

City of Wilsonville

City Council Meeting

April 1, 2019



AMENDED AGENDA

**WILSONVILLE CITY COUNCIL MEETING
APRIL 1, 2019
7:30 P.M.**

**CITY HALL
29799 SW TOWN CENTER LOOP EAST
WILSONVILLE, OREGON**

Mayor Tim Knapp

Council President Kristin Akervall
Councilor Charlotte Lehan

Councilor Susie Stevens
Councilor Ben West

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 [20 min.]**
A. Pursuant to: ORS 192.660 (2)(e) Real Property Transactions
ORS 192.660(2)(h) Legal Counsel / Litigation
- 5:20 P.M. REVIEW OF AGENDA AND ITEMS ON CONSENT [5 min.]**
- 5:25 P.M. COUNCILORS' CONCERNS [5 min.]**
- 5:30 P.M. PRE-COUNCIL WORK SESSION**
- A. Garden Acres/WWSP IGA (Weigel) [10 min.]
 - B. Transfer of Ownership/Maintenance for Hathaway, Willow Creek and Landover Parks (McCarty) [20 min.]
 - C. Canyon Creek Land Donation (Rappold/Jacobson) [20 min.]
 - D. Comprehensive Plan & TSP Amendments Related to Basalt Creek Concept Plan (Rybold) [20 min.]
 - E. Change Order with Paul Brothers, Inc. for the Memorial Park Dog Park and Community Garden Parking Lot Project (Rappold) [10 min.]
 - F. *Break to move downstairs into Council Chambers.* [5 min.]
 - G. Status and Update on the Villebois Fire [25 min.]
- 7:30 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 regular session to be held, Monday, April 1, 2019 at City Hall. Legislative matters must have been filed in the office of the City Recorder by 10 a.m. on March 19, 2019. 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 there with except where a time limit for filing has been fixed.

7:30 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.

7:35 P.M. COMMUNICATIONS

- A. None.

7:35 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.

8:10 P.M. MAYOR'S BUSINESS

- A. Volunteer Appreciation Proclamation (Monahan)
- B. 21st Consecutive Tree City USA Designation, Sterling Tree City USA Designation (10th Growth Award), and Arbor Day Proclamation (Tso)
- C. Upcoming Meetings

8:20 P.M. COUNCILOR COMMENTS

- A. Council President Akervall
- B. Councilor Stevens
- C. Councilor Lehan
- D. Councilor West

8:30 P.M. CONSENT AGENDA

- A. **Resolution No. 2743**
A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into An Intergovernmental Agreement With Tualatin Valley Water District And The City Of Hillsboro To Jointly Design And Construct The Garden Acres Road Project (CIP #4201) And Willamette Water Supply Plm_1.2 Garden Acres To 124th Pipeline Project. (Weigel)
- B. Minutes of the November 19, 2018 Council Meeting. (Veliz)

8:35 P.M. PUBLIC HEARING

- A. **Ordinance No. 834** (*Legislative Hearing*)
An Ordinance Of The City Of Wilsonville Approving Comprehensive Plan Text And Map Amendments And Transportation System Plan Amendments Related To The Basalt Creek Concept Plan And Approving A Comprehensive Plan Map Amendment Related To The Coffee Creek Master Plan. (Rybold)

8:45 P.M. NEW BUSINESS

A. Resolution No. 2730

A Resolution Of The City Of Wilsonville Authorizing The City Parks And Recreation Department To Assume Ownership Of And All Maintenance Responsibilities For The Following Neighborhood Parks: Hathaway Court, Landover And Willow Creek Park. (McCarty)

B. Resolution No. 2742

A Resolution Of The City Of Wilsonville Authorizing A Change Order With Paul Brothers, Inc. For The Memorial Park Dog Park And Community Garden Parking Lot Project (Capital Improvement Project #9132). (Rappold)

9:00 P.M. CITY MANAGER'S BUSINESS

9:05 P.M. LEGAL BUSINESS

9:10 P.M. ADJOURN

Time frames for agenda items are not time certain (i.e. Agenda items may be considered earlier than indicated.) 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 cityrecorder@ci.wilsonville.or.us.



**CITY COUNCIL MEETING
STAFF REPORT**

<p>Meeting Date: April 1, 2019</p>	<p>Subject: Canyon Creek Land Donation</p> <p>Staff Member: Kerry Rappold, Natural Resources Manager and Barbara Jacobson, City Attorney</p> <p>Department: Community Development / Legal</p>	
<p>Action Required</p>	<p>Advisory Board/Commission Recommendation</p>	
<p><input type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1st Reading Date:</p> <p><input type="checkbox"/> Ordinance 2nd Reading Date:</p> <p><input type="checkbox"/> Resolution</p> <p><input checked="" type="checkbox"/> Information or Direction</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Council Direction</p> <p><input type="checkbox"/> Consent Agenda</p>	<p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments: Staff will present the proposed land donation of a forested area and BPA easement on the Parkway Woods Business Park. The land donation parcel is 31 acres.</p>	
<p>Staff Recommendation: Staff is seeking comment and guidance from the City Council on the proposed Canyon Creek land donation.</p>		
<p>Recommended Language for Motion: N/A</p>		
<p>Project / Issue Relates To:</p>		
<p><input type="checkbox"/> Council Goals/Priorities</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>	<p><input checked="" type="checkbox"/> Not Applicable</p>

ISSUE BEFORE COUNCIL:

ScanlanKemperBard (SKB) Companies, the owner of Parkway Woods Business Park, proposes to donate a parcel of land to the City of Wilsonville.

EXECUTIVE SUMMARY:

The proposed land donation is a 31-parcel area located in the far northeast corner of the Parkway Woods Business Park. Comprised of an upland forest and forested and emergent wetland bisected by an unnamed creek, the property includes a portion of BPA power lines across the north end (Exhibit A). The property is located within the City's Significant Resource Overlay Zone, except for the BPA easement. SKB estimates the property has an assessed value of approximately \$3.6 million, based on the tax assessor's valuation. SKB has offered to donate to the City because it can serve no useful purpose for their business due to the land use restrictions and donating it to the City will save SKB approximately \$60,000 in property taxes.

Anderson Geological completed a Phase 1 Environmental Site Assessment to determine the historic uses and the likelihood of contamination or hazardous substances on the property. In the late 1950s, the property was logged. Over the last 60 years, the forest has regenerated with a diverse array of native trees and plants and little in the way of invasive plant species. In the late 1970s, Tektronix developed the adjacent properties into a campus, which were later purchased by Xerox Corporation. Based on the site assessment, no contamination or hazardous substances were identified on the property or within the surrounding area that might negatively impact this property. Thus, no additional environmental studies or soil sampling were recommended by Anderson Geological.

The property is located to the west of Canyon Creek Park, which provides an opportunity to link it with the park. Parks and Recreation staff prepared three conceptual trail alignments, including cost estimates. These trails would provide access to the forest and the area within the BPA easement. In addition, the Engineering Division prepared a cost estimate for an enhanced crosswalk for Canyon Creek Road, which allows for a future connection to Canyon Creek Park.

The preliminary cost estimates include the following*:

1. Conceptual trail system – materials and labor (Appendix B):
 - a. Option #1 (Parks and Recreation preferred option): \$34,000
 - b. Option #2: \$28,500
 - c. Option #3: \$27,000
2. Annual maintenance costs (litter, trail maintenance, invasive species): \$4,000
3. Canyon Creek Road enhanced crosswalk (Appendix C): \$156,100

**It should be noted that that the estimates provided above are for the current year. There are no funds budgeted for this project for the suggested improvements. Therefore, depending on when the work is done and economic conditions at the time, the numbers will likely change. In the meantime, the annual maintenance will need to be performed. The Parks Department has indicated that it has adequate capacity to perform this work within its current budget.*

If Council directs staff to accept the donation on behalf of the public, Staff would return to the Council with a Resolution formalizing the action.

EXPECTED RESULTS:

If the City Council approves the land donation, SKB Companies will apply for a partition plat. Upon completion of the partition plat and a formalized agreement for transferring the property, the City would take ownership.

TIMELINE:

The partition plat process will take approximately six months to complete. SKB will take the lead in preparing the documents that are needed to partition the site from the remainder of the property. Improvements to the property (i.e., trail system and crosswalk connection to Canyon Creek Park) will be included in future CIP and operating budget requests.

CURRENT YEAR BUDGET IMPACTS:

There are no current year budget impacts. Future budgets will include appropriation requests for the identified improvements and annual operating costs.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 3/20/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 3/21/2019

COMMUNITY INVOLVEMENT PROCESS:

The proposed land donation has not included a community involvement process. The community would be engaged as part of improving the site with trails.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The proposed land donation is a unique opportunity to acquire a large and relatively intact natural area. In the future, the public will be able to explore and enjoy the forest and wetlands. By connecting the property to Canyon Creek Park, it will expand the park's existing trail system and provide a more diverse experience for the public. It will also enable the City to ensure habitat preservation and good environmental stewardship of this significant natural resource.

