/14/14
JLM

EXHIBIT 1
LEGAL DESCRIPTION
WILSONVILLE URBAN RENEWAL DISTRICT

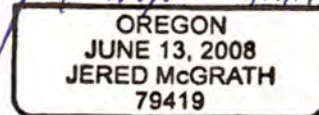
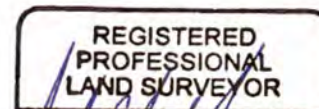
That portion of tracts of land lying in Sections 11 and 12, Township 3 South, Range 1 West of the Willamette Meridian, City of Wilsonville, Clackamas County, Oregon and more particularly described as follows:

BEGINNING at the point of intersection of the South right of way line of Wiedmann Road with the East right of way line of Parkway Avenue, Assessor's Plat 3 1W 11;

1. Thence East along said South right of way line, 1820 feet;
2. Thence South, 650 feet;
3. Thence West, 1820 feet, more or less, to said East right of way line of Parkway Avenue;
4. Thence North along said East right of way line, 650 feet, more or less, to the **POINT OF BEGINNING**.

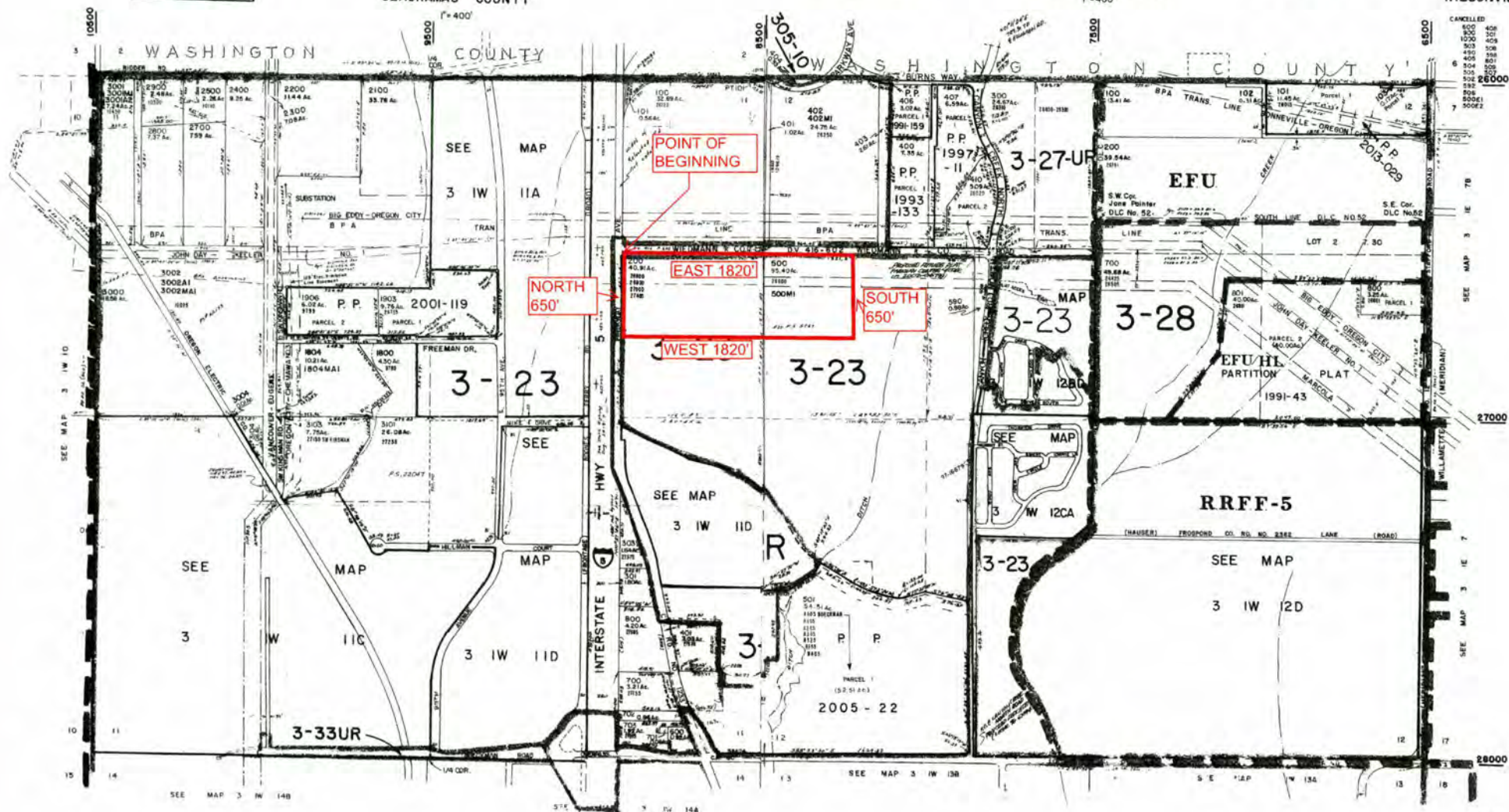
The described property, located entirely within the City of Wilsonville, County of Clackamas, and the State of Oregon, contains **27.16** acres, more or less.

The above described land describes a portion of tax lot 200 from Assessor's Tax Map 3 1W 11 and tax lot 500, taken from Assessor's Tax Map 3 1W 12, from July 2013. Tax Lots information is for reference only.



Renews 12/31/2014

3 IW 12
8 INDEX
WILSONVILLE



BOOK 28
3 IW 12
8 INDEX

ORDINANCE NO. 746

AN ORDINANCE TERMINATING THE 25600 SW PARKWAY CENTER DRIVE URBAN RENEWAL PLAN ADOPTED BY ORDINANCE 727.

WHEREAS, a first reading of Ordinance 727 to establish a single-property urban renewal district was approved at a regular meeting of the Wilsonville City Council held on October 21, 2013, at 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon; and

WHEREAS, a second reading of Ordinance 727 was approved at a regular Wilsonville City Council meeting held on the November 4, 2013 at 7:00 p.m. at Wilsonville City Hall, after which Ordinance 727 was adopted by the Wilsonville City Council; and

WHEREAS, since the creation of the TIF Zone, the property identified in the 25600 SW Parkway Center Drive Urban Renewal Plan has been proposed for redevelopment in a manner that precludes the use of the TIF Zone property tax incentive program, thus rendering these specific TIF Zones unnecessary as an economic development incentive; and

WHEREAS, in response to a strengthening local economy and the original intent of the TIF Zone program, the City seeks to terminate the 25600 SW Parkway Center Drive Urban Renewal Plan adopted by Ordinance 727; and

WHEREAS, upon adoption of Ordinance 746, Urban Renewal Agency Staff will record it with Washington County in order to terminate the 25600 SW Parkway Center Drive Urban Renewal Plan adopted by Ordinance 727; and

WHEREAS, Urban Renewal Agency Staff will notify the Washington County Tax Assessor and other taxing districts consulted during the creation of this plan that it has been terminated.

NOW THEREFORE, THE COUNCIL OF THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

The Wilsonville City Council terminates the 25600 SW Parkway Center Drive Urban Renewal Plan adopted by Ordinance 727.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting held on August 4, 2014 at 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for second reading at a special meeting to be held on September 4, 2014 at 7:00 p.m. at Wilsonville City Hall.

Sandra C. King, MMC, City Recorder

ENACTED BY THE City Council on the ____ day of September, 2014 by the following votes:

YEAS: ____ NAYS: ____

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of September, 2014.

TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	_____
Councilor Goddard	_____
Councilor Starr	_____
Councilor Fitzgerald	_____
Councilor Stephens	_____

CITY COUNCIL MEETING STAFF REPORT

Meeting Date: September 4, 2014	Subject: Resolution No. 2484 Transfer Appropriations and Resolution No. 2485 Supplemental Budget Staff Member: Cathy Rodocker Department: Finance
Action Required <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments:
Staff Recommendation: Council adopt Resolution No. 2484 and Resolution No. 2485.	
Recommended Language for Motion: I move to approve Resolution No. 2484 and Resolution No. 2485.	
PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>	
<input type="checkbox"/> Council Goals/Priorities	<input type="checkbox"/> Adopted Master Plan(s)
<input checked="" type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Supplemental budget resolutions for the FY2014-15 budget year.

EXECUTIVE SUMMARY:

Oregon's Local Budget Law allows the Council to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. A transfer resolution moves expenditures from one category to another within a specific fund and does not increase the overall budget that was approved during the annual budget process. A supplemental budget adjustment will impact the budget by increasing revenues and/or expenditures. The supplemental

adjustment can also recognize expenditures that exceed 10 percent of the adopted budget expenditures or 15 percent of the funds' adopted contingency.

At its June 2, 2014 City Council meeting, the Council adopted the Fiscal Year 2014-15 budget. The resolutions being presented with this staff report, a budget transfer and a budget adjustment, will provide the required budget authority for capital projects that were either not completed at the end of fiscal year 2014 or that have been added to the CIP Program since July 1, 2014.

Attachment No. 1 provides a detail listing of the projects included in the budget resolutions.

Transfer Resolution – Resolution No. 2484

It is important to note that the Transfer Resolution recognizes only the funding side of the projects, which is recorded as an expense, "Transfers to other funds", and an offsetting reduction to contingency.

Projects that were not completed by June 30, 2014 and require budget authority for FY15 include:

- Water Project: West Side Level B Reservoir
- Sewer Projects: Flow Monitoring Stations and final payouts for the Wastewater Treatment Plant Rehabilitation
- Road Projects: ADA Compliance and Villebois SDC Street Reimbursements
- Stormwater Projects: Stormwater Rate and SDC Study, Storm System Improvements of Grahams Ferry Rd.
- Parks Project: Recreation/Aquatic Center Update

New projects included in the transfer resolution include:

- Road Projects: I-5 Sound Wall Landscaping and Wilsonville Road Median Improvements – Landover
- Park Project: Villebois Regional Park #4 Reimbursement

Adjustment Resolution – Resolution No. 2485

The adjustment resolution recognizes the actual estimated costs of the projects in the appropriate CIP funds as well as the revenues, "Interfund transfers in", from the various funding sources. In addition to the projects noted above, the resolution also includes projects that were not completed by June 30, 2014 and require budget authority for FY15 that are funded by the General Fund and the Street Light Operating Fund:

- | | |
|---|-----------------------------------|
| • City Wide Public Facility Master Plan | • Parks & Rec Tenant Improvements |
| • Fall Arrest System | • Forest Shelter Roof Replacement |
| • HVAC Replacement: Library | • Street Light Infill Project |
| • Fiber Connectivity Project | |

EXPECTED RESULTS:

As stated in the Fiscal Management Policies, the City shall amend its annual budget in

accordance with Oregon local budget law. The supplemental budget adjustments and transfers resolution are adopted by the Council at a regularly scheduled meeting. The budget committee is not required.

TIMELINE:

As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The notice was published on Wednesday, August 27, 2014. Adoption of the Supplemental Budget Adjustments and Budget Transfers are required prior to the end of the fiscal year, June 30, 2015.

CURRENT YEAR BUDGET IMPACTS:

Resources:

CIP Funding: Interfund transfers \$ 1,449,615

Expenditures:

Water Capital Projects	\$ 5,775
Sewer Capital Projects	275,481
Street Capital Projects	472,569
Stormwater Capital Projects	37,570
Building Capital Projects	250,850
Parks Capital Projects	407,370
Transfers from Funding Sources for CIPs	1,279,616
Contingencies	(1,279,616)

Total Resources

 \$ 1,449,615

 \$ 1,449,615

FINANCIAL REVIEW / COMMENTS:

Reviewed by: _____ CAR _____ Date: ____ 8/18/14 _____

LEGAL REVIEW / COMMENT:

Reviewed by: MEK _____ Date: 8/20/14 _____

Correctly states Budget Law. Resolutions approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The adoption process requires a public hearing prior to adoption.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY

The amended budget provides for the delivery of services and construction of capital projects throughout the community.

ALTERNATIVES:

Not approving the attached supplemental budget could result in overspending current budget appropriations. The City is required to disclose all excess of expenditures over appropriations in the Comprehensive Annual Financial report.

CITY MANAGER COMMENT:

ATTACHMENTS

- A. Attachment #1-Supplemental Budget Requests by Capital Project
- B. Resolution No. 2484
- C. Resolution No. 2485

Attachment #1
Supplemental Budget Requests by Capital Project

Capital Projects	Capital Outlay	CD OH	GF OH	Total	Explanation
Proj 1065-West Side Level B Reservoir	\$ 5,000	\$ 600	\$ 175	\$ 5,775	Rollover unused Budget from FY14
Transfer from Water SDC Fund Contingency				(5,775)	
Proj 2046-Flow Monitoring Stations	\$ 22,450	\$ 2,245	\$ 786	\$ 25,481	Rollover unused Budget from FY14
Transfer to Sewer Operating Fund Contingency				(25,481)	
Proj 2082-Waste Water Treatment Plant Rehabilitation	\$ 250,000	\$ -	\$ -	\$ 250,000	Rollover unused Budget from FY14
Transfer to Sewer Operating Fund Contingency	-	-	-	(250,000)	
Proj 4181-ADA Compliance	\$ 15,000	\$ 12,000	\$ 525	\$ 27,525	Rollover unused Budget from FY14
Proj 4719-I-5 Sound Wall Landscaping	23,155	2,315	810	26,280	New Project to replace landscaping on I-5 sound wall
Transfer to Road Operating Fund Contingency	-	-	-	(53,805)	
Proj 4106-Villibois SDC Credits	\$ 155,000	\$ 15,500	\$ 5,425	\$ 175,925	Continuing Villebois SDC Reimbursement project. This reimbursement is for the construction of the Barber/GFR roundabout
Transfer from Roads SDC Fund Contingency				(175,925)	
Proj 4720-Wilsonville Rd Median Improvements-Landover	\$ 106,792	\$ 19,476	\$ 3,246	\$ 129,514	New project for median improvements to Wilsonville Rd
Transfer from Roads SDC Fund Contingency				(55,506)	
Transfer from General Fund Contingency				(74,008)	
Proj 4696-Streetlight Infill Project	\$ 95,000	\$ 15,000	\$ 3,325	\$ 113,325	Rollover unused Budget from FY14
Transfer from Street Light Operating Fund Contingency				(113,325)	
Proj 7032-Storm System Improvement to Grahams Ferry Rd	\$ 15,000	\$ 1,500	\$ 525	\$ 17,025	Rollover unused Budget from FY14
Transfer from Stormwater SDC Fund Contingency				(17,025)	
Proj 7050-Stormwater Rate and SDC Study	\$ 14,545	\$ 5,500	\$ 500	\$ 20,545	Project not completed in FY14. Additional funding required to complete project in FY15.
Transfer from Stormwater Operating Fund Contingency				(10,273)	
Transfer from Stormwater SDC Fund Contingency				(10,272)	
Proj 8093-Fiber Connectivity Project	\$ 60,500	\$ 6,050	\$ -	\$ 66,550	Rollover unused Budget from FY14
Proj 8094-City Wide Public Facility Master Plan	20,000	2,000	-	22,000	Rollover unused Budget from FY14
Proj 8095-Fall Arrest System: City Hall and Public Works	40,000	-	-	40,000	Rollover unused Budget from FY14
Proj 8099-HVAC Replacements: Library	20,000	-	-	20,000	Rollover unused Budget from FY14
Proj 8101-Parks & Rec Tenant Improvements	93,000	9,300	-	102,300	Rollover unused Budget from FY14
Proj 9141-Forest Shelter Roof Replacement	18,200	1,820	-	20,020	Rollover unused Budget from FY14
Transfer from General Fund Contingency			-	(270,870)	
Proj 9128-Recreation/Aquatic Center Update	\$ 52,950	\$ 6,545	\$ 1,855	\$ 61,350	Rollover unused Budget from FY14
Proj 9147-Villebois Regional Park #4 SDC Reimbursement	\$ 256,000	\$ 52,000	\$ 18,000	\$ 326,000	Per development agreement, project costs will reimburse contractor for the eligible costs associated with the construction of RP#4
Transfer from Parks SDC Contingency				(387,350)	
Total CIP Budget Requests	\$ 1,262,592	\$ 151,851	\$ 35,172	\$ 1,449,615	

Attachment #1
Supplemental Budget Requests by Capital Project

Capital Projects	CIP	CD OH	GF OH	Total	Explanation
Proj 4720-Wilsonville Rd Median Improvements-Landover	\$ 55,506	\$ -	\$ -	\$ 55,506	New project for median improvements to
Transfer from Year 2000 Capital Projects Fund Contingency				(55,506)	Wilsonville Rd
Proj 9147-Villebois RP#4 SDC Reimbursement	\$ 256,000	\$ -	\$ -	\$ 256,000	Per development agreement, project costs
Transfer from Year 2000 Capital Projects Fund Contingency				(256,000)	will reimburse contractor for the eligible

RESOLUTION NO. 2484

A RESOLUTION AUTHORIZING A TRANSFER OF BUDGET APPROPRIATIONS WITHIN CERTAIN FUNDS FOR FISCAL YEAR 2014-15.