CITY MANAGER COMMENT:

N/A

EXHIBITS:

- A. Site Map
- B. Options for Trail System
- C. Preliminary Cost Estimate for Enhanced Crosswalk

EXHIBIT A





EXHIBIT B

Xerox Property Trails Option #1



----- Potential Trails

Total Length: ≈ 4742 ft

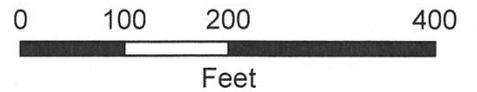
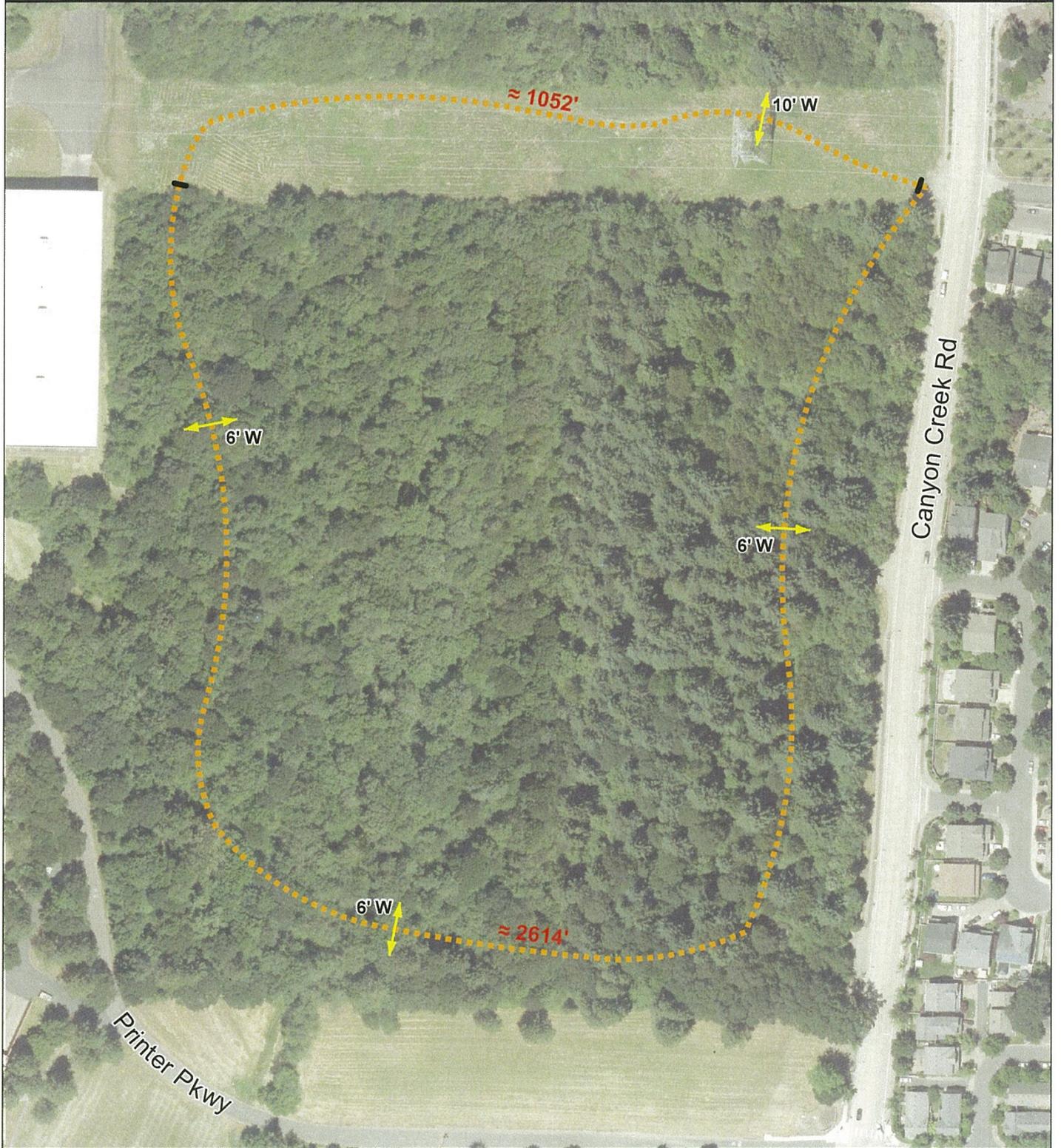




EXHIBIT B Xerox Property Trails Option #2



----- Potential Trails

Total Length: \approx 3666 ft

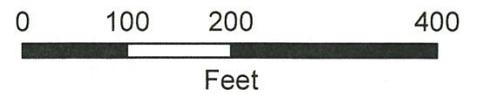




EXHIBIT B Xerox Property Trails Option #3



----- Potential Trails

Total Length: \approx 3343 ft

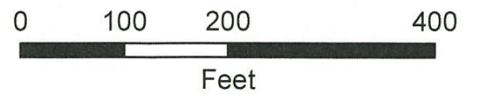
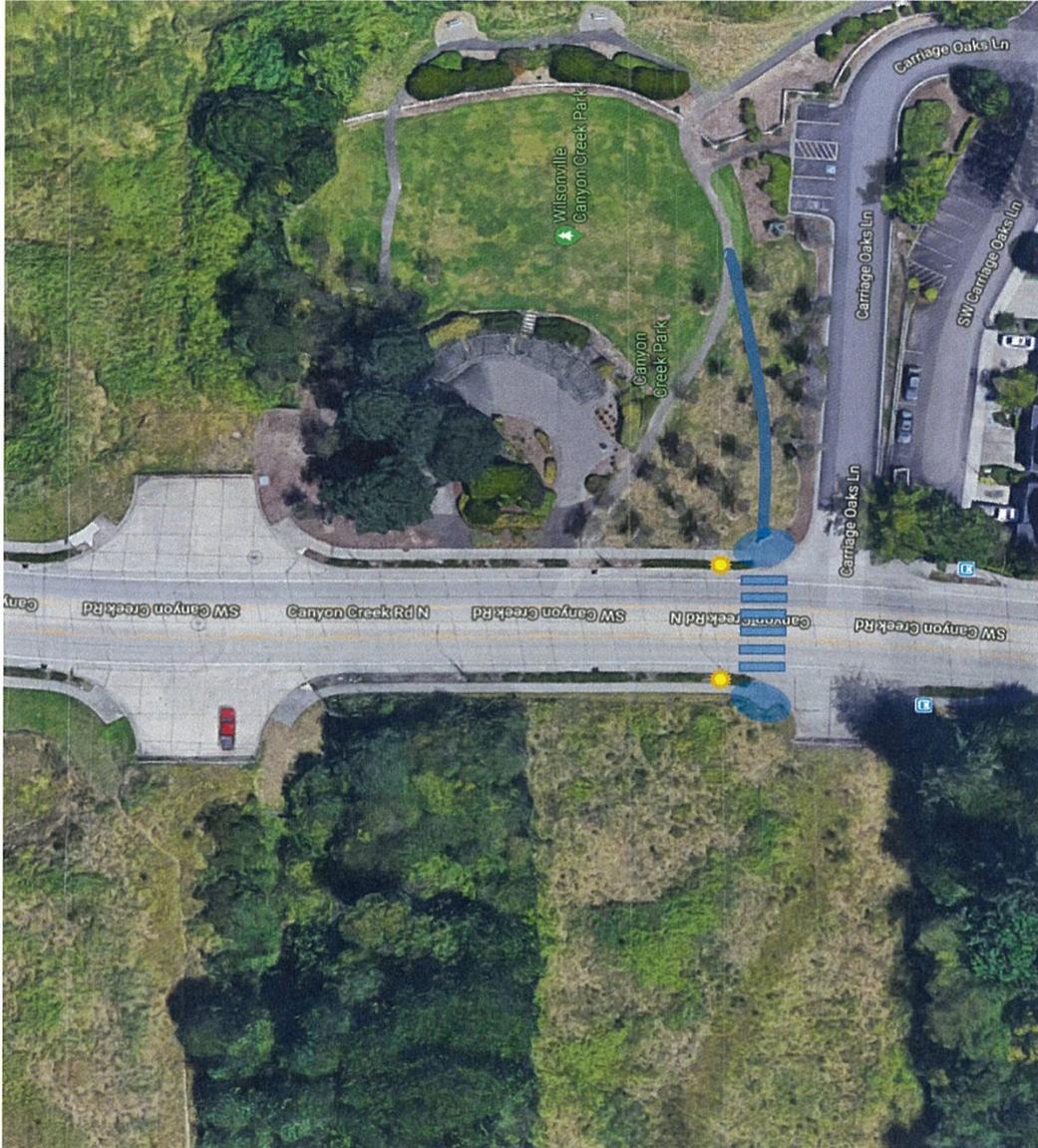


EXHIBIT C

Preliminary Estimate for Canyon Creek Rd Enhanced Crosswalk				
Item	Unit	Quantity	Unit Cost	Item Cost
Curb Ramps	EA	2	\$ 5,000	\$ 10,000
RRFB	LS	1	\$ 40,000	\$ 40,000
SDWK	SY	50	\$ 130	\$ 6,500
Striping/Signage	LS	1	\$ 5,000	\$ 5,000
Sub-Total				\$ 61,500
Mobilization				\$ 6,150
Contingency (30%)				\$ 18,450
Construction Cost				\$ 86,100
Design & CE				\$ 35,000
CD Overhead				\$ 35,000
Total Cost				\$ 156,100

EXHIBIT C



**CITY OF WILSONVILLE
2019 VOLUNTEER APPRECIATION MONTH
PROCLAMATION**

WHEREAS, the month of April is recognized as the time to appreciate the hard work, dedication, and passion of volunteers throughout our nation; and

WHEREAS, government alone cannot meet all of our nation's needs, so we partner with businesses, faith-based organizations, non-profit organizations and individuals to make a difference; and

WHEREAS, citizens who volunteer their time provide assistance which cannot be measured in terms of dollars; volunteers provide a spirit of helping that multiplies in value when each citizen reaches out to assist another; and

WHEREAS, volunteers throughout the City of Wilsonville donate their time to a wide variety of human service programs such as literacy, delivering meals to homebound seniors, teaching our children, planting trees, tending gardens, caring for others; and

WHEREAS, citizens also donate their time in helping the City of Wilsonville through their service on City Council, Planning Commission, Development Review Boards, Library Board, Parks and Recreation Advisory Board, and Budget Committee as well as task forces; and

WHEREAS, volunteers will be recognized at the volunteer appreciation dinner on April 16, 2019, and

WHEREAS, by volunteering and recognizing those who serve, we can promote partnership, understanding and compassion in our community.

NOW, THEREFORE, I, Tim Knapp, Mayor of the City of Wilsonville hereby do proclaim April as

VOLUNTEER APPRECIATION MONTH

In the City of Wilsonville and urge my fellow citizens to volunteer in the community in the coming year.



Tim Knapp, Mayor
Dated this 1st day of April 2019



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: April 1, 2019	Subject: 21 st Consecutive Tree City USA Designation, Sterling Tree City USA Designation (10 th Growth Award), and Arbor Day Proclamation Staff Member: Charles Tso, Assistant Planner Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<input 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 type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: There is no recommendation; this item is for Council's information.		
Recommended Language for Motion: N/A		
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:

Staff is pleased to announce that the City of Wilsonville has been recognized for the 21st consecutive year as a Tree City USA and certified as a Sterling Tree City USA for receiving its 10th growth award as designated by the National Arbor Day Foundation.

EXECUTIVE SUMMARY:

The Tree City USA recognition reflects Wilsonville’s continued commitment to maintaining and promoting its urban forest. In order to receive a Tree City USA designation, a City must have: 1) a comprehensive urban forestry program consisting of a tree ordinance; 2) a city department that is responsible for trees; 3) an annual community forestry budget of at least \$2 per capita; and 4) an annual Arbor Day observance and proclamation.

In conjunction with meeting the four criteria for Tree City designation, Wilsonville also received its 10th Growth Award from the Arbor Day Foundation. The Growth Award designation is for communities that go above and beyond the minimum Tree City requirements. In this case, the Growth Award recognizes the City’s expansion of the tree-maintenance budget (a \$22,000 increase), development and protection of wildlife habitat (Bee Stewards 2018), and approval of new park developments involving major tree plantings (Boeckman Trail and new publically accessible green space in Frog Pond West). As a result, the City has been certified as a Sterling Tree City USA.

Staff is pleased to announce this Tree City designation and Growth Award achievement to the City Council, and appreciates the opportunity to work on projects that raise awareness of the importance of Wilsonville’s urban forest.

To celebrate Arbor Day 2019 and honor the history of this community’s relationship with trees, the City and the Oregon Travel Information Council are hosting a State Heritage Tree Dedication event in Memorial Park on Friday, April 26, at 2 pm. At the event, the City will receive recognition for two cable trees that played a historical role in anchoring log rafts on the Willamette River. The event will include guest speakers, a tugboat, and a ceremony that is open to community members.

EXPECTED RESULTS:

Tree City USA recognition contributes to a strong sense of pride and community livability.

TIMELINE:

Tree City USA is applied for on an annual basis.

CURRENT YEAR BUDGET IMPACTS:

N/A

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 3/22/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 3/22/2019

COMMUNITY INVOLVEMENT PROCESS:

The public is invited to the State Heritage Tree Dedication event through a variety of means, including the Boones Ferry Messenger, social media, and the City’s website.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Tree City USA status demonstrates to the community and visitors the City's commitment to the natural resources that comprise the urban forest.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

A. 2019 Arbor Day Proclamation

CITY OF WILSONVILLE 2019 ARBOR DAY PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, Wilsonville has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices.

NOW, THEREFORE, I, Tim Knapp, Mayor of the City of Wilsonville, urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

Further, I encourage all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.



Tim Knapp, Mayor
Dated this 1st day of April 2019

CITY COUNCIL ROLLING SCHEDULE

Board and Commission Meetings 2019

Items known as of 04/01/19

April

DATE	DAY	TIME	EVENT	LOCATION
4/8	Monday	6:00 p.m.	Community Enhancement Committee	Willamette 1 & 2
4/8	Monday	6:30 p.m.	DRB Panel A - Cancelled	Council Chambers
4/9	Tuesday	6:00 p.m.	Community Enhancement Committee (if needed)	Willamette 1 & 2
4/10	Wednesday	6:00 p.m.	Planning Commission	Council Chambers
4/11	Thursday	6:00 p.m.	Parks and Recreation Advisory Board	Council Chambers
4/15	Monday	7:00 p.m.	City Council Meeting	Council Chambers
4/22	Monday	6:30 p.m.	DRB Panel B	Council Chambers

May

DATE	DAY	TIME	EVENT	LOCATION
5/6	Monday	7:00 p.m.	City Council Meeting	Council Chambers
5/8	Wednesday	6:00 p.m.	Planning Commission	Council Chambers
5/9	Thursday	4:30 p.m.	Parks and Recreation Advisory Board	Parks and Recreation Administration Building
5/13	Monday	6:30 p.m.	DRB Panel A	Council Chambers
5/20	Monday	7:00 p.m.	City Council Meeting	Council Chambers
5/22	Wednesday	6:30 p.m.	Library Board	Library
5/27	Monday	6:30 p.m.	DRB Panel B - Cancelled	Council Chambers
5/28	Tuesday	6:00 p.m.	Budget Committee Meeting	Council Chambers
5/29	Wednesday	6:00 p.m.	Budget Committee Meeting (if needed)	Council Chambers

Community Events:

- 4/4** Community Garden Sign Up Day at Parks and Recreation Admin Building, 8:00 a.m.
- 4/5** First Friday Films at Wilsonville Library, 6:00 p.m. – 8:00 p.m.
- 4/11** Citizens Academy at Wilsonville City Hall, 6:00 p.m.
- 4/16** Volunteer Appreciation Dinner at Wilsonville Holiday Inn, 5:00 p.m. – 7:00 p.m.
- 4/26** Willamette Cable Tree Dedication at the River Shelter and Dock at Memorial Park, 2:00 p.m.
- 4/30** History Pub at Wilsonville McMenamins' Old Church, 6:30 p.m. - 8:00 p.m.
- 5/27** City Offices closed in observance of Memorial Day

All dates and times are tentative; check the City's online calendar for schedule changes at www.ci.wilsonville.or.us.



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: April 1, 2019	Subject: Resolution No. 2743 A Resolution Authorizing the City Manager to Enter into an Intergovernmental Agreement with Tualatin Valley Water District and the City of Hillsboro for the Willamette Water Supply Program to Jointly Design and Construct the Garden Acres Road (CIP #4201) and PLM_1.2 Garden Acres to 124 th Pipeline Projects. Staff Member: Zachary J. Weigel, P.E. Capital Projects Engineering Manager Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<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 checked="" type="checkbox"/> Consent Agenda	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends that Council adopt the Consent Agenda.		
Recommended Language for Motion: I move to approve the Consent Agenda.		
Project / Issue Relates To:		
<input checked="" type="checkbox"/> Council Goals/Priorities: Educate, Inform, and Monitor the Big Pipe Project.	<input checked="" type="checkbox"/> Adopted Master Plan(s): High Priority Urban Upgrade Project UU-08 of the City's 2016 Transportation System Plan	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

A City of Wilsonville resolution authorizing an Intergovernmental Agreement with the Willamette Water Supply Partners to jointly design and construct the Garden Acres Road (CIP #4201) and PLM_1.2 Garden Acres to 124th Pipeline projects.