WHEREAS, the City adopted a budget and appropriated funds for fiscal year 2014-15 by Resolution 2476; and,

WHEREAS, certain expenditures are expected to exceed the original adopted budget in some of the City's funds and budgetary transfers are necessary within these funds to provide adequate appropriation levels to expend the unforeseen costs; and,

WHEREAS, ORS 294.450 provides that a city may transfer appropriations within appropriation categories provided the enabling resolution states the need for the transfer, purpose of the expenditure and corresponding amount of appropriation; and,

WHEREAS, all transfers from contingencies within the fiscal year to date aggregate to not more than fifteen percent (15%) of the fund's total appropriations, with transfers exceeding this limit being referred via a separate supplemental budget request; and,

WHEREAS, all expenditure transfers within the fiscal year to date aggregate to not more than ten percent (10%) of the fund's total expenditures, with transfers exceeding this limit being referred via a separate supplemental budget request; and,

WHEREAS, to facilitate clarification of the adjustments in this resolution, Attachment A to this resolution provides a summary by fund of the appropriation categories affected by the proposed transfer of budget appropriation and the purpose of the expenditure.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

The City amends the estimated revenues and appropriations within the funds and categories delineated and set forth in Attachment A, attached hereto and incorporated by reference herein as if fully set forth.

This resolution becomes effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a special meeting thereof
this 4th day of September 2014 and filed with Wilsonville City Recorder this same date.

TIM KNAPP, MAYOR

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp
Councilor Starr
Councilor Goddard
Councilor Stevens
Councilor Fitzgerald

ATTACHMENT A

	Current Appropriations	Change in Appropriations	Amended Appropriations
Road Operating Fund			
Transfers to other funds	\$ 463,260	\$ 53,805	\$ 517,065
Contingency	696,294	(53,805)	642,489
All other requirements	929,154	-	929,154
Net change in requirements	\$ 2,088,708	\$ -	\$ 2,088,708
An increase in Transfers to other funds will be used for the following capital projects: ADA Compliance and 1-5 Sound Wall Landscaping.			
Sewer Operating Fund			
Transfers to other funds	\$ 2,875,984	\$ 275,481	\$ 3,151,465
Contingency	7,009,866	(275,481)	6,734,385
All other requirements	7,553,223	-	7,553,223
Net change in requirements	\$ 17,439,073	\$ -	\$ 17,439,073
An increase in Transfers to other funds will be used for the following capital projects: Flow Monitoring Stations and WWTP Rehabilitation.			
Stormwater Operating Fund			
Transfers to other funds	\$ 627,815	\$ 10,273	\$ 638,088
Contingency	13,100	(10,273)	2,827
All other requirements	782,368	-	782,368
Net change in requirements	\$ 1,423,283	\$ -	\$ 1,423,283
An increase in Transfers to other funds will be used for the following capital projects: Stormwater Rate and SDC Study.			
Water System Development Charges Fund			
Transfer to other funds	\$ 835,925	\$ 5,775	\$ 841,700
Contingency	2,279,894	(5,775)	2,274,119
All other requirements	4,700	-	4,700
Net change in requirements	\$ 3,120,519	\$ -	\$ 3,120,519
An increase in Transfers to other funds will be used for the following capital project: West Side Level B Reservoir.			
Roads System Development Charges Fund			
Transfer to other funds	\$ 1,937,960	\$ 231,431	\$ 2,169,391
Contingency	3,736,317	(231,431)	3,504,886
All other requirements	4,800	-	4,800
Net change in requirements	\$ 5,679,077	\$ -	\$ 5,679,077
An increase in Transfers to other funds will be used for the following capital projects: Villebois SDC Street Requirements and Wilsonville Road Median Improvements - Landover.			
Stormwater System Development Charges Fund			
Transfer to other funds	\$ 55,000	\$ 27,297	\$ 82,297
Contingency	1,422,577	(27,297)	1,395,280
All other requirements	1,400	-	1,400
Net change in requirements	\$ 1,478,977	\$ -	\$ 1,478,977
An increase in Transfers to other funds will be used for the following capital projects: Storm System Improvements to Grahams Ferry Rd and Stormwater Rate and SDC Study.			
Parks System Development Charges Fund			
Transfer to other funds	\$ 1,582,597	\$ 387,350	\$ 1,969,947
Contingency	3,398,674	(387,350)	3,011,324
All other requirements	3,200	-	3,200
Net change in requirements	\$ 4,984,471	\$ -	\$ 4,984,471
An increase in Transfers to other funds will be used for the following capital projects: Villebois Regional Park #4 SDC Reimbursement and Recreation/Aquatic Center Update.			

RESOLUTION NO. 2485

A RESOLUTION AUTHORIZING A SUPPLEMENTAL BUDGET ADJUSTMENT FOR FISCAL YEAR 2014-15.

WHEREAS, the City adopted a budget and appropriated funds for fiscal year 2014-15 by Resolution 2476; and,

WHEREAS, certain expenditures are expected to exceed the original adopted budget in some of the City's funds and budgetary transfers are necessary within these funds to provide adequate appropriation levels to expend the unforeseen costs; and,

WHEREAS, ORS 294.463 provides that a city may adjust appropriations within appropriation categories provided the enabling resolution states the need for the adjustment, purpose of the expenditure and corresponding amount of appropriation; and,

WHEREAS, all transfers from contingencies within the fiscal year to date that exceed fifteen percent (15%) of the fund's total appropriations, are included in the supplemental budget request; and,

WHEREAS, all expenditure transfers within the fiscal year to date aggregate to not more than ten percent (10%) of the fund's total expenditures, with transfers exceeding this limit being referred via a separate supplemental budget request; and,

WHEREAS, to facilitate clarification of the adjustments in this resolutions Attachment A to this resolution provides a summary by fund of the appropriation categories affected by the proposed adjustments of budget appropriation and the purpose of the expenditure; and,

WHEREAS, consistent with local budget law and based upon the foregoing, the staff report in this matter and public hearing input, the public interest is served in the proposed supplemental budget adjustment.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

The City amends the estimated revenues and appropriations within the funds and categories delineated and set forth in Attachment A, attached hereto and incorporated by reference as if fully set forth herein..

This resolution becomes effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a special meeting thereof this 4th day of September 2014 and filed with Wilsonville City Recorder this same date.

TIM KNAPP, MAYOR

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp
Councilor Starr
Councilor Fitzgerald
Councilor Goddard
Councilor Stevens

ATTACHMENT A
NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	Current Appropriations	Change in Appropriations	Amended Appropriations
General Fund			
Interfund transfers	\$ (2,659,849)	\$ (35,172)	\$ (2,695,021)
All other resources	(25,788,019)	-	(25,788,019)
Total increase in resources	\$ (28,447,868)	\$ (35,172)	\$ (28,483,040)
Transfers to other funds	\$ 674,850	\$ 344,878	\$ 1,019,728
Contingency	9,359,602	(309,706)	9,049,896
All other requirements	18,413,416	-	18,413,416
Net change in requirements	\$ 28,447,868	\$ 35,172	\$ 28,483,040
Interfund transfers increase recognizes additional resources for the overhead charges on capital improvement projects. An increase in Transfers to other funds will be used for the following capital projects: Wide Public Facility Master Plan, Fall Arrest System, HVAC Replacement; Library, Parks & Rec Tenant Improvements and Forest Shelter Roof Replacement.			
Community Development Fund			
Interfund transfers	\$ (1,614,619)	\$ (151,851)	\$ (1,766,470)
All other resources	(3,292,239)	-	(3,292,239)
Total increase in resources	\$ (4,906,858)	\$ (151,851)	\$ (5,058,709)
Contingency	\$ 805,554	\$ 151,851	\$ 957,405
All other requirements	4,101,304	-	4,101,304
Net change in requirements	\$ 4,906,858	\$ 151,851	\$ 5,058,709
Interfund transfers increase recognizes additional resources for the overhead charges on capital improvement projects.			
Street Light Operating Fund			
Transfers to other funds	\$ 57,750	\$ 113,325	\$ 171,075
Contingency	679,000	(113,325)	565,675
All other requirements	339,590	-	339,590
Net change in requirements	\$ 1,076,340	\$ -	\$ 1,076,340
An increase in Transfers to other funds will be used for the following capital project: Streetlight Infill.			
Water Capital Projects Fund			
Interfund transfers	\$ (1,162,480)	\$ (5,775)	\$ (1,168,255)
All other resources	(106,464)	-	(106,464)
Total increase in resources	\$ (1,268,944)	\$ (5,775)	\$ (1,274,719)
Capital Outlay	1,075,500	5,000	1,080,500
Transfers to other funds	168,805	775	169,580
All other requirements	24,639	-	24,639
Net change in requirements	\$ 1,268,944	\$ (5,775)	\$ 1,274,719
The increase to interfund transfers and the corresponding requirements for capital outlay and transfers to other funds is for the following project: West Side Level B Reservoir.			
Sewer Capital Projects Fund			
Interfund transfers	\$ (3,408,425)	\$ (275,481)	\$ (3,683,906)
All other resources	(4,435)	-	(4,435)
Total increase in resources	\$ (3,412,860)	\$ (275,481)	\$ (3,688,341)
Capital Outlay	3,056,400	272,450	3,328,850
Transfers to other funds	352,024	3,031	355,055
All other requirements	4,436	-	4,436
Net change in requirements	\$ 3,412,860	\$ 275,481	\$ 3,688,341
The increase to interfund transfers and the corresponding requirements for capital outlay and transfers to other funds are for the following projects: Flow Monitoring Stations and WWTP Rehabilitation Project.			

ATTACHMENT A

NEED, PURPOSE AND AMOUNT: DETAIL BY FUND & CATEGORY

	Current Appropriations	Change in Appropriations	Amended Appropriations
Streets Capital Projects Fund			
Interfund transfers	\$ (3,162,530)	\$ (472,569)	\$ (3,635,099)
All other resources	(327,456)	-	(327,456)
Total increase in resources	\$ (3,489,986)	\$ (472,569)	\$ (3,962,555)
Streets capital projects	2,792,500	394,947	3,187,447
Transfers to other funds	519,530	77,622	597,152
Contingency	171,033	-	171,033
Net change in requirements	\$ 3,483,063	\$ 472,569	\$ 3,955,632
The increase to interfund transfers and the corresponding requirements for capital outlay and transfers to other funds are for the projects: Villebois SDC Credits, ADA Compliance, Streetlight Infill, I-5 Sound Wall Landscaping and Wilsonville Rd Median Improvements-Landover.			
Stormwater Capital Projects Fund			
Interfund transfers	\$ (396,620)	\$ (37,570)	\$ (434,190)
All other resources	(10,389)	-	(10,389)
Total increase in resources	\$ (407,009)	\$ (37,570)	\$ (444,579)
Stormwater capital projects	342,000	29,545	371,545
Transfers to other funds	54,620	8,025	62,645
Contingency	10,389	-	10,389
Net change in requirements	\$ 407,009	\$ 37,570	\$ 444,579
The increase to interfund transfers and the corresponding requirements for capital outlay and transfers to other funds are for the following projects: Storm System Improvements to Grahams Ferry Rd and Stormwater Rate and SDC Study.			
Building Capital Projects Fund			
Interfund transfers	\$ (983,200)	\$ (250,850)	\$ (1,234,050)
All other resources	(448,461)	-	(448,461)
Total increase in resources	\$ (1,431,661)	\$ (250,850)	\$ (1,682,511)
Building capital projects	1,216,500	233,500	1,450,000
Transfers to other funds	30,750	17,350	48,100
Contingency	184,411	-	184,411
Net change in requirements	\$ 1,431,661	\$ 250,850	\$ 1,682,511
The increase to interfund transfers and the corresponding requirements for capital outlay and transfers to other funds are for the following projects: Fiber Connectivity Project, City Wide Public Facility Master Plan, Fall Arrest System, HVAC Replacement-Library and Park & Rec Tenant Improvements			
Parks Capital Projects Fund			
Interfund transfers	\$ (373,746)	\$ (407,370)	\$ (781,116)
All other resources	(1,589,482)	-	(1,589,482)
Total increase in resources	\$ (1,963,228)	\$ (407,370)	\$ (2,370,598)
Parks capital projects	1,642,799	327,150	1,969,949
Transfers to other funds	264,894	80,220	345,114
Contingency	55,535	-	55,535
Net change in requirements	\$ 1,963,228	\$ 407,370	\$ 2,370,598
The interfund transfers and the corresponding requirements for parks capital projects and transfers to other funds are for the following project: Memorial Park Improvements-Parking Lot Rebuild and Recreation/Aquatic Center Update.			

CITY COUNCIL WORK MEETING STAFF REPORT

Meeting Date: September 4, 2014	Subject: Ordinance No. 747 2014 Public Works Standards Update Staff Member: Zachary Weigel, PE, Civil Engineer and Kerry Rappold, Natural Resources Program Manager Department: Community Development	
Action Required <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	Advisory Board/Commission Recommendation <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: <div style="height: 100px;"></div>	
Staff Recommendation: Staff recommends the City Council adopt Ordinance No. 747		
Recommended Language for Motion: I move to approve Ordinance No.747.		
PROJECT / ISSUE RELATES TO: <i>[Identify which goal(s), master plans(s) issue relates to.]</i>		
<input checked="" type="checkbox"/> Council Goals/Priorities Goal 3 – Environmental Stewardship; Goal 6 – Well Maintained Infrastructure; Goal 10 – Safe Healthy and Aesthetically Pleasing Community	<input checked="" type="checkbox"/> Adopted Master Plan(s) Stormwater Master Plan - 2013 Transportation Systems Plan - 2013	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

A City of Wilsonville ordinance adopting the City of Wilsonville Public Works Standards – 2014.

EXECUTIVE SUMMARY:

The City of Wilsonville Public Works Standards (Standards) provide design requirements, material specifications, construction procedures, testing standards, and acceptance and maintenance requirements for construction of public infrastructure, including roadways, pathways, and stormwater, sanitary, and water systems. The Standards are a technical civil engineering document used to convey the City's required design and construction information to developers, design engineers, and contractors.

These Standards ensure that the publicly maintained infrastructure is designed and constructed to current industry practices necessary to provide robust and reliable service to Wilsonville residents, protecting the general health, welfare, and safety of the public while minimizing maintenance costs and legal liability.

The current adopted Standards were last updated in 2006. Periodic updates to the Standards are needed to reflect changes in industry practice, regulatory requirements, Federal and State laws, technological advances, and City Master Plans and Policy amendments. Over the last year, staff has been working to update and revise the Standards to reflect such changes since the last update.

The resulting document is comprised of six sections:

Section 1 – General Construction Requirements and Administrative Provisions

Section 2 – Transportation Design and Construction Standards

Section 3 – Stormwater and Surface Water Design and Construction Standards with Appendices A and B (Section 3 to be bound separately)

Section 4 – Sanitary Sewer Design and Construction Standards

Section 5 – Water System Design and Construction Standards

The proposed amendments to the Transportation Design and Construction Standards reflect recent policy changes associated with the City's adopted 2013 Transportation System Plan. Transportation facilities, including roadways, sidewalks, and pathways, design and construction standards have been updated to provide more emphasis on bike and pedestrian facilities. Also, roadway and pathway design standards have been amended to reflect recent changes in Americans with Disability Act requirements.

Minor changes to both Sanitary Sewer and Water Design and Construction Standards are proposed. The majority of these amendments are to help clarify and provide additional detail to engineers and contractors to address common misunderstanding or misinterpretations of the Standards since the last update.

The majority of the proposed amendments occur as part of the Stormwater and Surface Water Design and Construction Standards. These amendments reflect the policies adopted with the 2012 Stormwater Master Plan and permit requirements associated with the City's 2012 National Pollutant Discharge Elimination System (NPDES) discharge permit. Low impact development (LID) – an approach to stormwater management that mimics or preserves natural drainage processes – provides the basis for most of the amendments. LID emphasizes on-site infiltration of stormwater through the use of vegetated stormwater facilities, such as rain gardens, planter boxes, and green roofs. Many of these types of facilities have been installed, or have been

specified with City street improvement projects, including Boones Ferry Road by Fred Meyer, Boeckman/Tooze Roads between Boberg and Grahams Ferry Road, Barber Street by the WES station, and Canyon Creek Road.

The proposed 2014 Public Works Standards can be found for review on the compact disc that is enclosed with this report. A track changes version that compares the 2006 and 2014 Standards is included for Sections 1, 2, 4, 5, and 6. A track changes version for Section 3 (Stormwater) is not available because this section primarily consists of new language. The following files are included on the CD:

File Name: Sections 12456 PW Standards 2014 – Final

File Name: Section 3 PW Standards 2014 – Final

File Name: Section 3 – Appendix A final clean

File Name: Section 3 – Appendix B final clean

File Name: Sections 12456 PW Standards – 2014 Track Changes

EXPECTED RESULTS:

The City Council will be asked to adopt the amended Public Works Standards by ordinance. This action will allow the updated Public Works Standards to be implemented on new public capital improvement and private development projects within the City.

TIMELINE:

An ordinance adopting the updated Public Works Standards will be presented to City Council for consideration. If approved, a second reading of the ordinance is scheduled for the September 15th, 2014 meeting. Thirty-days after adoption, the updated Public Works Standards will be implemented on design of new capital and private development projects within the City.

CURRENT YEAR BUDGET IMPACTS:

The Public Works Standards update was primarily performed in-house by City staff. Costs associated with this effort were limited to staff time. In addition, staff contracted with Brown & Caldwell (\$11,400 from the adopted 2013-14 Community Development budget) for technical assistance to complete the update to the stormwater standards. The consultant completed a review of standards developed by Water Environment Services of Clackamas County, and provided a revised version of these standards that has been incorporated into the proposed amendments.

FINANCIAL REVIEW / COMMENTS:

Reviewed by: CAR Date: 8/20/14

LEGAL REVIEW / COMMENT:

Reviewed by: MEK Date: 8/20/14

Ordinance is approved as to form.