Resolution No. 2743 Staff Report

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EXECUTIVE SUMMARY:

In May 2017, Wilsonville City Council approved Resolution No. 2628 authorizing the City Manager to enter into a Ground Lease Agreement with Tualatin Valley Water District and the City of Hillsboro (Lessees) in which the City leased land along an agreed upon route for a period of 99 years in which to place underground an approximately six-foot diameter raw water pipeline. In consideration for the Ground Lease, the City will receive significant benefits in terms of rent received and road improvements, to be constructed by the Lessees, as part of the pipeline construction.

Section 7.33 of the Ground Lease Agreement requires that the City and Lessees enter into a separate agreement for construction projects that are to be jointly undertaken and that should the joint construction project include a new road or road widening, Lessor will pay all costs for all improvements located above the Lease Area.

The Garden Acres Road Project (CIP #4201) currently under design includes a 2700-foot long upgrade of a two-lane County road (Garden Acres Road) to an urban Minor Arterial standard, including wider travel lanes, bike facilities, and sidewalks preparing the Coffee Creek Industrial Area for development. In addition, Garden Acres Road is the designated alignment of the Lessees' raw water pipeline, designated as PLM_1.2 Garden Acres to 124th, and is identified as a potential joint construction project.

In accordance with the Ground Lease, Tualatin Valley Water District and the City of Hillsboro, jointly referred to as the Willamette Water Supply Program (WWSP), and the City of Wilsonville developed an Intergovernmental Agreement (IGA) to jointly design and construct the Garden Acres Road and the PLM_1.2 Garden Acres to 124th Pipeline projects. Key elements of the IGA include:

1. The City will provide design and construction documents for the Garden Acres Roadway project. WWSP, in coordination with the City, will provide design and construction documents for the raw water pipeline project.
2. The City, in coordination with WWSP, will prepare a joint construction bid package and will administer project bidding.
3. WWSP will reimburse the City for costs associated with coordination of the Garden Acres Road Project and incorporation of the raw water pipeline project into the design documents and creation of the joint contract documents.
4. The City will enter into the Construction Contract with the selected contractor for the projects and is responsible for the overall management and administration of the joint construction project and agrees to coordinate and work collaboratively with WWSP during the joint construction project.
5. The City will obtain WWSP approval for any design or cost change relating to the raw water pipeline portion of the work.

6. The City will allow the WWSP raw water pipeline to be installed shallower than the eight feet required by the Ground Lease Agreement, as shown on the approved construction documents. As compensation, WWSP is responsible for costs for increased depth of City utilities due to the WWSP pipeline being less than that required under the Ground Lease Agreement.
7. WWSP will reimburse the City for costs associated with construction management and administration on the raw water pipeline construction as part of the joint construction project.
8. WWSP is responsible for a fixed percentage of the Garden Acres Road construction costs, calculated as 21.6%, and all construction costs associated with the raw water pipeline.

EXPECTED RESULTS:

Upon execution of the Intergovernmental Agreement of the joint construction project, the City, in coordination with WWSP, will finalize the joint design and construction documents and advertise for construction bids.

Design and construction of the joint project will maximize the benefits to the City and WWSP constituents, reduce overall construction costs for both parties, and minimize construction impacts to residents and businesses within the project area. In addition, the City will receive an additional benefit in that WWSP will be paying for 21.6%, currently estimated at \$1.2 million, of the Garden Acres Road construction costs which could not otherwise be constructed at this time based on City funds available within the Coffee Creek Urban Renewal Area.

TIMELINE:

Advertisement of construction bids is anticipated to occur April 22, 2019 and, upon award of a contract, construction beginning in July 2019. Construction is expected to last 18 months, wrapping up in December 2020.

CURRENT YEAR BUDGET IMPACTS:

The FY 2018/19 Wilsonville Budget includes \$1,500,000 in Coffee Creek Reserve funds for the design and property acquisition for the Garden Acres Road project. City costs associated with coordination and incorporation of the raw water pipeline project into the Garden Acres project are accumulated under CIP #1127 Willamette River Water Supply Coordination and invoiced to WWSP for payment on a quarterly basis.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 3/20/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 3/25/2019

COMMUNITY INVOLVEMENT PROCESS:

A public open house was held in Fall 2017 for community members to review and comment on the preliminary design concepts proposed for the roadway improvements on Garden Acres Road. In addition to the public open house, staff directly met with representatives from the properties adjacent to the project location to discuss project impacts and the procurement of right-of-way and easements needs for the work.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Completion of the project will positively impact near-term and long-term development of industrial properties within the Coffee Creek Urban Renewal Area, increasing employment and generating tax increment for the URA. New bike lanes and sidewalks will be constructed, expanding Wilsonville's multi-modal network. Joint construction of the Garden Acres Road and raw water pipeline projects will minimize construction costs between the two projects while decreasing the length of construction time and impacts than if the two projects were to be constructed independently.

Current residents (who are currently outside the City limits) will be negatively impacted by construction, loss of frontage via ROW and easement acquisitions, including loss of trees and other screening vegetation, and increased traffic.

ALTERNATIVES:

Reject the Intergovernmental Agreement with WWSP and construct the two projects independently. This option is not recommended, as it will significantly increase the cost of the City's Garden Acres Road project and likely lead to significant delay as the additional construction funds are accumulated.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 2743
 - A. Intergovernmental Agreement for Joint Design and Construction of Garden Acres Road and PLM_1.2 Garden Acres to 124th Pipeline Projects.

RESOLUTION NO. 2743

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH TUALATIN VALLEY WATER DISTRICT AND THE CITY OF HILLSBORO TO JOINTLY DESIGN AND CONSTRUCT THE GARDEN ACRES ROAD PROJECT (CIP #4201) AND WILLAMETTE WATER SUPPLY PLM_1.2 GARDEN ACRES TO 124TH PIPELINE PROJECT.

WHEREAS, ORS 190.003 - 190.010 authorizes agencies to enter into intergovernmental agreements for the performance of any or all activities and functions that a Party to the agreement has the authority to perform; and

WHEREAS, the City of Wilsonville (WILSONVILLE) has jurisdiction over a network of roads and streets serving Wilsonville-wide travel needs, including Garden Acres Road; and

WHEREAS, WILSONVILLE's Transportation System Plan, adopted by the Wilsonville City Council, identifies the Garden Acres Road Urban Upgrade (UU-08) as a high priority transportation improvement, hereafter referred to as "Road Work."

WHEREAS, Tualatin Valley Water District (TVWD) and City of Hillsboro (Hillsboro), collectively doing business as and referred to herein as Willamette Water Supply Program (WWSP), desire to construct a large diameter water supply transmission line and related improvements in coordination and association with the Road Work, and such improvements are hereinafter referred to as "Waterline Work," which is generally coincident with the Road Work; and

WHEREAS, WILSONVILLE (Lessor), TVWD and Hillsboro (collectively Lessee) entered into a Ground Lease for Raw Water Pipeline, dated March 21, 2018, hereinafter referred to as "Ground Lease," which includes, among other things, the goal and objective to complete the design and construction of the Waterline Work; and

WHEREAS, Section 7.33 of the Ground Lease, **Joint Construction Projects Between Lessee and Lessor**, stipulates the development of a separate agreement for construction or maintenance projects that are to be jointly undertaken between Lessor and Lessee; and

WHEREAS, it is the mutual understanding of the Parties that incorporation of the design and construction of the Waterline Work into the design and construction of the Road Work is mutually beneficial to Lessor and Lessee, and Lessee agrees to pay all of the Waterline Work and a proportionate share of the road construction work; and

WHEREAS, the terms of the Intergovernmental Agreement are to be interpreted to be consistent with the requirements of the Ground Lease, with the exception of the agreed upon modification to the referenced Ground Lease term(s) made specifically for this Project as stated in the Intergovernmental Agreement.

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

1. WILSONVILLE and WWSP agree to jointly design and construct the Garden Acres Road and PLM_1.2 Garden Acres to 124th Pipeline projects in accordance with the Intergovernmental Agreement, substantially in the form attached as **Exhibit A**.
2. WWSP will provide design and construction documents for the PLM_1.2 Garden Acres to 124th Pipeline Project.
3. WILSONVILLE will provide design and construction documents for the Garden Acres Road Project and will prepare a joint project bid package and will administer the project bidding.
4. WILSONVILLE will enter into a construction contract with the successful bidder and will be responsible for overall management and administration of the joint construction project and agrees to coordinate and work collaboratively with WWSP in the delivery of the joint project.
5. WWSP will reimburse WILSONVILLE for all costs associated with incorporation of the Waterline Work into the design documents and creation of joint contract documents.
6. WWSP will reimburse WILSONVILLE for all costs associated with construction, construction management and administration of the Waterline Work as part of the joint construction project.
7. WWSP is responsible for all costs associated with the Waterline Work and a fixed percentage of the Road Work construction costs, calculated to be 21.6%.

8. They Manager is authorized to sign the Intergovernmental Agreement in substantially the form attached hereto but, with latitude to make minor revisions, as determined by the City Engineer, to reflect construction variances and clarifications.
3. This Resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of April 2019, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp
Council President Akervall
Councilor Stevens
Councilor Lehan
Councilor West

Exhibit:

- A. Intergovernmental Agreement for Joint Design and Construction of Garden Acres Road and PLM_1.2 Garden Acres to 124th Pipeline Projects.

INTERGOVERNMENTAL AGREEMENT

BETWEEN

**THE CITY OF WILSONVILLE AND
TUALATIN VALLEY WATER DISTRICT AND THE CITY OF HILLSBORO
FOR THE WILLAMETTE WATER SUPPLY PROGRAM**

JOINT DESIGN AND CONSTRUCTION OF

**GARDEN ACRES ROAD AND
PLM_1.2 GARDEN ACRES TO 124TH
PIPELINE PROJECTS**

THIS INTERGOVERNMENTAL Agreement ("Agreement") is made and entered into between the City of Wilsonville, a political subdivision of the State of Oregon, acting by and through its City Council, hereinafter referred to as "WILSONVILLE"; the Tualatin Valley Water District, a domestic water supply district organized under ORS Chapter 264, acting by and through its Board of Commissioners, hereinafter referred to as "TVWD"; and the City of Hillsboro, a municipal corporation, acting by and through its City Council, hereinafter referred to as "CITY"; TVWD and CITY joined together in the Willamette Water Supply Program, hereinafter referred to as "WWSP"; WILSONVILLE and WWSP are jointly referred to hereinafter as the "Parties."

RECITALS

- A. WHEREAS, ORS 190.003 - 190.010 authorizes agencies to enter into intergovernmental agreements for the performance of any or all activities and functions that a Party to the agreement has the authority to perform; and
- B. WHEREAS, WILSONVILLE has jurisdiction over a network of roads and streets serving Wilsonville-wide travel needs, including Garden Acres Road; and
- C. WHEREAS, WILSONVILLE's Transportation System Plan, adopted by the Wilsonville City Council, identifies the Garden Acres Road Urban Upgrade (UU-08) as a high priority transportation improvement, hereafter referred to as "Road Work," and as shown generally on the attached project map in Exhibit 1, Project Map (Exhibit 1), attached hereto and incorporated by reference; and
- D. WHEREAS, TVWD, as WWSP Lead Agency, and CITY, as a WWSP Partner, along with other municipal water supply agencies, are participating in the WWSP and have entered into intergovernmental agreements to establish responsibilities and obligations for the planning and design of proposed water system improvements; and
- E. WHEREAS, WWSP desires to construct a large diameter water supply transmission line and related improvements in coordination and association with the Road Work, and such WWSP improvements are hereinafter referred to as "Waterline Work," which is generally coincident with the Road Work; and
- F. WHEREAS, WILSONVILLE and WWSP have entered into a separate Ground Lease for Raw Water Pipeline, dated March 21, 2018, hereinafter referred to as "Ground Lease," which includes, among other things, the goal and objective to complete the design and construction of the Waterline Work; and

- G. WHEREAS, Section 7.33 of the Ground Lease, Joint Construction Projects between Lessee and Lessor, stipulates the development of a separate agreement for construction or maintenance projects that are to be jointly undertaken between WILSONVILLE (Lessor) and WWSP (Lessee); and
- H. WHEREAS, it is the mutual understanding of the Parties that incorporation of the design and construction of the Waterline Work into the design and construction of the Road Work is mutually beneficial to WWSP and WILSONVILLE, and WWSP agrees to pay for the Waterline Work and a proportionate share of other Road Work costs as provided herein; and
- I. WHEREAS, the terms of this Agreement are to be interpreted to be consistent with the requirements of the Ground Lease, with the exception of the following agreed upon modification to the referenced Ground Lease term(s) made specifically for this Project as follows: Section 2.1 defines the Lease Area to be a minimum of eight feet below ground surface. Section 3.3 provides that in the Garden Acres Road, the depth may need to be greater and that Lessee may be required to modify the installed depth as needed by Lessor and as determined by Lessor. Finally, Section 3.3 also allows that Lessor, in its sole discretion, may elect to allow portions of the pipe to be located less than eight feet below the surface but that determination will be made during Lessor's design and Plan review, as described in Section 7.5; and
- J. WHEREAS, for a portion of the segment of Waterline Work covered by this Agreement, Lessor has agreed to allow for a lesser depth than is required in the Ground Lease, as outlined in Exhibit 4, Construction Costs (Exhibit 4). In consideration of this allowance, WWSP agrees to pay WILSONVILLE for its increased costs associated with accommodating this lesser depth and allowing portion of the water transmission pipeline to go over utilities WILSONVILLE will be placing in the road, or has placed in the road; and
- K. WHEREAS, it is the mutual desire of the Parties to enter into this Agreement to cooperate in the design and construction of the Waterline Work in conjunction with the Road Work, with the allocation of responsibilities as described below.

AGREEMENT

NOW, THEREFORE, in consideration of the terms, conditions, and covenants set forth below, and the recitals set forth above, which are incorporated into this Agreement as if fully set forth herein, the Parties agree as follows:

ARTICLE I - PROJECT GOALS

1.1 The Parties are coordinating the design and construction of the Road Work and Waterline Work to maximize the benefits to their constituents and the community at large. Road Work and Waterline Work shall hereinafter be referred to jointly as the "Project." The Parties desire to work in collaboration and as integrated work groups where possible to achieve Project goals and timelines. Pursuant to Section 7.32 of the Ground Lease, the Project timeline is defined by the design and construction milestones set forth in Exhibit 2, Milestones (Exhibit 2).

1.2 The Project is intended to achieve the following goals:

WILSONVILLE: To design and construct Road Work to upgrade the existing roadway to an urban street cross-section in support of future development

within the Coffee Creek Industrial Areas, part of WILSONVILLE's ongoing capital program.

WWSP: To design and have portions of the water transmission pipeline constructed to further the objectives of WWSP in increasing water supply, reliability, redundancy, and resiliency to its member service areas. The Waterline Work under this Agreement is part of that effort.

- 1.3 The Parties understand that the Road Work and the Waterline Work must be completed according to the key milestones identified in Exhibit 2 and agree to work collaboratively to meet the established milestones. Further, Parties understand that if either Party is unable to proceed with or construct the Project in accordance with aforementioned milestones, the Party who is ready to move forward retains the right to independently move forward with the design and construction of that Party's part of the Project and the other Party will have to move forward at a later date or in a way that does not impede or interfere with the work of the Party who has already begun construction.**

ARTICLE II - PROJECT DESCRIPTION

- 2.1 WILSONVILLE Road Work consists of design and construction of the road improvements on Garden Acres Road, including the design, construction, and responsibility for permits, utilities, and appurtenances, as depicted in Exhibit 1.**
- 2.2 The WWSP Waterline Work consists of design and construction of a large diameter water transmission line and appurtenances according to design, plans, and technical specifications within the Road Work limits and beyond the Road Work limits, crossing Day Road and connecting to the WWSP PLM_3.0 (124th Pipeline) pipeline, as depicted in Exhibit 1.**
- 2.3 The Project consists of one Contract Document inclusive of two schedules of work: Schedule A Garden Acres Road and Schedule B WWSP PLM_1.2 Waterline Work covering work within the Project Area, as depicted on Exhibit 1.**

ARTICLE III - WILSONVILLE OBLIGATIONS FOR DESIGN

- 3.1 WILSONVILLE hereby designates Zach Weigel, P.E. as WILSONVILLE Project Manager for the Road Work and the WILSONVILLE representative responsible for coordination of the Waterline Work with WWSP pursuant to this Agreement. Patty Nelson, P.E. is WILSONVILLE's Principal Engineer for the Project.**
- 3.2 WILSONVILLE will perform or cause to be performed all tasks needed to design and construct the Road Work and temporary access to Cahalin Road, including all permitting, real estate acquisition, public outreach, and developing construction documents suitable for bidding the Road Work.**
- 3.3 WILSONVILLE will make all Road Work design and construction plans and information available to WWSP, as needed to coordinate the Waterline Work with the Road Work. Such information will include: Project**

milestones; permitting; specifications; opinions of probable construction costs; plans, applications, and permit documents; ROW and easement acquisition plans; utility relocation plans and agreements; health and safety plans; stakeholder input; and other information as required for successful coordination and collaboration. The documentation will be available electronically and hosted by WILSONVILLE.