COMMUNITY INVOLVEMENT PROCESS:

Staff contacted several engineering consultants and developers who often work in Wilsonville to request their interest in reviewing and commenting on the draft standards. These companies included Polygon Northwest, Legend Homes, Lennar Homes, Renaissance Homes, Pacific

Community Design, SFA Design, Westlake Consultants, GHD Consultants, Group Mackenzie, Otak, and OBEC. Three consultants and one developer requested copies of the standards for their review. Staff will be available to answer questions that may arise and explain how to implement the new standards. In addition, public review and comment will occur as part of the public hearing process associated with City Council consideration of the ordinance adopting the updated Standards.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Adoption of the updated Public Works Standards will ensure that the City's public infrastructure is designed and constructed in accordance with current industry practice, regulatory requirements, State and Federal laws, and City policies. These standards are necessary to provide robust and reliable service to Wilsonville residents and businesses and to protect the general health welfare, and safety of the public while minimizing maintenance costs and legal liability.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

ENCLOSURE:

Compact Disc (CD) with the following files:

- Sections 12456 PW Standards 2014 – Final
- Section 3 PW Standards 2014 – Final
- Section 3 – Appendix A final clean
- Section 3 – Appendix B final clean
- Sections 12456 PW Standards – 2014 Track Changes

ORDINANCE NO. 747

AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING THE CITY OF WILSONVILLE PUBLIC WORKS STANDARDS – 2014 TO UPDATE AND REPLACE PUBLIC WORK STANDARDS- 2006 AND REPEALING THAT PORTION ORDINANCE 610 ADOPTING PRIOR PUBLIC WORKS STANDARDS -2006

WHEREAS, the City's current Public Works Standards were last updated in 2006 and adopted by Ordinance No. 610 on May 1, 2006 ; and

WHEREAS, standard engineering practice is to review, revise and update design and construction standards to maintain compliance with the periodic changes to national and state design requirements, guidelines, and specifications; and

WHEREAS, updating the Public Works Standards and being in conformance with national and state guidelines is critical in producing high quality construction, limiting maintenance cost for the City, and limiting the City's exposure to legal liability; and

WHEREAS, the Public Works Standards provide design requirements, material specifications, construction procedures and specifications, testing standards, and acceptance and maintenance requirements for construction of all publicly maintained roadways and pathways, and stormwater, sanitary, and water systems to be used by developers, design engineers, and contractors; and

WHEREAS, the Public Works Standards for designing and constructing public facilities are intended to protect public health, safety, and welfare; and

WHEREAS, it is to the benefit of the City of Wilsonville, developers, design engineers, and contractors to have all specifications and design requirements relating to publicly maintained infrastructure located within a single source of information; and

WHEREAS, after providing due public notice, as required by City Code and State Law, a public hearing was held before the City Council on September 4, 2014, at which time the City Council having received a copy of Public Works Standards – 2006 gathered additional evidence and afforded all interested parties an opportunity to present oral and written testimony concerning the Public Works Standards; and

WHEREAS, the City Council has carefully considered the public record, including all recommendations and testimony, and being fully advised.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

1. FINDINGS.

The above-recited findings and those findings and conclusions in the attached staff report, attached hereto as Exhibit A, are hereby adopted as findings of fact and conclusions of law.

2. DETERMINATION.

Based upon such findings, the City Council hereby adopts the Public Works Standards – 2014, a copy of which is on file with the City Recorder and made part of the record hereof, which shall repeal, replace and supersede all prior Public Works Standards adopted by Ordinance, including Ordinance No. 610 , resolution or motion. The provisions of section 3 addressing the land use development code and the findings in section 1 that address section 3 of Ordinance 610 remain in full force and effect.

3. EFFECTIVE DATE OF ORDINANCE.

This Ordinance shall be declared to be in full force and effect thirty (30) days from the date of final passage and approval.

SUBMITTED to the Wilsonville City Council and read for the first time at a special meeting thereof on the 4th day of September, 2014, and scheduled for a second reading at a regular meeting of the Council on the 15th day of September, 2014, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.

Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the ____ day of ____, 2014 by the following votes:

Yes: ____ No: ____

Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this ____ day of ____, 2014.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

Mayor Knapp -

Council President Starr -

Councilor Goddard -

Councilor Fitzgerald -

Councilor Stevens -

RESOLUTION NO. 2471

A RESOLUTION OF THE WILSONVILLE CITY COUNCIL ADOPTING THE WILSONVILLE URBAN RENEWAL STRATEGIC PLAN, MAY 2014

WHEREAS, the City of Wilsonville currently has eight urban renewal areas (URAs), including the Year 2000 URA, the West Side URA, and six single-property URAs referred to as Tax Increment Finance (TIF) Zones created to support economic development in the City; and

WHEREAS, after conducting a competitive selection process in the summer of 2013, the City through its Urban Renewal Agency, retained the urban renewal consultants ECONorthwest and Elaine Howard to facilitate the development of an urban renewal strategic plan to guide the City's future use of urban renewal and address a variety of issues and challenges facing existing and potential URAs; and

WHEREAS, in the fall of 2013 the City Manager convened a volunteer task force to assist with the development of this urban renewal strategic plan; and

WHEREAS, City Council President Scott Starr served in an ex-officio position to chair the task force;

WHEREAS, the 17-member task force was comprised of a wide range of stakeholders, including residents, business owners and representatives from both large and small businesses, real estate developers, and representatives of other taxing districts.

WHEREAS, the urban renewal strategic planning effort involved extensive public engagement including three task force meetings, one public open house, and several stakeholder interviews including meetings with other taxing districts; and

WHEREAS, the Urban Renewal Task Force has reviewed and accepted the *Wilsonville Urban Renewal Strategic Plan, May 8, 2014*, and recommends its adoption by City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. Based on the above recitals, which are incorporated herein, the City Council thanks and commends the members of the Urban Renewal Task Force for their work on the Wilsonville Urban Renewal Strategic Plan.
2. The *Wilsonville Urban Renewal Strategy, May 8, 2014*, shall be an official document of the City of Wilsonville.

3. This Resolution is effective upon adoption.

ADOPTED by the City Council of the City of Wilsonville at a special meeting thereof this 4th day of September, 2014, and filed with the Wilsonville City Recorder this date.

TIM KNAPP, MAYOR

ATTEST:

Sandra C. King, MMC, City Recorder

SUMMARY OF VOTES:

Mayor Knapp

Councilor Goddard

Councilor Starr

Councilor Fitzgerald

Councilor Stevens

City of Wilsonville

July 2014



Clackamas County Sheriff's Office
2223 Kaen Rd
Oregon City, OR 97045

www.co.clackamas.or.us/sheriff

Monthly Summary

During July 2014, the Clackamas County Sheriff's Office provided law enforcement service to the City of Wilsonville on a 24 hour a day basis. During this time period the Sheriff's Office answered 602 calls for service, which was an average of 19.4 calls per day.

The monthly average for calls for service during the past three years has been 485.5. The 602 calls in the City during the month of July reflect a 24.0% increase over the average during the last three years.

Below is a chart showing the number of calls for service in the City during the last 5 years.

<u>Year</u>	<u>Number of Calls</u>	<u>Monthly Average</u>	<u>Daily Average</u>
2009	6,273	522.8	17.2
2010	5,803	483.6	15.9
2011	5,539	461.6	15.2
2012	5,709	475.8	15.6
2013	6,230	519.2	17.1

An overall look at the shift activity reflects the following percentages of calls taken, traffic stops made and reports written for July.

	<u>Percentage of Calls Taken</u>	<u>Percentage of Traffic Stops</u>
Graveyard:	22.6%	14.2%
Day Shift:	36.2%	47.2%
Swing Shift:	41.2%	38.6%

During July 2014, 352 traffic stops were made in the City with the following breakdown for each shift.

	<u>Total</u>		<u>Graveyard</u>		<u>Days</u>		<u>Swing Shift</u>	
Stops Made:	352	=	50	14.2%	166	47.2%	136	38.6%
Citations Issued:	271	=	23	8.5%	149	55.0%	99	36.5%

Included in the above totals are 118 traffic stops (33.5%) and 115 citations (42.4%) issued by the Traffic Unit.

Calls for Service

Number of Calls Per Shift	July 2014	Monthly Average 2013
	602	519.2
Graveyard (2100-0700)	136 22.6%	103.3 19.9%
Day Shift (0700-1700)	218 36.2%	228.4 44.0%
Swing Shift (1100-0300)	248 41.2%	187.4 36.1%
Average Number of Calls Per Day	19.4	17.1

Other Officer Activity

Type of Activity	July 2014	2013 Monthly Average
Bike Patrol		N/A
Follow-Up Contact	78	73.4
Foot Patrol	5	4.2
Premise Check	108	97.0
Subject Stop	52	31.6
Suspect Contact	3	4.3
Suspicious Vehicle Stop	62	38.5
Warrant Service	8	15.1
Total:	316	264.0

The chart on the following page shows the types of calls for service received during the month. These calls do not reflect actual criminal activity. In some cases the call was dispatched as a particular type of incident, but it was later determined to be of a different nature. For actual criminal activity during the month see the "Reports Written" chart.

Types of Calls

Type of Calls	July 2014	2013 Monthly Average
Abandoned Vehicle	3	0.8
Accidents (All)	30	25.2
Alarms	49	49.8
Animal Complaint	29	8.8
Assault	10	4.1
Assist Outside Agency	12	11.6
Assist Public	30	36.7
Burglary	5	6.2
Criminal Mischief	19	14.3
Death Investigation	3	2.2
Disturbance	25	26.7
Extra Patrol Request	11	19.5
Fire Services	14	7.1
Fraud	6	11.5
Hazard	10	12.6
Juvenile Problem	10	14.4
Kidnap		.0
Mental	6	5.6
Minor In Possession		0.8
Missing Person	1	2.0
Noise Complaints	17	8.6
Open Door / Window	2	2.5
Promiscuous Shooting	1	1.3
Property Found / Lost / Recovered	22	13.9
Provide Information	29	27.2
Prowler	1	0.8
Recovered Stolen Vehicle	2	2.3
Robbery		0.9
Runaway Juvenile	5	5.3
Sexual Crime (All)	2	3.1
Shooting		0.2
Stolen Vehicle / UUMV	6	4.9
Suicide Attempt / Threat	10	6.7
Suspicious Circumstances	11	12.4
Suspicious Person	36	25.3
Suspicious Vehicle	21	11.3
Theft / Shoplift	39	37.9
Threat / Harassment / Menacing	12	14.8
Traffic Complaint	42	26.9
Unknown / Incomplete Call	14	13.3
Unwanted / Trespassing	11	10.9
Vice Complaints (Drugs)	3	6.3
Violation of Restraining Order	2	1.5
Welfare Check	25	13.5
Other Not Listed Above	16	7.7
Total:	602	519.2

Reports Written

Type of Report	July 2014	2013 Monthly Average
Accident	Not available at this time.	15.4
Theft		30.1
Criminal Mischief		11.0
Burglary		4.5
Stolen Vehicle		3.8
Identity Theft		1.9
Assault		2.1
Drug Crimes		4.8
Miscellaneous Reports		127.9
Report Totals:		201.5

Shift Totals	July 2014	2013 Monthly Average
Graveyard Shift:		38.7 19.2%
Day Shift:		103.4 51.3%
Swing Shift:		59.4 29.5%

Bicycle Patrol

2014 Statistics



May – July 2014

OVERALL SUMMARY

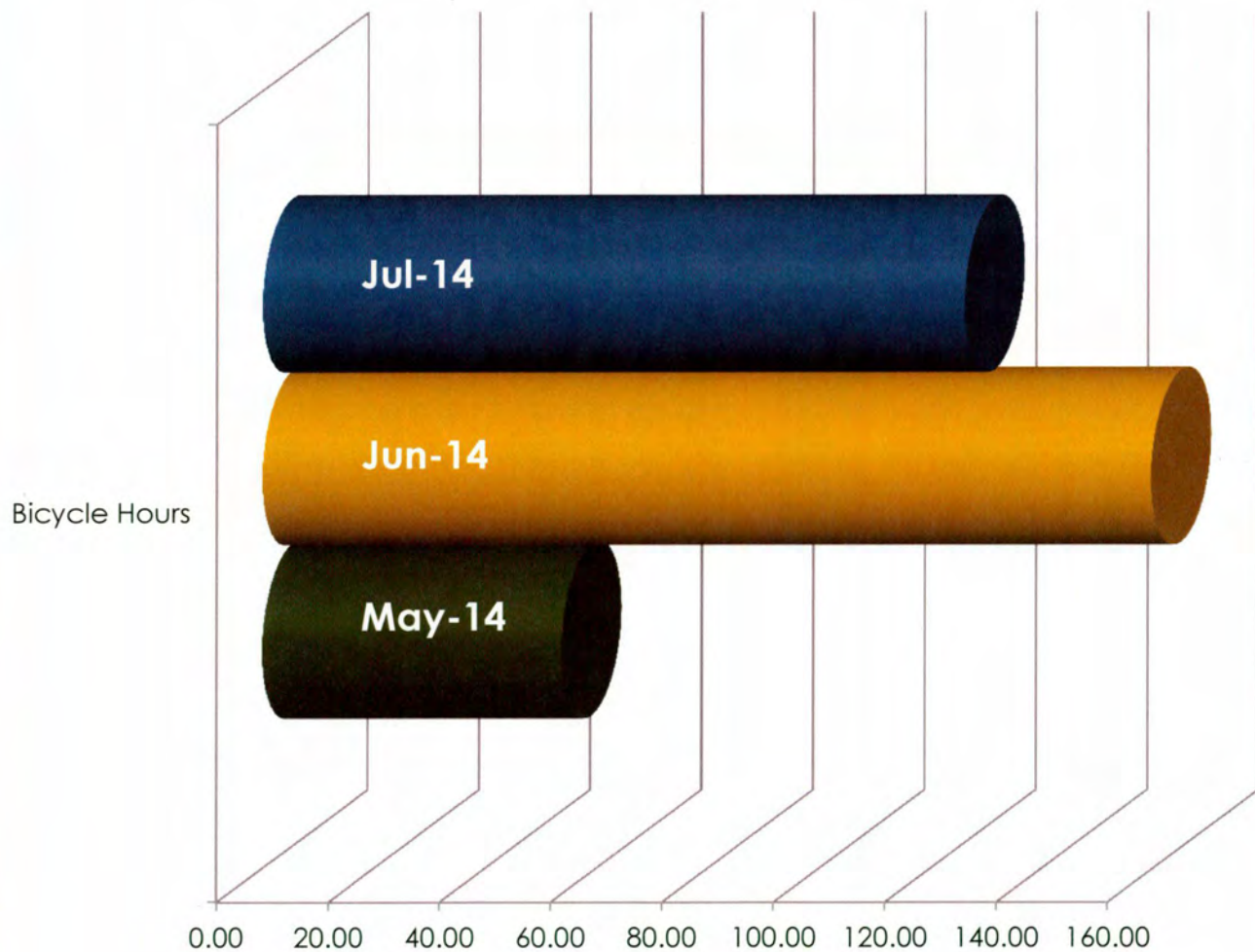
Total Number of Bicycle Hours	339.25
Total Activities	1,199.00
Number of Bicycle Activities per Hour	3.53
Number of Persons Contacted per Hour	1.8
Total Dollars Saved in Gas @ \$3.80/Gallon, Estimated Usage 1-Gallon/1-Hour	\$ 1,289.15
Est. Number of lbs in Carbon @ 20/lbs Hour	6,785.00
Total Grams of Marijuana	85
Total Grams of Heroin	0.00
Total Grams of Meth	0.00
Total Grams of Cocaine	0.00
Total Number of Pills	1.00

**City of Wilsonville Police Department
Bicycle Patrol**

May – July 2014

BICYCLE HOURS

Total Hours May – July 2014: 339.25

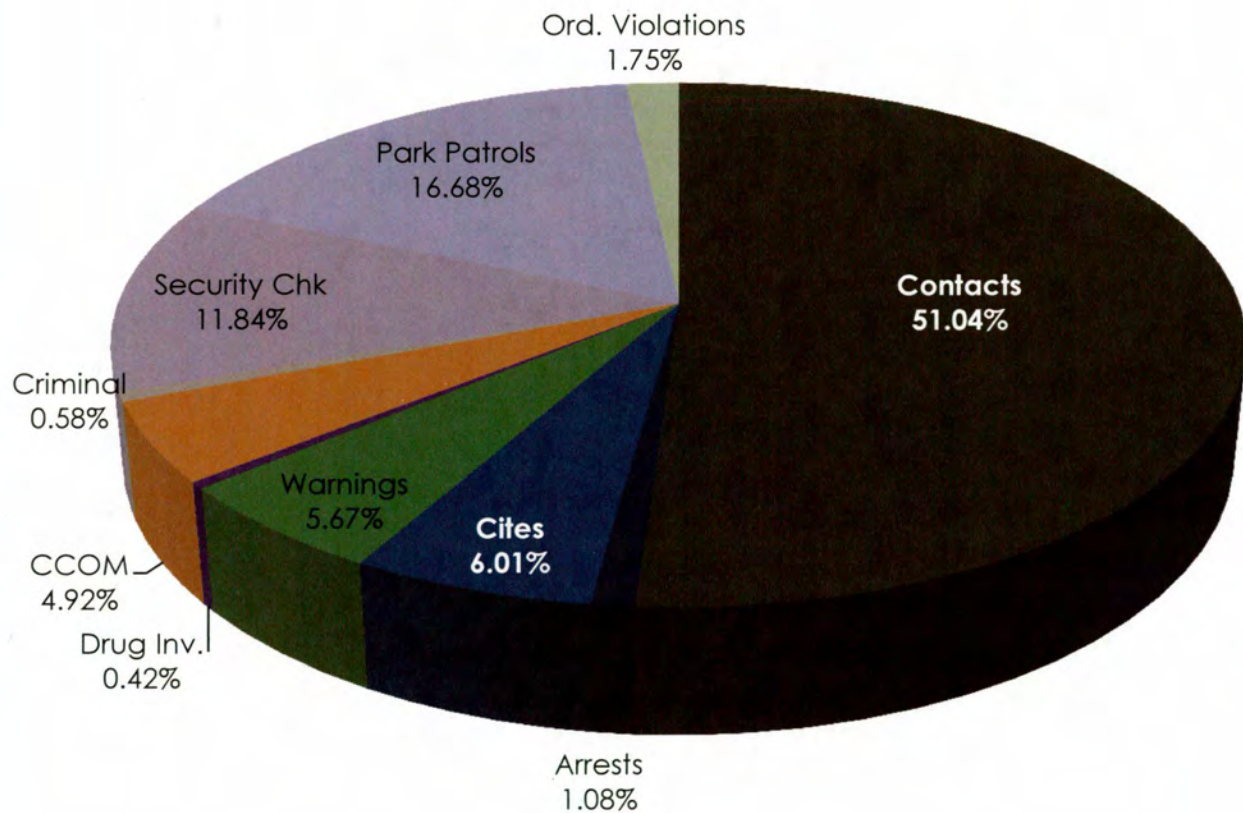


**City of Wilsonville Police Department
Bicycle Patrol**

May – July 2014

BREAKOUT OF ACTIVITY

Total Hours on Bicycle for May: 53.75



**City of Wilsonville Police Department
Bicycle Patrol**

Bicycle Patrol

May 2014



May 2014

OVERALL SUMMARY

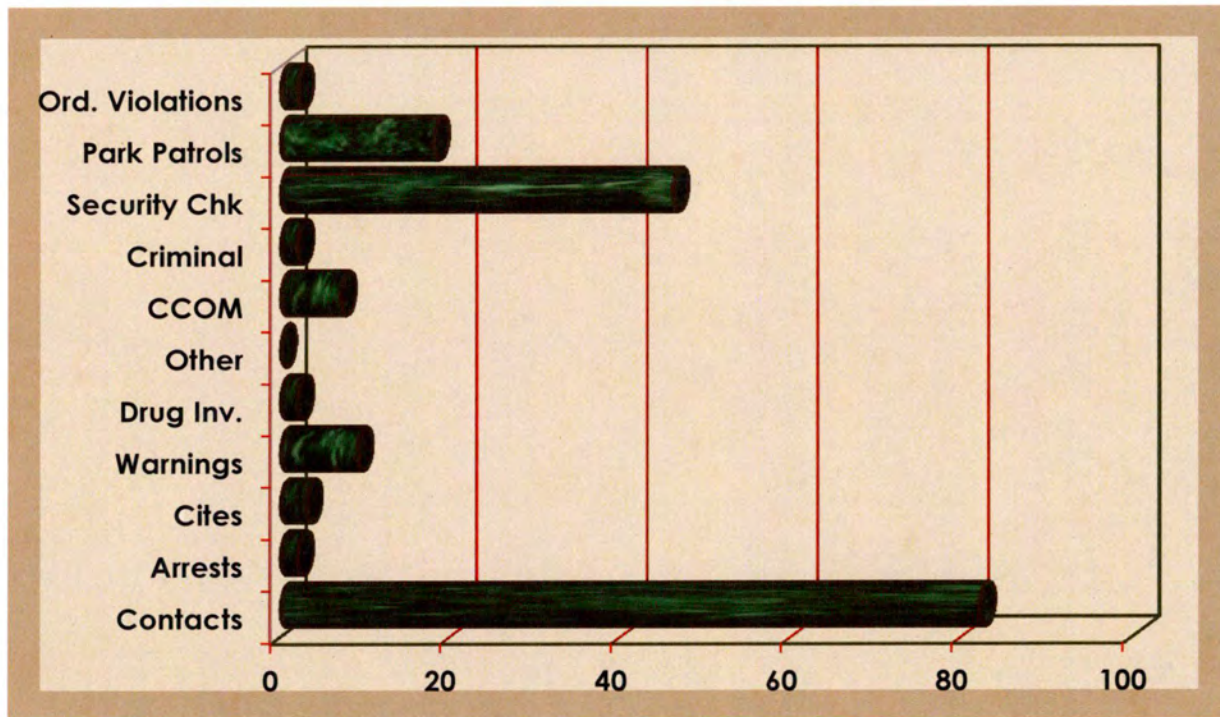
Total Number of Bicycle Hours	53.75
Total Activities	173
Number of Bicylce Activities per Hour	3.22
Number of Persons Contacted per Hour	1.53
Total Dollars Saved in Gas @ \$3.80/Gallon, Estimated Usage 1-Gallon/1-Hour	\$ 204.25
Est. Number of lbs in Carbon @ 20/lbs Hour	1,075.00
Total Grams of Marijuana	13.00
Total Grams of Heroin	0.00
Total Grams of Meth	0.00
Total Grams of Cocaine	0.00
Total Number of Pills	0.00

**City of Wilsonville Police Department
Bicycle Patrol**

May 2014

BREAKOUT OF ACTIVITY

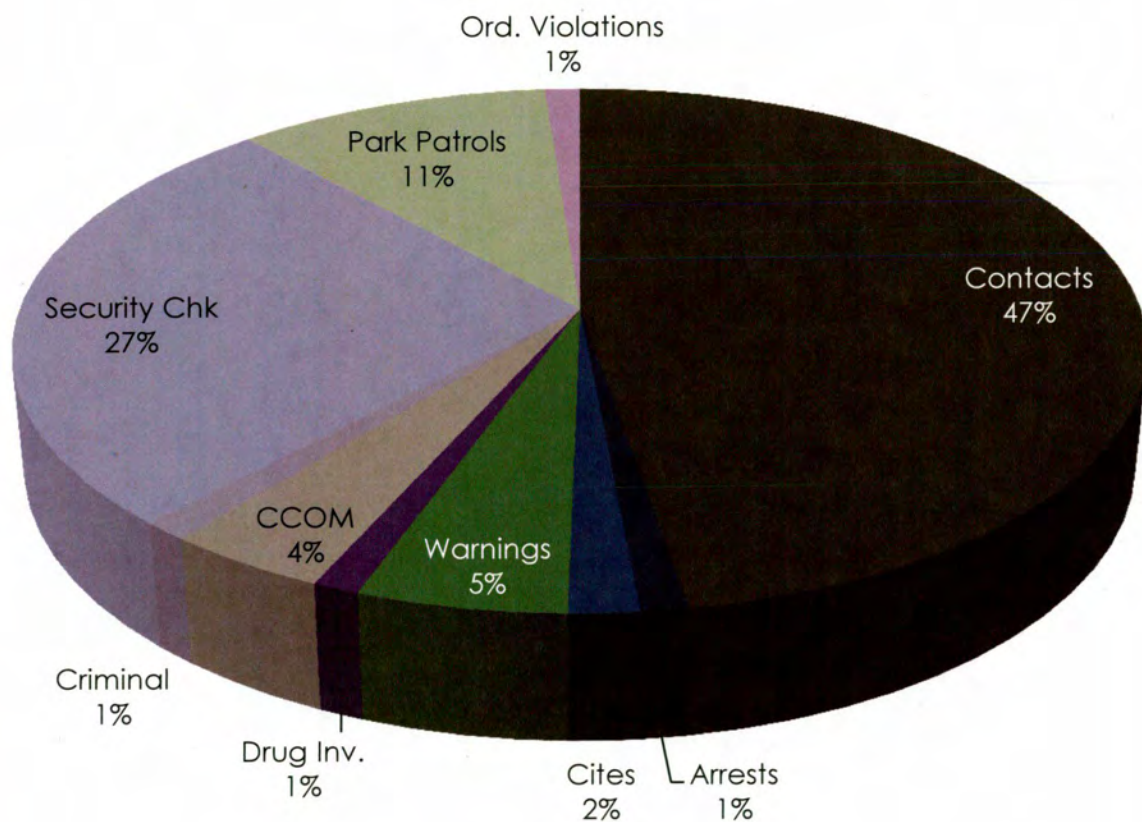
Total Hours on Bicycle for May: 53.75



**City of Wilsonville Police Department
Bicycle Patrol**

May 2014

BREAKOUT OF ACTIVITY



**City of Wilsonville Police Department
Bicycle Patrol**

Bicycle Patrol

June 2014



June 2014

OVERALL SUMMARY

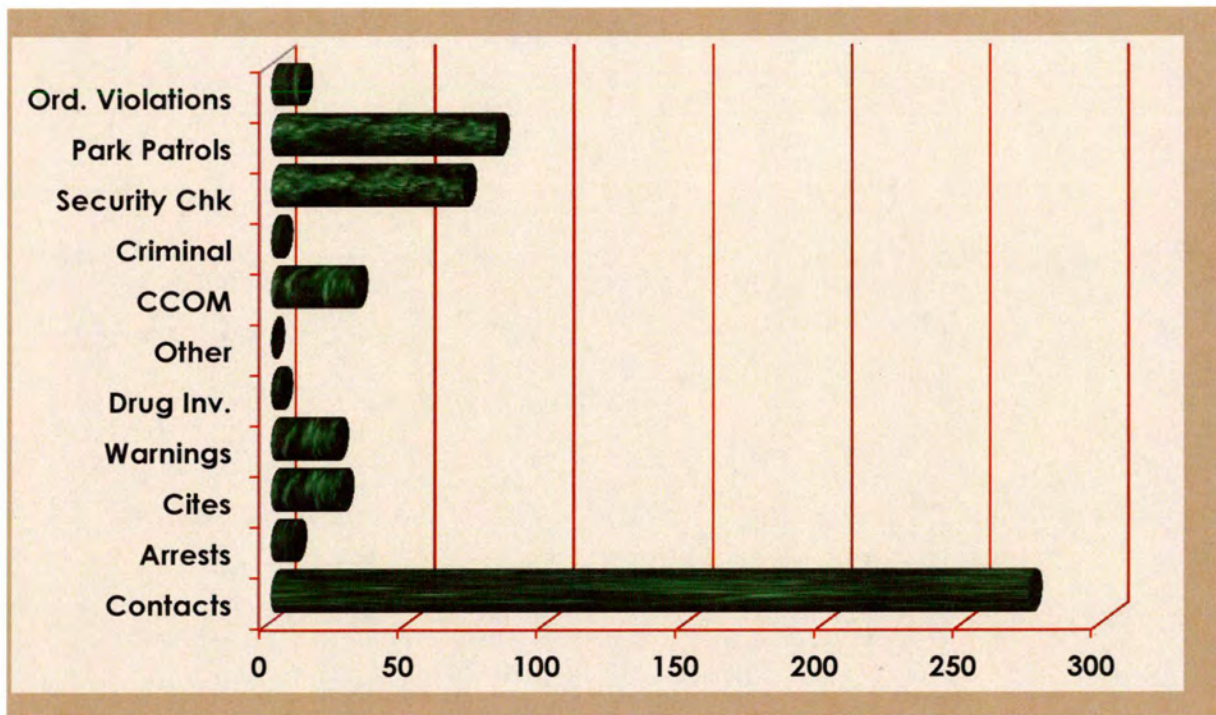
Total Number of Bicycle Hours	159.50
Total Activities	5.25
Number of Bicycle Activities per Hour	3.29
Number of Persons Contacted per Hour	2
Total Dollars Saved in Gas @ \$3.80/Gallon, Estimated Usage 1-Gallon/1-Hour	\$ 606.10
Est. Number of lbs in Carbon @ 20/lbs Hour	3.190.00
Total Grams of Marijuana	72.00
Total Grams of Heroin	0.00
Total Grams of Meth	0.00
Total Grams of Cocaine	0.00
Total Number of Pills	1.00

**City of Wilsonville Police Department
Bicycle Patrol**

June 2014

BREAKOUT OF ACTIVITY

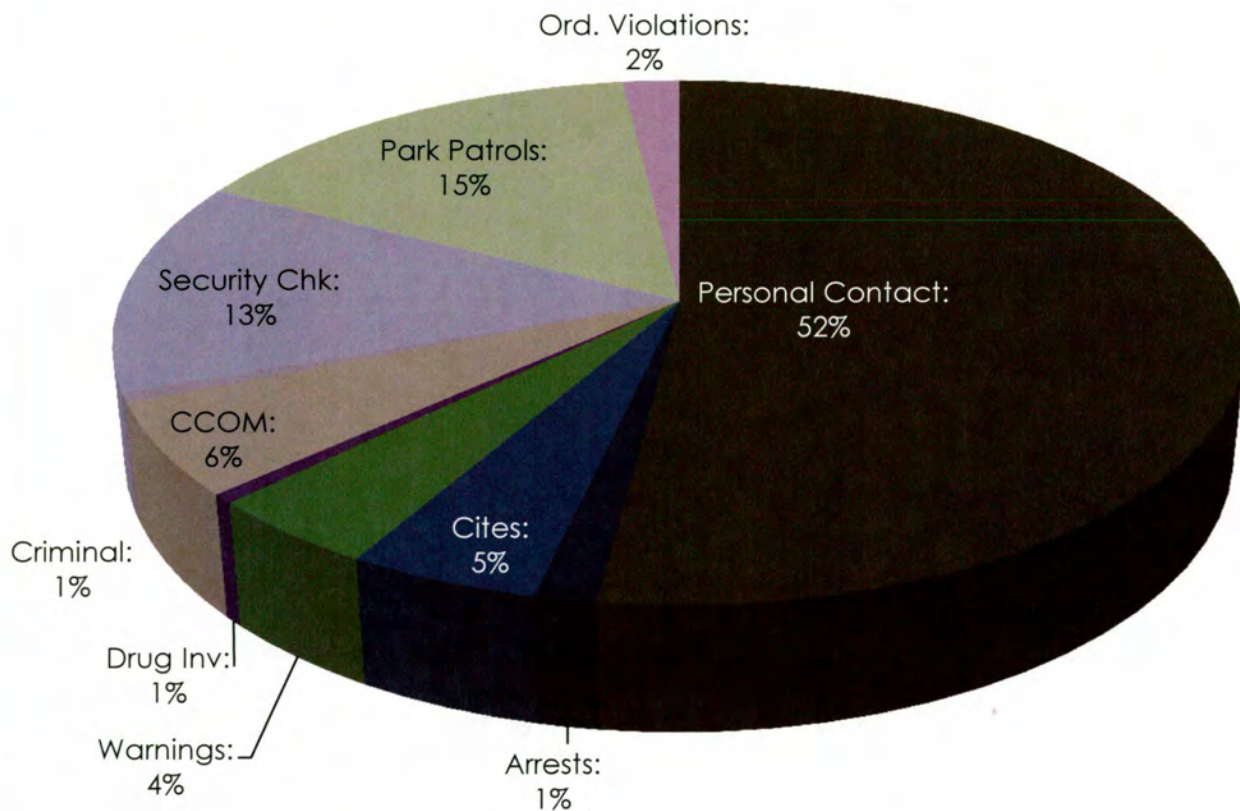
Total Hours on Bicycle for June: 159.50



**City of Wilsonville Police Department
Bicycle Patrol**

June 2014

BREAKOUT OF ACTIVITY



**City of Wilsonville Police Department
Bicycle Patrol**

Bicycle Patrol

July 2014



July 2014

OVERALL SUMMARY

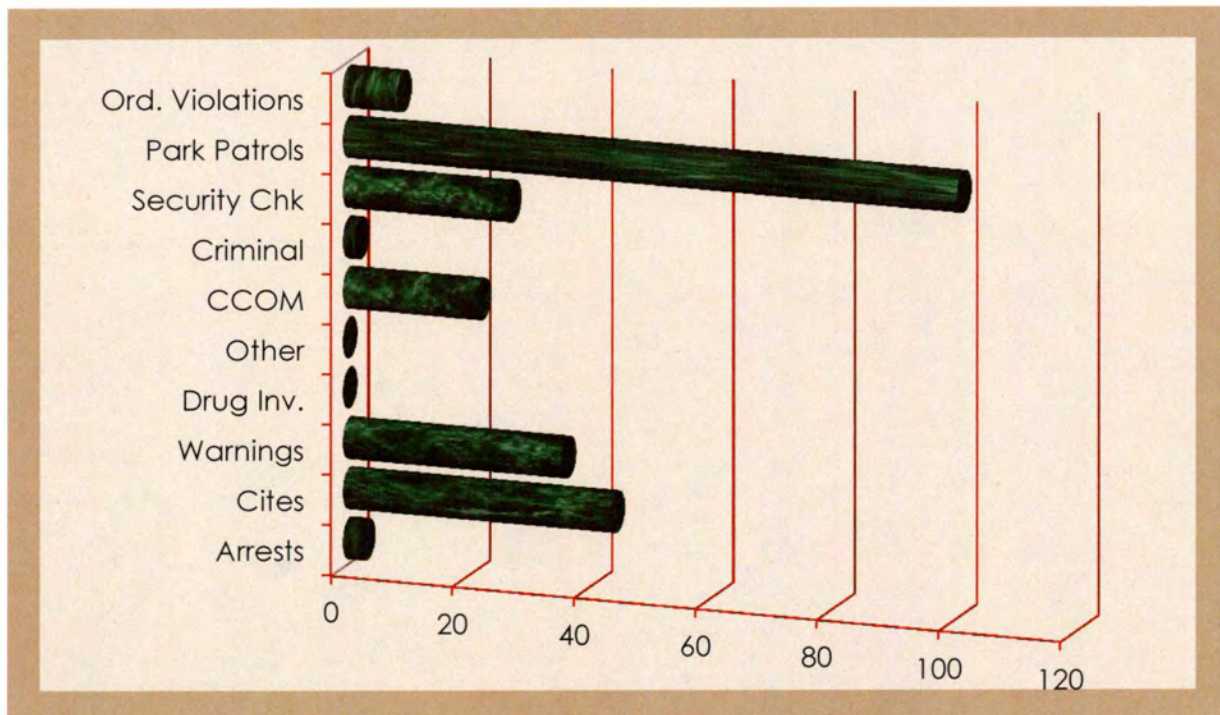
Total Number of Bicycle Hours	126.00
Total Activities	501
Number of Bicycle Activities per Hour	3.98
Number of Persons Contacted per Hour	2.04
Total Dollars Saved in Gas @ \$3.80/Gallon, Estimated Usage 1-Gallon/1-Hour	\$ 478.80
Est. Number of lbs in Carbon @ 20/lbs Hour	2,520.00
Total Grams of Marijuana	0.00
Total Grams of Heroin	0.00
Total Grams of Meth	0.00
Total Grams of Cocaine	0.00
Total Number of Pills	0.00