- 3.4 WILSONVILLE will prepare design plans and technical specifications for the Road Work. WILSONVILLE will provide the design topographical survey and Road Work base maps to WWSP. WILSONVILLE will provide WWSP the opportunity to review and comment on the Road Work design prior to final design documents. Design documents include plans/drawings, specifications, standard details, engineer's opinion of probable construction costs, and other documents that are required for each milestone shown in Exhibit 2. WILSONVILLE will incorporate WWSP comments that do not unreasonably impact the Road Work, including, but not limited to, cost, scope, or configuration, or interfere with the WILSONVILLE design standards and performance goals. In the event WWSP requests any changes that increase the cost of the Road Work, WILSONVILLE will advise WWSP if the changes are acceptable and, if so, of the estimated cost increase and will require that WWSP agree, in writing, to pay the additional costs before the changes are agreed to.**
- 3.5 WILSONVILLE will prepare the Project bid package inclusive of the 'front-end' documents, including Bidding Information, Bid Forms, Contract Forms, Standard General Conditions, Special Provisions, Technical Specifications, design plans and others as required for successful bidding and construction of the Road Work and the Waterline Work (collectively, "Contract Documents"). The Contract Documents will have two schedules of work: Schedule A Road Work and Schedule B Waterline Work.**
- 3.6 WILSONVILLE will prepare the draft Contract Documents and provide them to WWSP for review and comment. WILSONVILLE will incorporate or address/respond to review comments in a manner acceptable to both Parties' Project Managers.**
- 3.7 WILSONVILLE will administer the Project bidding and solicit bids in compliance with all public contracting laws. Prequalification requirements for the Project will be included in the bid documents and will be a requirement of award of the bid. Minimum insurance requirements for the construction contractor shall be set in accordance with WILSONVILLE's standard minimum requirements but may be increased by mutual agreement of the Parties prior to bid solicitation and will be included in the Contract Documents. A minimum four-week bid period will be provided. A mandatory pre-bid meeting will be held with representatives of both the Road Work and Waterline Work. Bidder questions will be responded to by the WILSONVILLE Project Manager, incorporating technical responses from the representative technical leads. Bidder questions relating to Waterline Work will be directed to the WWSP Project Manager for response back to the WILSONVILLE Project Manager, who will issue the final response. Final responses will be copied to the WWSP Project Manager.**

- 3.8 **WILSONVILLE will administer all addenda to the Contract Documents and related bidding activities, subject to the Administrative Charge, as identified in Exhibit 3, Design Costs (Exhibit 3), to the WWSP including the costs to incorporate any addenda into the Contract Documents.**
- 3.9 **WILSONVILLE will be responsible for right-of-way and easement acquisition; regulatory and land use permits and approvals, permit compliance, mitigation measures, and permit enforcement; and public information for the Road Work. WWSP will be responsible for obtaining any permits and right-of-way over and above those required for the Road Work for the Waterline Work.**

ARTICLE IV - WWSP OBLIGATIONS FOR DESIGN

- 4.1 **WWSP hereby designates Eric Ward, P.E. as WWSP Project Manager for the Waterline Work and the WWSP representative responsible for coordination of the Waterline Work with WILSONVILLE pursuant to this Agreement. Mike Britch, P.E. will be the WWSP Principal Engineer for the Waterline Work.**
- 4.2 **WWSP will perform or cause to be performed all tasks needed to design and construct the Waterline Work, including preparation of plans/drawings, standard details, technical specifications, engineer's estimate, and other documents required for completion of the Contract Documents and design milestones described in Exhibit 2. WWSP will provide WILSONVILLE a minimum of fourteen (14) Business Days to complete a design review of the Waterline Work at each significant milestone: 90-, and 100-percent design documents. Design documents include plans/drawings, specifications, standard details, engineer's estimate, and other documents that are required for each milestone. Documents will be prepared in a format agreeable to WILSONVILLE. As provided in Section 3.3 of the Ground Lease, WWSP must work with WILSONVILLE to coordinate the pipeline design to be consistent with WILSONVILLE'S planned utilities and must either modify pipe depth in those areas of the right-of-way, as required by WILSONVILLE, as needed or adjust the location within those segments of the right-of-way that may conflict with WILSONVILLE utilities which take priority.**
- 4.3 **WWSP will coordinate and will cause its consultants to coordinate with WILSONVILLE and its consultants, including attendance at all design team meetings, permit team meetings, real estate meetings, public information/outreach meetings, and other scheduled meetings. WILSONVILLE and WWSP Project Managers will mutually determine the type, frequency and timing of meetings in order to meet the needs of a well-coordinated Project.**
- 4.4 **WWSP will share and coordinate updates on the Waterline Work schedule with the WILSONVILLE Project Manager.**
- 4.5 **WWSP will provide necessary design coordination to advance the design and construction of the Project to achieve the key milestones described in Exhibit 2. This coordination includes timely review of Road Work design plans, additional geotechnical studies, survey, and other available**

documents as required and as described herein. As the design plans and studies are prepared, WWSP will propose any requested revisions to the Road Work design and/or Waterline Work design, plans, and specifications and consult with WILSONVILLE to resolve differences to the mutual benefit of WWSP and WILSONVILLE. The Principal Engineers from each agency will meet as needed to consult and resolve the differences.

- 4.6 WWSP will make its Waterline Work information available to WILSONVILLE and its consultants for the Project.
- 4.7 WWSP will provide the design and design coordination for all Waterline Work, including impacts to the existing roadway, utilities, and adjacent properties for the portion of the pipeline outside of the Road Work area, as shown in Exhibit 1.
- 4.8 WWSP will provide to WILSONVILLE a prequalified pipeline construction contractor list, developed in accordance with Oregon public contracting laws, for inclusion in Project. WWSP will provide WILSONVILLE upon request, supporting documentation demonstrating the creation of the prequalified pipeline construction contractor list has been developed in accordance with Oregon Public contracting laws.
- 4.9 Ten business days prior to the bid advertisement date set by WILSONVILLE, WWSP will provide to WILSONVILLE a complete design for the Waterline Work previously approved by WILSONVILLE, including design drawings, plans, bid items, quantities, and technical specifications in a format acceptable to WILSONVILLE to be incorporated in the Contract Documents as a separate bid schedule. WWSP will participate in the mandatory pre-bid meeting and provide timely responses to bidder's questions about the Waterline Work during the advertisement period.
- 4.10 For Waterline Work outside the right of way acquired by WILSONVILLE for the Road Work portion of the Project, as shown in Exhibit 1, WWSP is responsible for any other additional land and permits it may need for its Waterline Work, including but not limited to, permanent easement and temporary construction easement acquisition; regulatory and land use permits and approvals, permit compliance, mitigation measures, and permit enforcement; public information; and contract administration. WWSP will provide secured right-of-way and permits for WILSONVILLE and its agents and contractors to perform work for the Project. WILSONVILLE must review and approve the form of easements to ensure WILSONVILLE has the ability to enter to perform any required work within any easement area of the Project.

ARTICLE V - JOINT OBLIGATIONS FOR DESIGN

- 5.1 To minimize Project delays or cost increases, the Parties agree to work together diligently to identify and jointly resolve any design or constructability issues with the Road Work and Waterline Work at the earliest possible stage of the design process. When such issues arise, the Parties agree to work together to find mutually acceptable solutions in furtherance of the stated Project Goals.

- 5.2 The Parties will hold a public information strategy meeting in accordance with Exhibit 2 to jointly develop and agree on the approach to be used for public information communications, publications, presentations, events, or signage.**
- 5.3 The Parties will coordinate and identify those technical specifications that apply to both the Road Work and the Waterline Work. Project Managers will agree on how to coordinate the specifications. The author of the technical specifications will be responsible for updating to reflect agreed upon updates for coordination of the specifications. WILSONVILLE is the author of the Road Work technical specifications and WWSP is the author of the Waterline Work technical specifications. Both Parties will have adequate opportunity to review and revise the specifications as needed to meet both Parties' requirements and objectives.**
- 5.4 The Parties agree that performance of the work by a prequalified contractor is imperative. As such, the Parties agree that the basis of award for of the bid will require confirmation that the contractor performing the work is prequalified for the work, as identified in the sealed bids.**
- 5.5 The Parties agree to jointly develop and maintain a Project schedule and Project Managers shall work collaboratively to achieve Project milestones. These schedule milestones are included in Exhibit 2.**
- 5.6 The location of the pipeline and pipeline appurtenances related to the Waterline Work shall be mutually agreed to by both Parties during the design of the Project. If mutual agreement cannot be reached, WILSONVILLE shall have final determination of the pipeline and pipeline appurtenances.**
- 5.7 The Parties will jointly perform a constructability review of the Contract Documents at 90-percent design completion of the Project and incorporate comments into final Contract Documents.**
- 5.8 The Parties will coordinate and attend regular design coordination meetings, regular permit team meetings, public information and outreach team meetings, and other meetings as required for successful coordination and completion of the Project. The Parties' Project Managers will determine the anticipated frequency and timing of meetings depending on the needs of the Project.**
- 5.9 The Parties will work collaboratively in developing Project schedules, milestones, reviews, health and safety plans, Project performance metrics, and other activities as required for the successful coordination and completion of the Project. WILSONVILLE will manage Road Work and WWSP will manage Waterline Work to achieve the design milestones described in Exhibit 2.**