**City of Wilsonville Police Department
Bicycle Patrol**

July 2014

BREAKOUT OF ACTIVITY

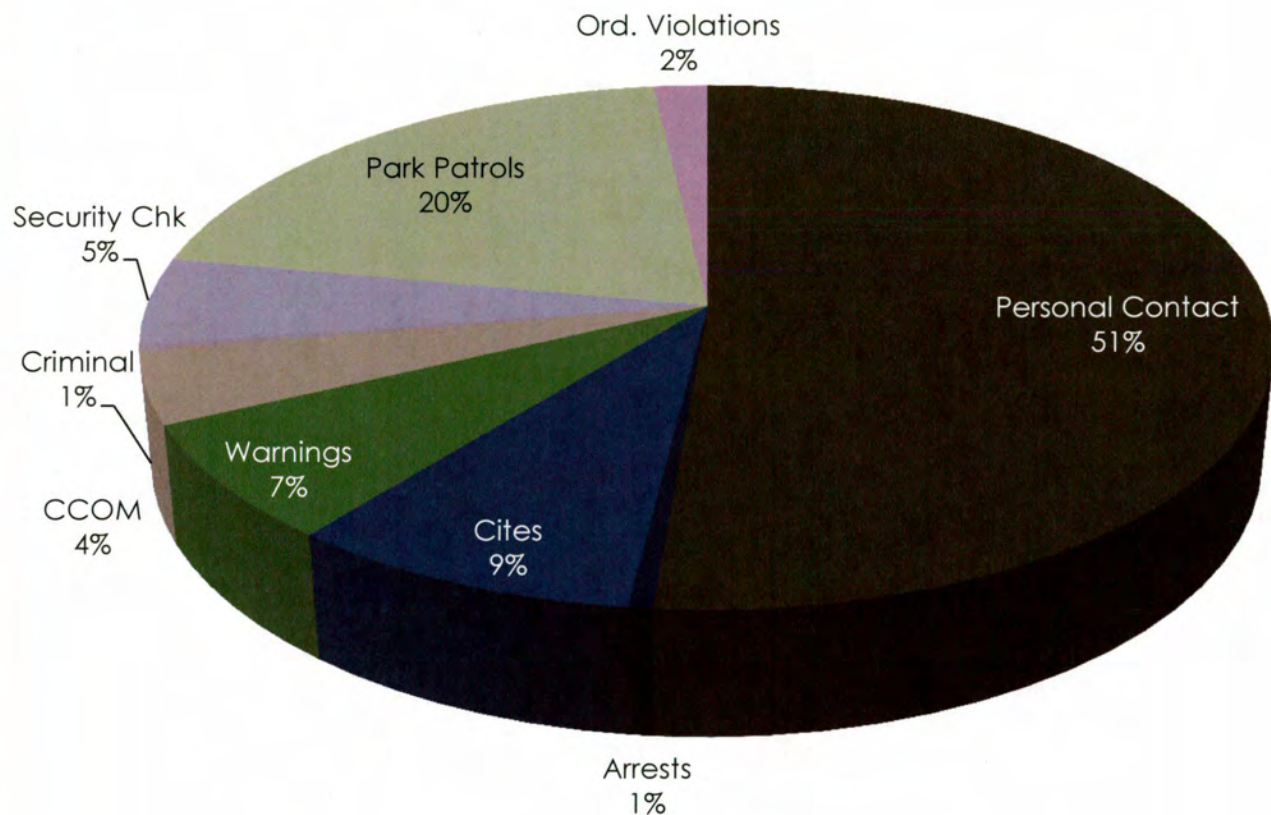
Total Hours on Bicycle for July: 126



**City of Wilsonville Police Department
Bicycle Patrol**

July 2014

BREAKOUT OF ACTIVITY



**City of Wilsonville Police Department
Bicycle Patrol**

PROJECT ACCOUNTING EXPENSE REPORT - *through month end* **June, 2014**

PROJECT ACCOUNTING STRUCTURE IS: **PROJECT# - PHASE#** (Older projects may still exist with the structure: PROJECT# - PHASE# - TASK#)

- ▶ Phases include: #10 PreDesign, #20 Design, #30 Construction, #40 Acquisition, #70 Financial/Legal, #80 Other. Phase #91 and #99 are for overhead and are based on the following:
 - ▶ Overhead #91 from General Fund (admin, legal, finance, etc) is charged to a project by a factor of 3.5% of direct actual invoice expenses.
 - ▶ Overhead #99 from Community Development Fund (engineering, planning, etc) is charged to a project through the use of Time Trax.
- ▶ Overhead noted below does not include the portion deemed as "Potential Delay" in the budget.

All project expenditures though coded individually to each project flow onto the below General Ledger accounts:

Capital Project Expense

<i>G/L Account #</i>	<i>Fund</i>	<i>Account Name</i>	<i>Budget</i>	<i>Spent</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Used</i>
510.950.45030.00000	Water CIP	Improvements	4,120,750	2,644,571	181,965	1,294,214	69%
520.950.45030.00000	Sewer CIP	Improvements	12,418,000	8,045,956	117,050	4,254,994	66%
540.950.45030.00000	Roads CIP	Improvements	3,362,114	1,650,033	970,236	741,845	78%
570.950.45030.00000	Strm CIP	Improvements	1,115,168	982,153	73,852	59,163	95%
580.950.45030.00000	Bld CIP	Improvements	979,500	499,007	102,398	378,095	61%
590.950.45030.00000	Prks CIP	Improvements	2,141,670	1,052,689	174,264	914,718	57%
900.950.45030.00000	UR-Yr2000 CIP	Improvements	1,039,000	649,711	2,903,536	(2,514,247)	342%
910.950.45030.00000	UR-WestSide CIP	Improvements	623,716	0	50,559	573,157	8%
Capital outlay - Subtotal			25,799,918	15,524,120	4,573,858	5,701,941	78%

Engineering & Administration (Overhead)

<i>G/L Account #</i>	<i>Fund</i>	<i>Account Name</i>	<i>Budget</i>	<i>Spent</i>	<i>Encumbered</i>	<i>Balance</i>	<i>% Used</i>
510.999.49111.46110	Water CIP	Overhead from GeneralFund	82,415	82,414	0	1	100%
510.999.49111.46235	Water CIP	Overhead from CD Fund	472,075	197,148	0	274,927	42%
520.999.49111.46110	Sewer CIP	Overhead from GeneralFund	134,360	63,155	0	71,205	47%
520.999.49111.46235	Sewer CIP	Overhead from CD Fund	731,800	196,550	0	535,250	27%
540.999.49111.46110	Roads CIP	Overhead from GeneralFund	67,128	43,358	0	23,770	65%
540.999.49111.46235	Roads CIP	Overhead from CD Fund	510,238	589,303	0	(79,065)	115%
570.999.49111.46110	Strm CIP	Overhead from GeneralFund	20,847	18,252	0	2,595	88%
570.999.49111.46235	Strm CIP	Overhead from CD Fund	118,658	103,810	0	14,848	87%
580.999.49111.46110	Bld CIP	Overhead from GeneralFund	650	650	0	0	100%
580.999.49111.46235	Bld CIP	Overhead from CD Fund	9,050	9,050	0	0	100%
590.999.49111.46110	Prks CIP	Overhead from GeneralFund	32,461	32,225	0	236	99%
590.999.49111.46235	Prks CIP	Overhead from CD Fund	243,357	186,714	0	56,643	77%
Transfers - Subtotal			2,423,039	1,522,629	0	900,410	63%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
1048-30-40	Water CIP	Water Dist. System Misc Improvements	Construction-Contractor	510.950.45030	Staten	81,000	71,319	0	9,681	88%
1048-91-91	Water CIP	Water Dist. System Misc Improvements	-GF Overhead	510.999.49111	Staten	1,620	2,496	0	(876)	154%
1048-99-99	Water CIP	Water Dist. System Misc Improvements	Overhead-CD Overhead	510.999.49111	Staten	22,000	32,206	0	(10,206)	146%
► #1048		Total → Project 1048	→			104,620	106,021	0	(1,401)	101%
1055-20-10	Water CIP	Kinsman Transmission Main Phase 2 (3B)	Design-Consultant	510.950.45030	Mende	110,000	80,454	49,487	(19,941)	118%
1055-30-40	Water CIP	Kinsman Transmission Main Phase 2 (3B)	Construction-Contractor	510.950.45030	Mende	3,155,000	2,358,205	37,338	759,457	76%
1055-40-30	Water CIP	Kinsman Transmission Main Phase 2 (3B)	Acquisition-Acquisitions	5??,950.45030	Mende	0	228	0	(228)	-%
1055-50-50	Water CIP	Kinsman Transmission Main Phase 2 (3B)	-Owner's Rep	???.950.45030	Mende	0	11,328	7,392	(18,720)	-%
1055-60-20	Water CIP	Kinsman Transmission Main Phase 2 (3B)	-Review	510.950.45030	Mende	0	2,275	6,007	(8,282)	-%
1055-80-90	Water CIP	Kinsman Transmission Main Phase 2 (3B)	Other-Other	5??,950.45030	Mende	30,000	0	0	30,000	-%
1055-91-91	Water CIP	Kinsman Transmission Main Phase 2 (3B)	-GF Overhead	510.999.49111	Mende	63,100	75,696	0	(12,596)	120%
1055-99-99	Water CIP	Kinsman Transmission Main Phase 2 (3B)	Overhead-CD Overhead	510.999.49111	Mende	175,500	111,308	0	64,192	63%
► #1055		Total → Project 1055	→			3,533,600	2,639,494	100,224	793,882	78%
1065-30-30	Water CIP	West Side Level B Reservoir Site	Construction-Acquisitions	510.950.45030	Mende	0	2,000	0	(2,000)	-%
1065-40-30	Water CIP	West Side Level B Reservoir Site	Acquisition-Acquisitions	510.950.45030	Mende	0	1,605	0	(1,605)	-%
1065-80-90	Water CIP	West Side Level B Reservoir Site	Other-Other	510.950.45030	Mende	20,000	843	11,359	7,798	61%
1065-91-91	Water CIP	West Side Level B Reservoir Site	-GF Overhead	510.999.49111	Mende	400	156	0	244	39%
1065-99-99	Water CIP	West Side Level B Reservoir Site	Overhead-CD Overhead	510.999.49111	Mende	2,000	579	0	1,421	29%
► #1065		Total → Project 1065	→			22,400	5,183	11,359	5,858	74%
1071-90-90	Water CIP	Villebois Water System Reimbursement	Other-Other	510.950.45030	Adams	10,000	0	0	10,000	-%
1071-91-91	Water CIP	Villebois Water System Reimbursement	-GF Overhead	510.999.49111	Adams	200	0	0	200	-%
1071-99-99	Water CIP	Villebois Water System Reimbursement	Overhead-CD Overhead	510.999.49111	Adams	1,000	247	0	753	25%
► #1071		Total → Project 1071	→			11,200	247	0	10,953	2%
1082-80	Water CIP	Comprehensive Water Sys Master Plan Upd	Other	510.950.45030	Mende	6,000	0	0	6,000	-%
1082-91	Water CIP	Comprehensive Water Sys Master Plan Upd	GF Overhead	510.999.49111	Mende	120	0	0	120	-%
1082-99	Water CIP	Comprehensive Water Sys Master Plan Upd	CD Overhead	510.999.49111	Mende	600	2,443	0	(1,843)	407%
► #1082		Total → Project 1082	→			6,720	2,443	0	4,277	36%
1083-20	Water CIP	Secondary Power Supply for all Wells	Design	510.950.45030	Weigel	0	9,140	0	(9,140)	-%
1083-30	Water CIP	Secondary Power Supply for all Wells	Construction	510.950.45030	Weigel	140,000	0	0	140,000	-%
1083-91	Water CIP	Secondary Power Supply for all Wells	GF Overhead	510.999.49111	Weigel	2,800	320	0	2,480	11%
1083-99	Water CIP	Secondary Power Supply for all Wells	CD Overhead	510.999.49111	Weigel	14,000	8,952	0	5,048	64%
► #1083		Total → Project 1083	→			156,800	18,412	0	138,388	12%
1104-20	Water CIP	Barber 18" Water Line (Kinsman-Coffee)	Design	510.950.45030	Mende	0	0	15,000	(15,000)	-%
► #1104		Total → Project 1104	→			0	0	15,000	(15,000)	0%
1111-80	Water CIP	WTP Clearwell Time Imp/Tanks	Other	510.950.45030		90,000	0	0	90,000	-%
1111-91	Water CIP	WTP Clearwell Time Imp/Tanks	GF Overhead	510.999.49111		1,800	0	0	1,800	-%
1111-99	Water CIP	WTP Clearwell Time Imp/Tanks	CD Overhead	510.999.49111		9,000	5,110	0	3,890	57%
► #1111		Total → Project 1111	→			100,800	5,110	0	95,690	5%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
1117-80	Water CIP	Fire Flow Data Collection for System Cap	Other	510.950.45030		5,000	3,700	0	1,300	74%
1117-91	Water CIP	Fire Flow Data Collection for System Cap	GF Overhead	510.999.49111		100	130	0	(30)	130%
1117-99	Water CIP	Fire Flow Data Collection for System Cap	CD Overhead	510.999.49111		500	0	0	500	-%
► #1117		Total → Project 1117	→			5,600	3,830	0	1,770	68%
1119-30	Water CIP	Reservoir Improvements, Charbonneau	Construction	510.950.45030	Mende	50,000	0	0	50,000	-%
1119-91	Water CIP	Reservoir Improvements, Charbonneau	GF Overhead	510.999.49111	Mende	1,000	0	0	1,000	-%
1119-99	Water CIP	Reservoir Improvements, Charbonneau	CD Overhead	510.999.49111	Mende	5,000	0	0	5,000	-%
► #1119		Total → Project 1119	→			56,000	0	0	56,000	0%
1120-30	Water CIP	Annual - Meter Replacements	Construction	510.950.45030	Kerber	50,000	8,098	0	41,902	16%
1120-91	Water CIP	Annual - Meter Replacements	GF Overhead	510.999.49111	Kerber	1,000	283	0	717	28%
1120-99	Water CIP	Annual - Meter Replacements	CD Overhead	510.999.49111	Kerber	5,000	4,705	0	295	94%
► #1120		Total → Project 1120	→			56,000	13,086	0	42,914	23%
1121-30	Water CIP	Annual - Pipeline, Valve and Hydrant Rep	Construction	510.950.45030	Kerber	201,000	47,335	0	153,665	24%
1121-91	Water CIP	Annual - Pipeline, Valve and Hydrant Rep	GF Overhead	510.999.49111	Kerber	4,060	1,657	0	2,403	41%
1121-99	Water CIP	Annual - Pipeline, Valve and Hydrant Rep	CD Overhead	510.999.49111	Kerber	13,820	7,224	0	6,596	52%
► #1121		Total → Project 1121	→			218,880	56,216	0	162,664	26%
1122-80	Water CIP	Water Treatment Plant Master Plan Update	Other	510.950.45030	Mende	93,750	0	0	93,750	-%
1122-91	Water CIP	Water Treatment Plant Master Plan Update	GF Overhead	510.999.49111	Mende	1,875	0	0	1,875	-%
1122-99	Water CIP	Water Treatment Plant Master Plan Update	CD Overhead	510.999.49111	Mende	9,375	120	0	9,255	1%
► #1122		Total → Project 1122	→			105,000	120	0	104,880	0%
1123-80	Water CIP	Water Rate Study and SDC Update	Other	510.950.45030	Mende	30,000	25,610	0	4,390	85%
1123-91	Water CIP	Water Rate Study and SDC Update	GF Overhead	510.999.49111	Mende	600	897	0	(297)	150%
1123-99	Water CIP	Water Rate Study and SDC Update	CD Overhead	510.999.49111	Mende	3,000	2,250	0	750	75%
► #1123		Total → Project 1123	→			33,600	28,757	0	4,843	86%
1125-30	Water CIP	Water Telemetry-Wells & Flow Monitoring	Construction	510.950.45030	Mende	77,000	0	0	77,000	-%
1125-91	Water CIP	Water Telemetry-Wells & Flow Monitoring	GF Overhead	510.999.49111	Mende	1,540	0	0	1,540	-%
1125-99	Water CIP	Water Telemetry-Wells & Flow Monitoring	CD Overhead	510.999.49111	Mende	0	146	0	(146)	-%
► #1125		Total → Project 1125	→			78,540	146	0	78,394	0%
1126-80	Water CIP	Segment 3B Water Line Mitigation Site	Other	510.950.45030	Rappold	2,000	188	55,382	(53,570)	2,779%
1126-99	Water CIP	Segment 3B Water Line Mitigation Site	CD Overhead	510.999.49111	Rappold	280	1,621	0	(1,341)	579%
► #1126		Total → Project 1126	→			2,280	1,809	55,382	(54,911)	2,508%
1127-99	Water CIP	Willamette River Water Supply	CD Overhead	510.999.49111	Kraushaar	0	1,620	0	(1,620)	-%
► #1127		Total → Project 1127	→			0	1,620	0	(1,620)	0%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
1128-99	Water CIP	Annual-Well hole and facility upgrade	CD Overhead	510.999.49111	Weigel	0	120	0	(120)	-%
► #1128		Total → Project 1128	→			0	120	0	(120)	0%
1994-80-40	Water CIP	Water Private Development SDC Impr	Other-Contractor	510.950.45030		0	22,243	0	(22,243)	-%
1994-91-40	Water CIP	Water Private Development SDC Impr	-Contractor	510.999.49111		0	779	0	(779)	-%
► #1994		Total → Project 1994	→			0	23,022	0	(23,022)	0%
1995-99	Water CIP	Early Planning - Future Water Projects	CD Overhead	510.999.49111	Retherford	50,000	11,756	0	38,244	24%
► #1995		Total → Project 1995	→			50,000	11,756	0	38,244	24%
1998-99	Water CIP	5 Yr/Annual Water CIP Budget Development	CD Overhead	510.999.49111	Retherford	10,000	6,741	0	3,259	67%
► #1998		Total → Project 1998	→			10,000	6,741	0	3,259	67%
1999-20-10	Water CIP	Project Design/Devel	Design-Consultant	510.950.45030	Adams	100,000	0	0	100,000	-%
1999-91-91	Water CIP	Project Design/Devel	-GF Overhead	510.999.49111	Adams	2,000	0	0	2,000	-%
1999-99-99	Water CIP	Project Design/Devel	Overhead-CD Overhead	510.999.49111	Adams	10,000	0	0	10,000	-%
► #1999		Total → Project 1999	→			112,000	0	0	112,000	0%
2045-20-10	Sewer CIP	Reestablish Boeckman Crk Mtnc Access	Design-Consultant	520.950.45030	Ward	189,855	0	0	189,855	-%
2045-30-40	Sewer CIP	Reestablish Boeckman Crk Mtnc Access	Construction-Construction	520.950.45030	Ward	1,151,770	0	0	1,151,770	-%
2045-91-91	Sewer CIP	Reestablish Boeckman Crk Mtnc Access	-GF Overhead	520.999.49111	Ward	29,522	0	0	29,522	-%
2045-99-99	Sewer CIP	Reestablish Boeckman Crk Mtnc Access	Overhead-CD Overhead	520.999.49111	Ward	133,595	1,704	0	131,891	1%
► #2045		Total → Project 2045	→			1,504,742	1,704	0	1,503,038	0%
2046-30-40	Sewer CIP	Flow Monitoring Stations	Construction-Contractor	520.950.45030	Mende	27,000	3,363	0	23,638	12%
2046-91-91	Sewer CIP	Flow Monitoring Stations	-GF Overhead	520.999.49111	Mende	540	118	0	422	22%
2046-99-99	Sewer CIP	Flow Monitoring Stations	Overhead-CD Overhead	520.999.49111	Mende	2,700	1,314	0	1,386	49%
► #2046		Total → Project 2046	→			30,240	4,795	0	25,446	16%
2060-30	Sewer CIP	Misc Small Sewer Projects	Construction	520.950.45030	Adams	60,000	0	0	60,000	-%
2060-91	Sewer CIP	Misc Small Sewer Projects	GF Overhead	520.999.49111	Adams	1,200	0	0	1,200	-%
2060-99	Sewer CIP	Misc Small Sewer Projects	Overhead	520.999.49111	Adams	6,000	6,035	0	(35)	101%
► #2060		Total → Project 2060	→			67,200	6,035	0	61,165	9%
2065-20	Sewer CIP	Memorial Park Lift Station Relocation	Design	520.950.45030	Ward	414,618	0	0	414,618	-%
2065-30	Sewer CIP	Memorial Park Lift Station Relocation	Construction	520.950.45030	Ward	1,403,882	0	0	1,403,882	-%
2065-91	Sewer CIP	Memorial Park Lift Station Relocation	GF Overhead	520.999.49111	Ward	36,370	0	0	36,370	-%
2065-99	Sewer CIP	Memorial Park Lift Station Relocation	Overhead	520.999.49111	Ward	181,850	2,708	0	179,142	1%
► #2065		Total → Project 2065	→			2,036,720	2,708	0	2,034,012	0%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
2066-80	Sewer CIP	Update Sewer Rate and SDC Study	Other	520.950.45030	Ossana	16,500	12,390	3,405	705	96%
2066-91	Sewer CIP	Update Sewer Rate and SDC Study	GF Overhead	520.999.49111	Ossana	330	434	0	(104)	132%
2066-99	Sewer CIP	Update Sewer Rate and SDC Study	Overhead	520.999.49111	Ossana	1,980	0	0	1,980	-%
► #2066		Total → Project 2066	→			18,810	12,824	3,405	2,581	86%
2068-99	Sewer CIP	River Village Lift Stations Upgrade	CD Overhead	520.999.49111	Mende	3,000	120	0	2,880	4%
► #2068		Total → Project 2068	→			3,000	120	0	2,880	4%
2079-20	Sewer CIP	UD1 Kinsman Rd Parallel 12"Sanitary Main	Design	520.950.45030	Ward	10,000	0	20,000	(10,000)	200%
2079-91	Sewer CIP	UD1 Kinsman Rd Parallel 12"Sanitary Main	GF Overhead	520.999.49111	Ward	200	0	0	200	-%
2079-99	Sewer CIP	UD1 Kinsman Rd Parallel 12"Sanitary Main	CD Overhead	520.999.49111	Ward	1,000	0	0	1,000	-%
► #2079		Total → Project 2079	→			11,200	0	20,000	(8,800)	179%
2082-20	Sewer CIP	Waste Water Treatment Plant Upgrade	Design	520.950.45030	Mende	0	715,790	0	(715,790)	-%
2082-30	Sewer CIP	Waste Water Treatment Plant Upgrade	Construction	520.950.45030	Mende	8,200,000	6,750,545	0	1,449,455	82%
2082-50	Sewer CIP	Waste Water Treatment Plant Upgrade	Owner's Rep	520.950.45030	Mende	0	200,238	0	(200,238)	-%
2082-70	Sewer CIP	Waste Water Treatment Plant Upgrade	Finance & Legal	520.950.45030	Mende	0	450	0	(450)	-%
2082-91	Sewer CIP	Waste Water Treatment Plant Upgrade	GF Overhead	520.999.49111	Mende	50,000	50,000	0	0	100%
2082-99	Sewer CIP	Waste Water Treatment Plant Upgrade	CD Overhead	520.999.49111	Mende	250,000	85,194	0	164,806	34%
► #2082		Total → Project 2082	→			8,500,000	7,802,217	0	697,783	92%
2084-20	Sewer CIP	Town Center Pump Station Improvements	Design	520.950.45030	Ward	35,000	0	0	35,000	-%
2084-91	Sewer CIP	Town Center Pump Station Improvements	GF Overhead	520.999.49111	Ward	700	0	0	700	-%
2084-99	Sewer CIP	Town Center Pump Station Improvements	CD Overhead	520.999.49111	Ward	3,500	0	0	3,500	-%
► #2084		Total → Project 2084	→			39,200	0	0	39,200	0%
2085-20	Sewer CIP	1-5 Crossing @ Memorial Dr Study	Design	520.950.45030	Ward	65,750	0	0	65,750	-%
2085-91	Sewer CIP	1-5 Crossing @ Memorial Dr Study	GF Overhead	520.999.49111	Ward	1,315	0	0	1,315	-%
2085-99	Sewer CIP	1-5 Crossing @ Memorial Dr Study	CD Overhead	520.999.49111	Ward	6,575	0	0	6,575	-%
► #2085		Total → Project 2085	→			73,640	0	0	73,640	0%
2086-20	Sewer CIP	Charbonneau Collection System Rehab	Design	520.950.45030		22,000	0	0	22,000	-%
2086-91	Sewer CIP	Charbonneau Collection System Rehab	GF Overhead	520.999.49111		440	0	0	440	-%
2086-99	Sewer CIP	Charbonneau Collection System Rehab	CD Overhead	520.999.49111		2,200	33,046	0	(30,846)	1,502%
► #2086		Total → Project 2086	→			24,640	33,046	0	(8,406)	134%
2088-80	Sewer CIP	Waste Water System Master Plan Update	Other	520.950.45030	Ward	150,000	50,942	91,273	7,786	95%
2088-91	Sewer CIP	Waste Water System Master Plan Update	GF Overhead	520.999.49111	Ward	3,000	1,782	0	1,218	59%
2088-99	Sewer CIP	Waste Water System Master Plan Update	CD Overhead	520.999.49111	Ward	15,325	20,051	0	(4,726)	131%
► #2088		Total → Project 2088	→			168,325	72,775	91,273	4,278	97%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
2091-20	Sewer CIP	Autumn Park Sewer Line Replacement	Design	520.950.45030		0	4,165	0	(4,165)	-%
2091-30	Sewer CIP	Autumn Park Sewer Line Replacement	Construction	520.950.45030		329,500	303,919	2,372	23,209	93%
2091-91	Sewer CIP	Autumn Park Sewer Line Replacement	GF Overhead	520.999.49111		3,900	10,783	0	(6,883)	276%
2091-99	Sewer CIP	Autumn Park Sewer Line Replacement	CD Overhead	520.999.49111		33,190	38,149	0	(4,959)	115%
► #2091		Total → Project 2091	→			366,590	357,016	2,372	7,202	98%
2092-30	Sewer CIP	Ridder Rd South	Construction	520.950.45030	Ward	190,000	0	0	190,000	-%
2092-91	Sewer CIP	Ridder Rd South	GF Overhead	520.999.49111	Ward	3,800	0	0	3,800	-%
2092-99	Sewer CIP	Ridder Rd South	CD Overhead	520.999.49111	Ward	19,000	880	0	18,120	5%
► #2092		Total → Project 2092	→			212,800	880	0	211,920	0%
2093-30	Sewer CIP	95th & Hillman Court	Construction	520.950.45030	Ward	33,500	0	0	33,500	-%
2093-91	Sewer CIP	95th & Hillman Court	GF Overhead	520.999.49111	Ward	670	0	0	670	-%
2093-99	Sewer CIP	95th & Hillman Court	CD Overhead	520.999.49111	Ward	3,350	120	0	3,230	4%
► #2093		Total → Project 2093	→			37,520	120	0	37,400	0%
2094-30	Sewer CIP	Boberg St near Barber	Construction	520.950.45030	Ward	25,000	0	0	25,000	-%
2094-91	Sewer CIP	Boberg St near Barber	GF Overhead	520.999.49111	Ward	500	0	0	500	-%
2094-99	Sewer CIP	Boberg St near Barber	CD Overhead	520.999.49111	Ward	2,500	0	0	2,500	-%
► #2094		Total → Project 2094	→			28,000	0	0	28,000	0%
2095-99	Sewer CIP	WWTP Outfall Repair/Replacement	CD Overhead	520.999.49111	Mende	0	120	0	(120)	-%
► #2095		Total → Project 2095	→			0	120	0	(120)	0%
2994-50	Sewer CIP	Sewer Private Development SDC Improvment	Owner's Rep	520.950.45030		10,000	4,154	0	5,846	42%
2994-91	Sewer CIP	Sewer Private Development SDC Improvment	GF Overhead	520.999.49111		200	145	0	55	73%
2994-99	Sewer CIP	Sewer Private Development SDC Improvment	CD Overhead	520.999.49111		1,000	71	0	929	7%
► #2994		Total → Project 2994	→			11,200	4,370	0	6,830	39%
2995-99	Sewer CIP	Early Planning - Future Sewer Projects	CD Overhead	520.999.49111	Retherford	50,000	1,047	0	48,953	2%
► #2995		Total → Project 2995	→			50,000	1,047	0	48,953	2%
2998-99	Sewer CIP	5 year & annual Sewer CIP Budget Develp	CD Overhead	520.999.49111	Retherford	10,000	5,884	0	4,116	59%
► #2998		Total → Project 2998	→			10,000	5,884	0	4,116	59%
2999-20-90	Sewer CIP	Project Design/Devel	Design-Other	520.950.45030	Adams	83,625	0	0	83,625	-%
2999-91-91	Sewer CIP	Project Design/Devel	-GF Overhead	520.999.49111	Adams	1,673	0	0	1,673	-%
2999-99-99	Sewer CIP	Project Design/Devel	Overhead-CD Overhead	520.999.49111	Adams	8,035	0	0	8,035	-%
► #2999		Total → Project 2999	→			93,333	0	0	93,333	0%
3000-99		Basalt Creek Planning	CD Overhead	540.999.49111	Mangle	80,000	80,282	0	(282)	100%
► #3000		Total → Project 3000	→			80,000	80,282	0	(282)	100%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
3001-20		Frog Pond/Advance Road Master Planning	Design	540.950.45030	Mangle	0	85,065	227,873	(312,938)	-%
3001-80		Frog Pond/Advance Road Master Planning	Other	540.950.45030	Mangle	75,000	0	0	75,000	-%
3001-99		Frog Pond/Advance Road Master Planning	CD Overhead	540.999.49111	Mangle	50,000	107,106	0	(57,106)	214%
► #3001		Total → Project 3001	→			125,000	192,171	227,873	(295,044)	336%
3002-99		Coffe Creek Development Readiness	CD Overhead	540.999.49111	TBD	42,500	2,207	0	40,293	5%
► #3002		Total → Project 3002	→			42,500	2,207	0	40,293	5%
4002-20-10	Streets CIP	WV Rd Interchange Turn Lane Improvements	Design-Consultant	540.950.45030	Adams	0	4,283	0	(4,283)	-%
4002-30-90	Streets CIP	WV Rd Interchange Turn Lane Improvements	Construction-Urban Renewal	900.950.45030	Adams	264,000	172,651	73,346	18,003	93%
4002-97-97	Streets CIP	WV Rd Interchange Turn Lane Improvements	-Overhead for Urban Renewal	900.950.45030	Adams	26,400	4,270	0	22,130	16%
► #4002		Total → Project 4002	→			290,400	181,204	73,346	35,850	88%
4004-20-10	Streets CIP	Kinsman Road Extension	Design-Consultant	540.950.45030	Mende	135,000	11,440	126,869	(3,310)	102%
4004-20-40	Streets CIP	Kinsman Road Extension	Design-Contractor	540.950.45030	Mende	31,000	0	0	31,000	-%
4004-30-40	Streets CIP	Kinsman Road Extension	Construction-Contractor	540.950.45030	Mende	0	1,126	0	(1,126)	-%
4004-91-91	Streets CIP	Kinsman Road Extension	-GF Overhead	540.999.49111	Mende	3,320	440	0	2,880	13%
4004-99-99	Streets CIP	Kinsman Road Extension	Overhead-CD Overhead	540.999.49111	Mende	16,600	25,814	0	(9,214)	156%
► #4004		Total → Project 4004	→			185,920	38,820	126,869	20,230	89%
4014-30-40	Streets CIP	Road Maintenance Projects	Construction-Contractor	540.950.45030	Ward	770,000	699,239	426,334	(355,573)	146%
4014-30-50	Streets CIP	Road Maintenance Projects	Construction-Owner's Rep	540.950.45030	Ward	10,000	5,356	0	4,644	54%
4014-91-91	Streets CIP	Road Maintenance Projects	-GF Overhead	540.999.49111	Ward	13,400	13,400	0	0	100%
4014-99-99	Streets CIP	Road Maintenance Projects	Overhead-CD Overhead	540.999.49111	Ward	67,000	67,000	0	0	100%
► #4014		Total → Project 4014	→			860,400	784,995	426,334	(350,929)	141%
4106-90-90	Streets CIP	Villebois Street SDC Reimbursement	Other-Other	540.950.45030	Adams	200,000	172,950	0	27,050	86%
4106-91-91	Streets CIP	Villebois Street SDC Reimbursement	-GF Overhead	540.999.49111	Adams	4,000	0	0	4,000	-%
4106-99-99	Streets CIP	Villebois Street SDC Reimbursement	Overhead-CD Overhead	540.999.49111	Adams	20,000	2,315	0	17,685	12%
► #4106		Total → Project 4106	→			224,000	175,265	0	48,735	78%
4116-20	Streets CIP	Barber Street - Kinsman to Coffee Lake	Design	540.950.45030	Mende	47,000	19,211	41,265	(13,476)	129%
4116-30	Streets CIP	Barber Street - Kinsman to Coffee Lake	Construction	910.950.45030	Mende	0	28,984	0	(28,984)	-%