ARTICLE VI - COMPENSATION FOR DESIGN

- 6.1 The Parties agree WWSP will reimburse WILSONVILLE for Administrative Costs, as defined in Exhibit 3, attached, for work related to the design, coordination, and incorporation of the Waterline Work.**

- 6.2 The Parties agree WWSP will reimburse WILSONVILLE for costs associated with coordination of the Road Work and incorporation of the Waterline Work in the Project design documents and creation of the Contract Documents. Costs for this effort shall include WILSONVILLE's staff and consultant team.
- 6.3 The Parties will each be solely responsible for the fully burdened labor costs of their individual staff on their respective portions of work: WILSONVILLE for Road Work and WWSP for the Waterline Work.
- 6.4 The Parties agree WILSONVILLE will be responsible for overall administration of the Project but will receive financial contribution from WWSP for its share of actual costs related to the Waterline Work as provided in Exhibit 3. WWSP will also reimburse WILSONVILLE for the cost of coordinating and incorporating the Waterline Work to ensure a cohesive contract document for the Project.

ARTICLE VII - WILSONVILLE OBLIGATIONS FOR CONSTRUCTION PHASE

- 7.1 WILSONVILLE hereby designates Zach Weigel, P.E. as WILSONVILLE Project Manager and Construction Manager for the Road Work and WILSONVILLE representative responsible for coordination of the Waterline Work with WWSP pursuant to this Agreement. Patty Nelson, P.E., is WILSONVILLE's Principal Engineer for the Project to handle dispute resolution.
- 7.2 WILSONVILLE will be responsible for the overall management and administration of the construction contract for the Project.
- 7.3 WILSONVILLE is responsible for engineering, inspection, construction management, and administration for the Road Work.
- 7.4 WILSONVILLE will include the WWSP in regular construction coordination meetings, public information and outreach meetings, and other meetings as required for successful coordination and completion of the Project.
- 7.5 WILSONVILLE is solely responsible for managing the Project schedule, including established milestones. WILSONVILLE will provide construction contractors' baseline schedule and monthly schedule updates for WWSP review and comments. WILSONVILLE will consider and incorporate WWSP review comments that do not significantly impact Road Work costs or Project schedule.
- 7.6 WILSONVILLE will provide WWSP a minimum of ten (10) calendar days to evaluate the bid results for the Waterline Work and shared costs prior to issuing notice of intent to award for the Project.
- 7.7 WILSONVILLE will receive, catalog, and route to WWSP requests for information (RFIs), requests for substitutions, submittals, and any other documents pertaining to the Waterline Work for review and comment using e-Builder as administered by the WWSP for the Parties. WILSONVILLE will defer to WWSP for the disposition and/or response for all RFIs, substitutions, and submittals related to the Waterline Work. Access to all

Project documents, including, but not limited to, submittals, RFIs, contract correspondence, QA/QC, daily reports, and photos will be available to the Parties through e-Builder.

- 7.8 WILSONVILLE will cause the construction contractor to name and endorse WILSONVILLE and WWSP (or TVWD and CITY if no legal entity between them has been formed) their elected or appointed officials, staff, employees, consultants, and agents as additional insureds on all policies provided by the construction contractor under the contract. The endorsements to policies shall provide for not less than thirty (30) days written notice of cancellation. WILSONVILLE will provide WWSP a copy of the certificates for its records. WILSONVILLE will cause the construction contractor to extend indemnity and hold harmless provisions given to WILSONVILLE to WWSP (or to TVWD and CITY if no legal entity between them has been formed) its members, officers, boards, agents, employees, and consultants.**
- 7.9 WILSONVILLE will have overall responsibility for Project administration and inspection of Road Work and at all times be responsible to monitor and manage the construction contractor's work as provided in the construction contract documents. With respect to the Waterline Work and subject to the provisions of the Ground Lease providing the Waterline Work cannot negatively impact the Road Work, WILSONVILLE will defer to the Waterline Construction Manager for decisions, recommendations, and interpretations regarding the construction of the Waterline Work to meet the quality, timelines, and performance of the water system design as long as such decisions do not negatively impact the Road Work or cost. WILSONVILLE will communicate and direct the contractor performing the Waterline Work consistently with the decisions of the Waterline Construction Manager. WILSONVILLE will have sole and total decision-making authority on Road Work.**
- 7.10 WILSONVILLE agrees and will provide in the construction contract that the Waterline Construction Manager or designated onsite inspectors may also stop the construction contractor's work if they observe, in their sole judgment, a situation involving safety issues that threaten life or bodily harm. Further, the Waterline Construction Manager shall notify the WILSONVILLE Project Manager of the need to stop the Waterline Work based on observations that the Waterline Work is not being performed according to the Contract Documents. The WILSONVILLE Project Manager will stop the Waterline Work at the request of the Waterline Construction Manager. WILSONVILLE's Construction Manager shall also have the authority to issue a stop work order at any time and will notify WWSP's Construction Manager or designated onsite supervisor as soon thereafter as reasonably possible.**
- 7.11 WILSONVILLE will review the monthly estimate of Waterline Work performed by the construction contractor prepared by the Waterline Construction Manager and onsite inspectors based on their inspection of the work performed to date, the method of payment and schedule of values specified in the contract, and other matters deemed appropriate for payment. The monthly estimate shall be provided to WILSONVILLE for**

WILSONVILLE to meet its requirements to maintain the schedule and for periodic pay request process under the construction contract.

- 7.12 WILSONVILLE will provide a final cost accounting for the Waterline Work and WWSP's proportion of shared cost items, including all internal and external costs, to WWSP within forty-five (45) days of Final Completion of the Project and payment to the construction contractor.**
- 7.13 WILSONVILLE will require the construction contractor to complete and submit Exhibit 5, Quarterly Net Spend Report. This report shall include, at a minimum, the following information:**

Total amount spent by construction contractor and each subcontractor, vendor, and supplier for the quarter;

Subcontractor/subconsultant name, address, and type of service(s) provided; and

Other business attributes that may be required by WWSP.

WILSONVILLE will require the construction contractor to submit the Quarterly Net Spend Report to WILSONVILLE by the fifteenth (15th) day of the last month for each calendar quarter for the entire duration of its contract. WILSONVILLE will forward the construction contractor's Quarterly Spend Report to WWSP when it receives it from the construction contractor. WWSP may change the content and frequency of spend reporting and would incur the cost of such changes.

- 7.14 WILSONVILLE will submit to WWSP all contract construction Change Order, Work Change Directive, or other proposed revisions to the Project for review to determine if the change impacts the Waterline Work. WILSONVILLE will endeavor to provide notice of potential Project Change Orders, claims, or disputes at the earliest possible time. If it is determined by the Parties that the change is related to or impacts the Waterline Work, then written approval from the WWSP Construction Manager must be received prior to approval of a written Change Order or Work Change Directive.**
- 7.15 WILSONVILLE will coordinate with WWSP on any disagreements, disputes, delays, or claims with the construction contractor related to or as a result of the Waterline Work as provided by Section 11.6.**
- 7.16 WILSONVILLE will perform actions regarding compensation as set forth in Article X, Compensation for Construction.**
- 7.17 WILSONVILLE will provide a potable water source for use by the WWSP during construction for testing of the Waterline Work as well as use of storm drain or sanitary sewer infrastructure, as directed by the WILSONVILLE Project Manager, for disposal of water following testing.**

Upon completion of the Waterline Work and acceptance of the Project, WWSP, as Lessee as defined in the Ground Lease, shall operate, inspect,

maintain, replace, and access the Waterline as provided in the Ground Lease for the duration of the Ground Lease.

7.18 WILSONVILLE and the construction contractor shall participate in WWSP monthly health and safety meetings.

7.19 WILSONVILLE will not authorize or consent to construction contractor's changes to Waterline Work key milestones, as shown in Exhibit 2, without written approval by WWSP, except in the case of a force majeure as defined in the Contract Documents.