4116-40	Streets CIP	Barber Street - Kinsman to Coffee Lake	Acquisition	540.950.45030	Mende	462,000	44,533	0	417,467	10%
4116-80	Streets CIP	Barber Street - Kinsman to Coffee Lake	Other	540.950.45030	Mende	0	9,705	0	(9,705)	-%
4116-91	Streets CIP	Barber Street - Kinsman to Coffee Lake	GF Overhead	540.999.49111	Mende	10,180	4,593	0	5,587	45%
4116-99	Streets CIP	Barber Street - Kinsman to Coffee Lake	Overhead	540.999.49111	Mende	52,000	67,613	0	(15,613)	130%
► #4116		Total → Project 4116	→			571,180	174,639	41,265	355,276	38%
4118-30	Streets CIP	Protected Permissive Signal Heads	Construction	540.950.45030	Staten	100,000	7,075	18,325	74,600	25%
4118-91	Streets CIP	Protected Permissive Signal Heads	GF Overhead	540.999.49111	Staten	2,000	248	0	1,752	12%
4118-99	Streets CIP	Protected Permissive Signal Heads	Overhead	540.999.49111	Staten	10,000	1,780	0	8,220	18%
► #4118		Total → Project 4118	→			112,000	9,103	18,325	84,572	24%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
4138-30	Streets CIP	5yr Monitoring of Boeckman Wetland Mitig	Construction	540.950.45030	Rappold	0	30,098	2,248	(32,346)	-%
4138-80	Streets CIP	5yr Monitoring of Boeckman Wetland Mitig	Other	540.950.45030	Rappold	50,000	0	0	50,000	-%
4138-91	Streets CIP	5yr Monitoring of Boeckman Wetland Mitig	GF Overhead	540.999.49111	Rappold	1,000	1,054	0	(54)	105%
4138-99	Streets CIP	5yr Monitoring of Boeckman Wetland Mitig	CD Overhead	540.999.49111	Rappold	5,000	475	0	4,525	10%
► #4138		Total → Project 4138	→			56,000	31,627	2,248	22,125	60%
4146-20	Streets CIP	Tooze Rd - 110th to Grhms Fry	Design	540.950.45030	Ward	300,000	3,250	0	296,750	1%
4146-40	Streets CIP	Tooze Rd - 110th to Grhms Fry	Acquisition	540.950.45030	Ward	0	275	0	(275)	-%
4146-91	Streets CIP	Tooze Rd - 110th to Grhms Fry	GF Overhead	540.999.49111	Ward	6,000	123	0	5,877	2%
4146-99	Streets CIP	Tooze Rd - 110th to Grhms Fry	CD Overhead	540.999.49111	Ward	36,000	36,518	0	(518)	101%
► #4146		Total → Project 4146	→			342,000	40,166	0	301,834	12%
4149-20	Streets CIP	Day Rd Mitigation Monitoring	Design	540.950.45030	Rappold	5,000	0	0	5,000	-%
4149-91	Streets CIP	Day Rd Mitigation Monitoring	GF Overhead	540.999.49111	Rappold	100	0	0	100	-%
4149-99	Streets CIP	Day Rd Mitigation Monitoring	CD Overhead	540.999.49111	Rappold	500	0	0	500	-%
► #4149		Total → Project 4149	→			5,600	0	0	5,600	0%
4153-30	Streets CIP	Upgrade 15 Traffic Signal Controllers	Construction	540.950.45030	Staten	5,730	5,730	0	0	100%
4153-91	Streets CIP	Upgrade 15 Traffic Signal Controllers	GF Overhead	540.999.49111	Staten	0	201	0	(201)	-%
► #4153		Total → Project 4153	→			5,730	5,931	0	(201)	104%
4177-20	Streets CIP	Boeckman Rd Bridge Repairs	Design	540.950.45030	Adams	0	2,900	0	(2,900)	-%
4177-30	Streets CIP	Boeckman Rd Bridge Repairs	Construction	901.950.45030	Adams	1,522,000	1,286,051	136,581	99,368	93%
4177-91	Streets CIP	Boeckman Rd Bridge Repairs	GF Overhead	540.999.49111	Adams	5,650	11,388	0	(5,738)	202%
4177-97	Streets CIP	Boeckman Rd Bridge Repairs	Overhead for Urban Renewal	901.900.44093	Adams	105,250	47,199	0	58,051	45%
4177-99	Streets CIP	Boeckman Rd Bridge Repairs	CD Overhead	540.999.49111	Adams	28,250	28,250	0	0	100%
► #4177		Total → Project 4177	→			1,661,150	1,375,788	136,581	148,782	91%
4181-30	Streets CIP	BPA Shield Wires - Canyon Creek	Construction	900.950.45030	Staten	0	96,217	0	(96,217)	-%
4181-97	Streets CIP	BPA Shield Wires - Canyon Creek	Overhead for Urban Renewal	900.900.44093	Staten	0	9,245	0	(9,245)	-%
4181-99	Streets CIP	BPA Shield Wires - Canyon Creek	CD Overhead	540.999.49111	Staten	0	242	0	(242)	-%
► #4181		Total → Project 4181	→			0	105,704	0	(105,704)	0%
4182-30	Streets CIP	Realign Boeckman Crk/Reconnect Channel	Construction	540.950.45030	Adams	231,884	174,329	52,706	4,850	98%
4182-91	Streets CIP	Realign Boeckman Crk/Reconnect Channel	GF Overhead	540.999.49111	Adams	8,138	6,102	0	2,036	75%
4182-99	Streets CIP	Realign Boeckman Crk/Reconnect Channel	CD Overhead	540.999.49111	Adams	15,688	18,101	0	(2,413)	115%
► #4182		Total → Project 4182	→			255,710	198,532	52,706	4,473	98%
4183-80	Streets CIP	ADA Compliance Inventory	Other	540.950.45030	Ward	50,000	0	0	50,000	-%
4183-91	Streets CIP	ADA Compliance Inventory	GF Overhead	540.999.49111	Ward	1,000	0	0	1,000	-%
4183-99	Streets CIP	ADA Compliance Inventory	CD Overhead	540.999.49111	Ward	5,000	27,554	0	(22,554)	551%
► #4183		Total → Project 4183	→			56,000	27,554	0	28,446	49%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
4184-20	Streets CIP	Canyon Ck Rd So from Boeckman to Vlahos	Design	900.950.45030	Adams	700,000	273,675	73,842	352,484	50%
4184-30	Streets CIP	Canyon Ck Rd So from Boeckman to Vlahos	Construction	900.950.45030	Adams	0	49,669	2,756,348	(2,806,017)	-%
4184-40	Streets CIP	Canyon Ck Rd So from Boeckman to Vlahos	Acquisition	900.950.45030	Adams	0	57,691	0	(57,691)	-%
4184-97	Streets CIP	Canyon Ck Rd So from Boeckman to Vlahos	Overhead for Urban Renewal	900.900.44093	Adams	70,000	100,000	0	(30,000)	143%
► #4184		Total → Project 4184	→			770,000	481,035	2,830,190	(2,541,224)	430%
4186-20	Streets CIP	Villebois Dr North Ext SDC Reimb	Design	540.950.45030	Adams	50,000	3,300	0	46,700	7%
4186-91	Streets CIP	Villebois Dr North Ext SDC Reimb	GF Overhead	540.999.49111	Adams	1,000	116	0	884	12%
4186-99	Streets CIP	Villebois Dr North Ext SDC Reimb	CD Overhead	540.999.49111	Adams	5,000	0	0	5,000	-%
► #4186		Total → Project 4186	→			56,000	3,416	0	52,584	6%
4187-30	Streets CIP	Old Town Half Street Imp	Construction	540.950.45030	Adams	75,000	0	0	75,000	-%
4187-39	Streets CIP	Old Town Half Street Imp	Construction-UR	900.950.45030	Adams	75,000	0	0	75,000	-%
4187-91	Streets CIP	Old Town Half Street Imp	GF Overhead	540.999.49111	Adams	1,500	0	0	1,500	-%
4187-97	Streets CIP	Old Town Half Street Imp	Overhead for Urban Renewal	900.900.44093	Adams	7,500	0	0	7,500	-%
4187-99	Streets CIP	Old Town Half Street Imp	CD Overhead	540.999.49111	Adams	7,500	0	0	7,500	-%
► #4187		Total → Project 4187	→			166,500	0	0	166,500	0%
4191-20	Streets CIP	Boeckman Rd Bridge Scope and Fee	Design	540.950.45030	Adams	0	12,050	6,008	(18,058)	-%
4191-30	Streets CIP	Boeckman Rd Bridge Scope and Fee	Construction	540.950.45030	Adams	0	9,987	0	(9,987)	-%
4191-99	Streets CIP	Boeckman Rd Bridge Scope and Fee	CD Overhead	540.999.49111	Adams	0	771	0	(771)	-%
► #4191		Total → Project 4191	→			0	22,808	6,008	(28,816)	0%
4696-30-40	Streets CIP	Street Light Infill	Construction-Contractor	540.950.45030	TBD	342,000	133,646	68,609	139,744	59%
4696-91-91	Streets CIP	Street Light Infill	-GF Overhead	540.999.49111	TBD	6,840	4,678	0	2,162	68%
4696-99-99	Streets CIP	Street Light Infill	Overhead-CD Overhead	540.999.49111	TBD	41,000	60,249	0	(19,249)	147%
► #4696		Total → Project 4696	→			389,840	198,573	68,609	122,657	69%
4712-20	Streets CIP	Bike and Ped Connectivity Action Plan	Design	540.950.45030	Mangle	11,300	11,288	0	12	100%
4712-91	Streets CIP	Bike and Ped Connectivity Action Plan	GF Overhead	540.999.49111	Mangle	400	395	0	5	99%
4712-99	Streets CIP	Bike and Ped Connectivity Action Plan	CD Overhead	540.999.49111	Mangle	14,025	14,016	0	9	100%
► #4712		Total → Project 4712	→			25,725	25,699	0	26	100%
4717-30	Streets CIP	Annual Pedestrian Enhancements	Construction	540.950.45030	Mende	30,000	248	0	29,752	1%
4717-91	Streets CIP	Annual Pedestrian Enhancements	GF Overhead	540.999.49111	Mende	600	9	0	591	2%
4717-99	Streets CIP	Annual Pedestrian Enhancements	CD Overhead	540.999.49111	Mende	3,000	15,978	0	(12,978)	533%
► #4717		Total → Project 4717	→			33,600	16,235	0	17,365	48%
4799-20	Streets CIP	Project Design & Development	Design	540.950.45030	Adams	10,000	0	0	10,000	-%
4799-91	Streets CIP	Project Design & Development	GF Overhead	540.999.49111	Adams	200	0	0	200	-%
4799-99	Streets CIP	Project Design & Development	Overhead	540.999.49111	Adams	1,000	0	0	1,000	-%
► #4799		Total → Project 4799	→			11,200	0	0	11,200	0%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
4993-99	Streets CIP	Street CIP's Final Closeout from PY	CD Overhead	540.999.49111	All	0	5,108	0	(5,108)	-%
► #4993		Total → Project 4993	→			0	5,108	0	(5,108)	0%
4994-80	Streets CIP	Streets Private Devel SDC Improvements	Other	540.950.45030		10,000	17,463	0	(7,463)	175%
4994-91	Streets CIP	Streets Private Devel SDC Improvements	GF Overhead	540.999.49111		200	611	0	(411)	306%
4994-99	Streets CIP	Streets Private Devel SDC Improvements	CD Overhead	540.999.49111		1,000	120	0	880	12%
► #4994		Total → Project 4994	→			11,200	18,194	0	(6,994)	162%
4995-80	Streets CIP	Early Planning - Future Street Projects	Other	540.950.45030	Retherford	0	11,996	0	(11,996)	-%
4995-99	Streets CIP	Early Planning - Future Street Projects	CD Overhead	540.999.49111	Retherford	47,975	19,060	0	28,915	40%
► #4995		Total → Project 4995	→			47,975	31,056	0	16,919	65%
4998-99	Streets CIP	5 year and annual Street CIP Budget Dvlp	CD Overhead	540.999.49111	Retherford	10,000	8,744	0	1,256	87%
► #4998		Total → Project 4998	→			10,000	8,744	0	1,256	87%
4999-30-40	Streets CIP	Project Design/Devel	Construction-Contractor	540.950.45030	Adams	88,700	0	0	88,700	-%
4999-91-91	Streets CIP	Project Design/Devel	-GF Overhead	540.999.49111	Adams	1,600	0	0	1,600	-%
► #4999		Total → Project 4999	→			90,300	0	0	90,300	0%
7012-20-10	StormWtr CIP	Rivergreen Drainage	Design-Consultant	570.950.45030	Adams	0	10,139	0	(10,139)	-%
7012-30-40	StormWtr CIP	Rivergreen Drainage	Construction-Contractor	570.950.45030	Adams	291,000	254,878	26,735	9,388	97%
7012-91-91	StormWtr CIP	Rivergreen Drainage	-GF Overhead	570.999.49111	Adams	6,060	5,889	0	171	97%
7012-99-99	StormWtr CIP	Rivergreen Drainage	Overhead-CD Overhead	570.999.49111	Adams	23,600	24,497	0	(897)	104%
► #7012		Total → Project 7012	→			320,660	295,403	26,735	(1,477)	100%
7030-10	StormWtr CIP	Rivergreen Wetland Mitigation Monitoring	Predesign	570.950.45030	Rappold	0	949	0	(949)	-%
7030-80	StormWtr CIP	Rivergreen Wetland Mitigation Monitoring	Other	570.950.45030	Rappold	4,000	1,415	0	2,585	35%
7030-91	StormWtr CIP	Rivergreen Wetland Mitigation Monitoring	GF Overhead	570.999.49111	Rappold	80	83	0	(3)	104%
7030-99	StormWtr CIP	Rivergreen Wetland Mitigation Monitoring	CD Overhead	570.999.49111	Rappold	400	1,382	0	(982)	346%
► #7030		Total → Project 7030	→			4,480	3,829	0	651	85%
7032-30	StormWtr CIP	Storm Sys Imp to GF Rd-LEC to Barber	Construction	570.950.45030	Adams	20,000	0	0	20,000	-%
7032-91	StormWtr CIP	Storm Sys Imp to GF Rd-LEC to Barber	GF Overhead	570.999.49111	Adams	400	0	0	400	-%
7032-99	StormWtr CIP	Storm Sys Imp to GF Rd-LEC to Barber	CD Overhead	570.999.49111	Adams	2,000	71	0	1,929	4%
► #7032		Total → Project 7032	→			22,400	71	0	22,329	0%
7038-20	StormWtr CIP	Realign Boeckman Crk/Reconnect Wilsonvil	Design	570.950.45030	Adams	6,417	0	0	6,417	-%
7038-30	StormWtr CIP	Realign Boeckman Crk/Reconnect Wilsonvil	Construction	570.950.45030	Adams	33,582	88	0	33,494	-%
7038-91	StormWtr CIP	Realign Boeckman Crk/Reconnect Wilsonvil	GF Overhead	570.999.49111	Adams	800	3	0	797	-%
7038-99	StormWtr CIP	Realign Boeckman Crk/Reconnect Wilsonvil	CD Overhead	570.999.49111	Adams	3,359	5,274	0	(1,915)	157%
► #7038		Total → Project 7038	→			44,158	5,365	0	38,793	12%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
7044-20	StormWtr CIP	Moreys Landing-Slope Stabilization	Design	577.950.45030	Steve Adams	27,000	18,943	7,600	456	98%
7044-30	StormWtr CIP	Moreys Landing-Slope Stabilization	Construction	570.950.45030	Steve Adams	668,185	688,007	30,522	(50,343)	108%
7044-91	StormWtr CIP	Moreys Landing-Slope Stabilization	GF Overhead	570.999.49111	Steve Adams	12,207	12,225	0	(18)	100%
7044-99	StormWtr CIP	Moreys Landing-Slope Stabilization	CD Overhead	570.999.49111	Steve Adams	47,500	59,492	0	(11,992)	125%
► #7044		Total → Project 7044	→			754,892	778,667	38,122	(61,897)	108%
7050-80	StormWtr CIP	Stormwater Rate and SDC Study	Other	570.950.45030	Kraushaar	18,000	7,735	8,995	1,270	93%
7050-91	StormWtr CIP	Stormwater Rate and SDC Study	GF Overhead	570.999.49111	Kraushaar	360	52	0	308	14%
7050-99	StormWtr CIP	Stormwater Rate and SDC Study	CD Overhead	570.999.49111	Kraushaar	1,800	5,326	0	(3,526)	296%
► #7050		Total → Project 7050	→			20,160	13,113	8,995	(1,948)	110%
7993-99	StormWtr CIP	Stormwater CIP's Closeouts	CD Overhead	570.999.49111	All	0	738	0	(738)	-%
► #7993		Total → Project 7993	→			0	738	0	(738)	0%
7995-99	StormWtr CIP	Early Planning - Future Stormwater Proje	CD Overhead	570.999.49111	Retherford	25,000	2,086	0	22,914	8%
► #7995		Total → Project 7995	→			25,000	2,086	0	22,914	8%
7998-99	StormWtr CIP	5 yr & annual Stormwater CIP Budget Dvlp	CD Overhead	570.999.49111	Retherford	10,000	4,944	0	5,056	49%
► #7998		Total → Project 7998	→			10,000	4,944	0	5,056	49%
7999-20-10	StormWtr CIP	Project Design/Devel	Design-Consultant	570.950.45030	Adams	46,984	0	0	46,984	-%
7999-91-91	StormWtr CIP	Project Design/Devel	-GF Overhead	570.999.49111	Adams	940	0	0	940	-%
7999-99-99	StormWtr CIP	Project Design/Devel	Overhead-CD Overhead	570.999.49111	Adams	6,000	0	0	6,000	-%
► #7999		Total → Project 7999	→			53,924	0	0	53,924	0%
8083-20	Building CIP	SMART Ops Facility	Design	580.950.45030	Retherford	3,500	3,453	0	48	99%
8083-30	Building CIP	SMART Ops Facility	Construction	580.950.45030	Retherford	28,500	5,354	0	23,146	19%
8083-80	Building CIP	SMART Ops Facility	Other	580.950.45030	Retherford	500	0	0	500	-%
8083-91	Building CIP	SMART Ops Facility	GF Overhead	580.999.49111	Retherford	650	650	0	0	100%
8083-99	Building CIP	SMART Ops Facility	CD Overhead	580.999.49111	Retherford	9,050	9,050	0	0	100%
► #8083		Total → Project 8083	→			42,200	18,506	0	23,694	44%
8090-30	Building CIP	Three Bay Expansion	Construction	580.950.45030	Kerber	60,000	21,766	0	38,234	36%
► #8090		Total → Project 8090	→			60,000	21,766	0	38,234	36%
8093-30	Building CIP	Fiber Connectivity Project	Construction	580.950.45030	Miller	35,000	193,961	0	(158,961)	554%
8093-80	Building CIP	Fiber Connectivity Project	Other	580.950.45030	Miller	250,000	23,241	0	226,759	9%
► #8093		Total → Project 8093	→			285,000	217,201	0	67,799	76%
8094-80	Building CIP	City Wide Public Facility Master Plan	Other	580.950.45030	Kerber	50,000	0	0	50,000	-%
► #8094		Total → Project 8094	→			50,000	0	0	50,000	0%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
8095-30	Building CIP	Fall Arrest System (CH & PW bldgs)	Construction	580.950.45030	Baker	40,000	0	0	40,000	-%
► #8095		Total → Project 8095	→			40,000	0	0	40,000	0%
8098-20	Building CIP	Library Improvements	Design	580.950.45030	Duke	100,000	0	0	100,000	-%
► #8098		Total → Project 8098	→			100,000	0	0	100,000	0%
8099-30	Building CIP	HVAC replacements: Library	Construction	580.950.45030	Baker	20,000	0	0	20,000	-%
► #8099		Total → Project 8099	→			20,000	0	0	20,000	0%
8101-20	Building CIP	Parks & Rec Tenant Improvements	Design	580.950.45030	Brown	0	37,771	0	(37,771)	-%
8101-30	Building CIP	Parks & Rec Tenant Improvements	Construction	580.950.45030	Brown	362,000	185,998	102,398	73,604	80%
► #8101		Total → Project 8101	→			362,000	223,768	102,398	35,834	90%
8105-30	Building CIP	Keyless Entry	Construction	580.950.45030	Baker	30,000	27,465	0	2,535	92%
► #8105		Total → Project 8105	→			30,000	27,465	0	2,535	92%
9087-30-40	Parks CIP	Tree Mitigation - Non White Oak	Construction-Contractor	590.950.45030	Neamtzu	2,500	1,381	0	1,119	55%
► #9087		Total → Project 9087	→			2,500	1,381	0	1,119	55%
9088-30-40	Parks CIP	Tree Mitigation - White Oaks	Construction-Contractor	590.950.45030	Neamtzu	5,000	850	0	4,150	17%
► #9088		Total → Project 9088	→			5,000	850	0	4,150	17%
9103-20	Parks CIP	Skate Facilities	Design	590.950.45030	Watters	30,000	2,500	0	27,500	8%
9103-91	Parks CIP	Skate Facilities	GF Overhead	590.999.49111	Watters	600	94	0	506	16%
9103-99	Parks CIP	Skate Facilities	Overhead	590.999.49111	Watters	3,000	252	0	2,748	8%
► #9103		Total → Project 9103	→			33,600	2,846	0	30,754	8%
9112-20	Parks CIP	Memorial Park Imp (Trails, Ball fields)	Design	590.950.45030	Baker	296,000	0	66,991	229,009	23%
9112-30	Parks CIP	Memorial Park Imp (Trails, Ball fields)	Construction	590.950.45030	Baker	257,000	561	0	256,439	-%
9112-91	Parks CIP	Memorial Park Imp (Trails, Ball fields)	GF Overhead	590.999.49111	Baker	11,060	19	0	11,041	-%
9112-99	Parks CIP	Memorial Park Imp (Trails, Ball fields)	CD Overhead	590.999.49111	Baker	55,300	17,428	0	37,872	32%
► #9112		Total → Project 9112	→			619,360	18,008	66,991	534,361	14%
9115-20	Parks CIP	City Parks and Trails - ADA Title II	Design	590.950.45030		0	30,222	7,778	(38,000)	-%
9115-30	Parks CIP	City Parks and Trails - ADA Title II	Construction	590.950.45030		53,000	49	0	52,951	-%
9115-91	Parks CIP	City Parks and Trails - ADA Title II	GF Overhead	590.999.49111		1,060	0	0	1,060	-%
9115-99	Parks CIP	City Parks and Trails - ADA Title II	CD Overhead	590.999.49111		5,300	2,759	0	2,541	52%
► #9115		Total → Project 9115	→			59,360	33,030	7,778	18,552	69%
9128-20	Parks CIP	Recreation/Aquatic Center Study Update	Design	590.950.45030		90,000	36,337	0	53,663	40%
9128-91	Parks CIP	Recreation/Aquatic Center Study Update	GF Overhead	590.999.49111		1,800	646	0	1,154	36%
9128-99	Parks CIP	Recreation/Aquatic Center Study Update	CD Overhead	590.999.49111		9,000	2,451	0	6,549	27%
► #9128		Total → Project 9128	→			100,800	39,434	0	61,366	39%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
9129-30	Parks CIP	Villebois Park Piazza Design	Construction	590.950.45030		120,070	0	0	120,070	-%
9129-39	Parks CIP	Villebois Park Piazza Design	Constructon-UR	910.950.45030		623,716	0	50,559	573,157	8%
9129-91	Parks CIP	Villebois Park Piazza Design	GF Overhead	590.999.49111		2,401	0	0	2,401	-%
9129-97	Parks CIP	Villebois Park Piazza Design	Overhead for Urban Renewal	910.900.44093		62,372	2,525	0	59,847	4%
9129-99	Parks CIP	Villebois Park Piazza Design	CD Overhead	590.999.49111		12,007	0	0	12,007	-%
► #9129		Total → Project 9129	→			820,566	2,525	50,559	767,482	6%
9130-30	Parks CIP	Murase Playground Retrofit	Construction	900.950.45030		31,000	0	0	31,000	-%
► #9130		Total → Project 9130	→			31,000	0	0	31,000	0%
9131-30	Parks CIP	Murase Mount Regrade	Construction	900.950.45030		5,000	0	0	5,000	-%
► #9131		Total → Project 9131	→			5,000	0	0	5,000	0%
9132-30	Parks CIP	Bleachers for Memorial Park ADA Upgrade	Construction	590.950.45030		46,600	0	0	46,600	-%
► #9132		Total → Project 9132	→			46,600	0	0	46,600	0%
9134-20	Parks CIP	Villebois Parks SAP East Park Design	Design	590.950.45030		100,000	0	0	100,000	-%
9134-91	Parks CIP	Villebois Parks SAP East Park Design	GF Overhead	590.999.49111		2,000	0	0	2,000	-%
9134-99	Parks CIP	Villebois Parks SAP East Park Design	CD Overhead	590.999.49111		10,000	822	0	9,178	8%
► #9134		Total → Project 9134	→			112,000	822	0	111,178	1%
9135-20	Parks CIP	Tonquin Trail South Extension	Design	590.950.45030	Staten	0	855	0	(855)	-%
9135-30	Parks CIP	Tonquin Trail South Extension	Construction	590.950.45030	Staten	5,500	2,659	0	2,841	48%
9135-40	Parks CIP	Tonquin Trail South Extension	Acquisition	590.950.45030	Staten	0	4,250	0	(4,250)	-%
9135-91	Parks CIP	Tonquin Trail South Extension	GF Overhead	590.999.49111	Staten	190	0	0	190	-%
9135-99	Parks CIP	Tonquin Trail South Extension	CD Overhead	590.999.49111	Staten	30,000	48,452	0	(18,452)	162%
► #9135		Total → Project 9135	→			35,690	56,216	0	(20,526)	158%
9136-20	Parks CIP	Advance Road Sports Fields	Design	590.950.45030	Neamtzu	60,000	0	0	60,000	-%
9136-91	Parks CIP	Advance Road Sports Fields	GF Overhead	590.999.49111	Neamtzu	1,200	0	0	1,200	-%
9136-99	Parks CIP	Advance Road Sports Fields	CD Overhead	590.999.49111	Neamtzu	6,000	0	0	6,000	-%
► #9136		Total → Project 9136	→			67,200	0	0	67,200	0%
9137-20	Parks CIP	French Prairie Bridge	Design	590.950.45030	Retherford	65,000	4,773	0	60,227	7%
9137-91	Parks CIP	French Prairie Bridge	GF Overhead	590.999.49111	Retherford	1,300	0	0	1,300	-%
9137-99	Parks CIP	French Prairie Bridge	CD Overhead	590.999.49111	Retherford	6,500	11,664	0	(5,164)	179%
► #9137		Total → Project 9137	→			72,800	16,437	0	56,363	23%
9138-80	Parks CIP	Memorial Park Master Plan Update	Other	590.950.45030	TBD	50,000	0	0	50,000	-%
9138-91	Parks CIP	Memorial Park Master Plan Update	GF Overhead	590.999.49111	TBD	1,000	0	0	1,000	-%
9138-99	Parks CIP	Memorial Park Master Plan Update	CD Overhead	590.999.49111	TBD	5,000	0	0	5,000	-%
► #9138		Total → Project 9138	→			56,000	0	0	56,000	0%

CITY OF WILSONVILLE

Project Accounting - Current Fiscal Year Expense Report

For the Period Ending: June, 2014

Project	Area	Description	Phase - Task	GL Account	Manager	Budget	Spent	Encumbered	Balance	% Used
9139-30	Parks CIP	Water Features Equip Upgrades	Construction	590.950.45030	Baker	10,000	12,441	0	(2,441)	124%
► #9139		Total → Project 9139	→			10,000	12,441	0	(2,441)	124%
9140-30	Parks CIP	Boeckman Creek Retaining Wall Repair	Construction	590.950.45030	Munsterman	15,000	49,835	0	(34,835)	332%
► #9140		Total → Project 9140	→			15,000	49,835	0	(34,835)	332%
9141-30	Parks CIP	Forest Shelter Roof Replacement	Construction	590.950.45030	Baker	20,000	0	14,185	5,815	71%
► #9141		Total → Project 9141	→			20,000	0	14,185	5,815	71%
9142-20	Parks CIP	Memorial Park Imp-Parking Lot Rebuild	Design	590.950.45030	Rappold	88,500	35,933	58,960	(6,393)	107%
9142-30	Parks CIP	Memorial Park Imp-Parking Lot Rebuild	Construction	590.950.45030	Rappold	791,500	870,042	7,666	(86,208)	111%
9142-91	Parks CIP	Memorial Park Imp-Parking Lot Rebuild	GF Overhead	590.999.49111	Rappold	9,850	31,466	0	(21,616)	319%
9142-99	Parks CIP	Memorial Park Imp-Parking Lot Rebuild	CD Overhead	590.999.49111	Rappold	41,250	72,028	0	(30,778)	175%
► #9142		Total → Project 9142	→			931,100	1,009,469	66,626	(144,995)	116%
9146-20	Parks CIP	I-5 Undercrossing Trail	Design	590.950.45030	Rappold	0	0	18,684	(18,684)	-%
9146-99	Parks CIP	I-5 Undercrossing Trail	CD Overhead	590.999.49111	Rappold	0	120	0	(120)	-%
► #9146		Total → Project 9146	→			0	120	18,684	(18,804)	0%
9993-99	Parks CIP	Parks CIP's Closeouts from PY	CD Overhead	590.999.49111	All	0	6,462	0	(6,462)	-%
► #9993		Total → Project 9993	→			0	6,462	0	(6,462)	0%
9995-99	Parks CIP	Early Planning - Future Parks Projects	CD Overhead	590.999.49111	Retherford	43,250	19,830	0	23,420	46%
► #9995		Total → Project 9995	→			43,250	19,830	0	23,420	46%
9998-99	Parks CIP	5 yr & annual Parks CIP Budget Devlp	CD Overhead	590.999.49111	Retherford	10,000	4,446	0	5,554	44%
► #9998		Total → Project 9998	→			10,000	4,446	0	5,554	44%

**City of Wilsonville
City Council Meeting
September 4, 2014 Sign In Sheet**

[illegible]

City of Wilsonville

September 4, 2014 City Council Meeting Action Minutes

COUNCILORS	STAFF	STAFF	STAFF
Mayor Knapp	Bryan Cosgrove	Mark Ottenad	Zach Weigel
Councilor Starr	Mike Kohlhoff	Kerry Rappold	Scott Simonton
Councilor Goddard - absent	Jeanna Troha	Cathy Rodocker	Steve Adams
Councilor Fitzgerald	Sandra King	Steve Allen	Angela Handran
Councilor Stevens	Stephan Lashbrook	Chris Neamtzu	Barbara Jacobson
	Nancy Kraushaar	Delora Kerber	Kristin Retherford

AGENDA	ACTIONS
WORK SESSION	
<u>Councilor Concerns</u> Councilors discussed traffic issues on Wilsonville Rd. including heavy truck traffic; speeding; excessive pedestrian waits at cross walk from Walgreens to 7-11; and drivers blocking the intersection at Wilsonville Rd and Boones Ferry Rd.	Staff recapped previous discussions about Wilsonville Rd being an arterial roadway, and a truck route; speed studies show traffic speeds are not excessive; and the installation of traffic calming elements on the north end should help calm traffic. Staff will talk with Chief Smith about enforcement and driver education for Boones Ferry/Wilsonville Rd intersection.
<u>TVWD WRWSP Update</u>	Representatives talked about their preparation of a public outreach plan and open house and reviewed the criteria used to select the potential routes for the water transmission pipeline. Four potential routes were presented along with the pros and cons for each.
<u>Stormwater Utility Fee Update</u>	Staff responded to the questions raised by Council during the last work session.
<u>Public Works Standards</u>	A brief overview was given on the changes made to the Public Works Standards. The item was scheduled for public hearing where a more extensive presentation was made.
<u>Old Town Neighborhood Sign</u>	Councilors reached consensus to add "and businesses" to the Old Town Neighborhood sign.
REGULAR MEETING	
<u>Mayor's Business</u>	Mayor Knapp reported on the meetings he attended on behalf of the City and the successful Economic Framework Forum co-hosted by OIT and the City.
<u>Communications</u> <ul style="list-style-type: none"> Ron Adams, Chair, Clackamas Community College Board of Education, Bond Measure Support 	Mr. Adams described the benefits ballot measure 3-447 would bring to the CCC campuses and asked for Council support for the Bond Measure. A

	resolution in support was adopted with the Consent Agenda.
<u>Consent Agenda</u> <ul style="list-style-type: none"> Resolution 2488 – supporting Ballot Measure 3-447 Resolution 2483 – purchasing 2 CNG Vans for SMART Resolution 2487 – authorizing landscaping along I-5 sound wall Minutes of 8/4/14 Council meeting 	Adopted 4-0
<u>New Business</u> <ul style="list-style-type: none"> Resolution 2486 – Addendum 5 to Polygon Development Agreement 	Adopted 4-0
<u>Continuing Business</u> <ul style="list-style-type: none"> Ordinance 745 – terminating 3 TIF zones Ordinance 746 – terminating 1 TIF zone in Washington County 	Both ordinances adopted on second reading 4-0
<u>Public Hearing</u> <ul style="list-style-type: none"> Resolution 2484 – authorizing budget transfer FY 2014-15 Resolution 2485 – authorizing supplemental budget adjustment for FY 14-15 Ordinance 747 – adopting Public Works Standards 2014 	Adopted 4-0 Adopted 4-0 Adopted 4-0 on first reading
<u>City Manager's Business</u>	The City Manager reported on the selection of the branding and marketing firm; noted the receipt of a letter from Standard & Poor regarding the City's bond rating; and announced the date of the UR Strategic Plan Task Force meeting.
<u>Legal Business</u>	There was no report.
Adjourned at 8:47 p.m.	
URBAN RENEWAL	
<u>New Business</u> <ul style="list-style-type: none"> URA Resolution 248 – authorizing Supplemental Budget Adjustment for FY 2014-15 URA Resolution 249 – Addendum 5 to Polygon Development Agreement for Tonquin Woods 4-7 	Adopted 4-0 Adopted 4-0
<u>Consent Agenda</u> <ul style="list-style-type: none"> Minutes of 6/16/14 URA meeting 	Adopted 4-0
Adjourn at 8:55 p.m.	

RECORDED BY: SCK