7.20 Claims

WILSONVILLE will promptly notify WWSP of any construction contractor claim or request for Change Order. If a claim or request for Change Order would increase the proportionate share of shared costs, or if it affects the WWSP-only cost for Waterline Work, WWSP will respond to WILSONVILLE within ten (10) business days regarding whether it approves or disapproves of the claim or request for Change Order. WILSONVILLE will not resolve or settle a claim for extra compensation or schedule adjustment for such claims without WWSP approval in writing. If WILSONVILLE proceeds to resolve the claim or issue a Change Order without WWSP written approval, WWSP reserves all rights to contest responsibility for payment and to seek indemnity for all costs and impacts resulting from WILSONVILLE's action.

In the case of a claim or Change Order related to the proportionate share of shared costs, WILSONVILLE, as the contract holder, may need advice from WILSONVILLE legal counsel. WILSONVILLE will notify WWSP that it is seeking advice of legal counsel. WWSP will reimburse WILSONVILLE for reasonable attorneys' fees incurred by WILSONVILLE for counsel advice based on the proportionate share of the responsibility.

7.21 Bonds and Warranties

WILSONVILLE agrees to assign all rights under performance and payment bonds, warranties, and claims arising out of the construction contract related to the Waterline Work to WWSP so that WWSP has a direct cause of action against the construction contractor.

7.22 Litigation with Contractor

In the event of a dispute with any contractor or consultant that results in litigation, WWSP will reimburse WILSONVILLE for all costs and attorney fees associated with all claims based on the Waterline Work, including but not limited to any claims for delay damages or Change Orders. If the claim is based on a contract term not specifically relating to either the Waterline Work or the Road Work, the parties will share the cost equally (example a weather-related delay damage force majeure claim). WILSONVILLE will pay all costs and Attorney fees for all claims based on the Road Work that do not involve the Water Work, including but not limited to claims for delay damages or Change Orders.

ARTICLE VIII - WWSP OBLIGATIONS FOR CONSTRUCTION

- 8.1 WWSP will designate a WWSP Construction Manager, _____.**
The WWSP Construction Manager shall be the designated point of contact with the WILSONVILLE Project Manager. The WILSONVILLE Project Manager shall have authority to accept and act upon the written directions and decisions of the WWSP Construction Manager relating to the Waterline Work during solicitation and construction and to instruct the construction contractor and incur costs based on those decisions. Mike Britch, P.E., will be the WWSP Principal Engineer and the WWSP representative to handle dispute resolution for this Project.
- 8.2 WILSONVILLE and WWSP will establish an account and Irrevocable Limited Power of Attorney Agreement with the Local Government Investment Pool (“Account”) which will authorize WILSONVILLE’s Director of Finance to make monthly withdrawals from an account established by WWSP for WWSP’s monthly share of each invoice submitted by the construction contractor for the Project. The Power of Attorney Agreement will be signed, an account will be opened, and the amount of the WWSP deposit will be agreed upon when Bids are opened. The account will be fully funded by WWSP including a contingency as shown in Exhibit 4 on or before the date the bids are opened by WILSONVILLE. The Account funding amount reflected in Exhibit 4 shall be modified to reflect actual bid amounts prior to Notice to Proceed. If Change Orders for which WWSP is fully or partially responsible cause there to be insufficient funds remaining to pay for all of WWSP’s share of the work in the Account, WWSP will deposit additional funds, as required within thirty (30) days of written notice and supporting documentation thereof from WILSONVILLE.**
- 8.3 WWSP will monitor permit compliance and coordinate with WILSONVILLE for compliance with the requirements of the Ground Lease and this Agreement related to the Waterline Work.**
- 8.4 WWSP will provide review of shop drawings, submittals, RFIs, and other requested clarifications related to the Waterline Work. WWSP shall provide a response to WILSONVILLE within the timeframe required by the Contract Documents.**
- 8.5 WWSP will reimburse WILSONVILLE for construction contractor mobilization based on bid amounts of the value of the Waterline Work and shared items. Mobilization for the Project shall not exceed eight percent (8%). WWSP will provide materials testing, independent of construction contractor testing requirements of the Contract Documents, and construction inspection for Waterline Work. WWSP may require additional or corrective work to be completed for the Waterline Work if, in the sole judgment of WWSP, the work is not complete in accordance with the Contract Documents, or it is in the public interest to do so. If WWSP determines the Waterline Work is not in compliance with the Contract Documents, the Waterline Construction Manager shall inform WILSONVILLE at the earliest opportunity following discovery, and WILSONVILLE will require construction contractor to perform corrective actions as necessary. The method of enforcement will be agreed upon and the cost of enforcement will be reimbursed in full by WWSP. If WWSP believes litigation is required, WILSONVILLE will assign its rights to litigate the claim to WWSP. Further, if a change is required not because of a**

breach of contract, but for some other reason, WWSP will be fully responsible for any additional charge incurred as a result thereof. The provisions of this Section are independent of the authority granted to WWSP set forth in Section 7.11 above.

8.6 WWSP will provide WILSONVILLE with the following Waterline Work construction documentation:

Daily progress reports;

Quantity documentation used for monthly payment estimates;

Quality documentation and test results as specified in the construction contract; and

Any other documentation reasonably requested by WILSONVILLE to administer the contract.

8.7 WWSP will promptly review invoices from WILSONVILLE. WWSP will provide notice of any disputed amount within seven (7) business days from the day WILSONVILLE provides the invoice to WWSP. Parties will then meet to resolve the disputed amounts. Undisputed amounts shall be paid as provided in Article X, Compensation for Construction, and disputed amounts shall be resolved as provided therein. Payment from the Account will be made unless the payment is disputed by WWSP within seven (7) business days.

8.8 WWSP will determine, in its reasonable discretion, when Waterline Work has achieved Substantial Completion and Final Completion. The Waterline Construction Manager shall provide a construction punch list to WILSONVILLE upon Substantial Completion of the Project and participate with the WILSONVILLE Project Manager for inspection and Final Completion of the Waterline Work.

8.9 WWSP must review and approve any Change Orders and/or Work Change Directives relating to the Waterline Work prior to issuance to the construction contractor. Within five (5) business days of receiving the proposed Change Order or Work Change Directive, WWSP will notify WILSONVILLE in writing of any concerns or disputes with a proposed Change Order or Work Change Directive. WILSONVILLE may proceed to direct its construction contractor to perform work only if it deems an emergency or other circumstance requires immediate action to prevent adverse health and safety conditions. In such a case, WWSP reserves all rights to dispute responsibility for payment of the Change Order or Work Change or to modify a Change Order or Work Change Directive for consistency with the Waterline Work scope and design. In no event shall WILSONVILLE authorize any change in the Waterline Work that affects the quality, integrity, or operational attributes of the Waterline Work. WILSONVILLE will have no liability to WWSP for any contract delays as a result thereof or for any other damages or claims by WWSP. WWSP will only be entitled to seek relief from the construction contractor. WILSONVILLE will assign all contractual rights necessary for WWSP to seek relief from the construction contractor.

- 8.10** WWSP will coordinate and meet with WILSONVILLE to resolve any disagreements, disputes, delays, or claims related to, or as a result of, the Waterline Work or WWSP's share of shared costs of the Waterline Work as provided by Section 11.6.
- 8.11** WWSP will perform actions regarding compensation as set forth in Article X, Compensation for Construction.
- 8.12** WWSP, its consultants, and its construction contractors shall coordinate with WILSONVILLE and its consultants, including jointly attending regular construction coordination meetings, regular permitting and environmental meetings, real estate meetings, public information and outreach meetings, and other meetings as required for successful coordination and completion of the Project. The WILSONVILLE Project Manager and WWSP Construction Manager shall mutually determine the anticipated frequency and timing of meetings depending on the needs of the Project.
- 8.13** The Ground Lease requires that unless otherwise agreed to, in writing, by WILSONVILLE, all WWSP pipe must be located below all WILSONVILLE utility pipes, including in Garden Acres Road. WILSONVILLE has agreed to allow the WWSP pipe to be above WILSONVILLE pipe in Garden Acres Road and shallower than the required 8 feet, as shown on the approved Construction Documents. In consideration of this Agreement and the challenges and expense WWSP would face if it were required to go below all of WILSONVILLE utility work in Garden Acres Road and maintain a minimum 8-foot depth, WWSP agrees to payment of the sum and other requirements, as set forth in Exhibit 4.

ARTICLE IX - JOINT OBLIGATIONS FOR CONSTRUCTION

- 9.1** The Parties' Project Managers shall mutually determine the anticipated frequency and timing of meetings depending on the needs of the Project.
- 9.2** The Parties will coordinate and work collaboratively in developing Project milestones, constraints, work sequences, construction administration requirements, quality control and assurance requirements, and other activities as required for successful coordination and completion of the Project.
- 9.3** The Parties will coordinate and work collaboratively in coordination of the construction work, including work sequences, construction administration requirements, quality control and assurance requirements, and other activities as required for successful coordination and completion of the Project.
- 9.4** To minimize potential Project schedule delays, construction contractor cost increases, or other Project issues, the Parties agree to work together diligently to identify and jointly resolve any construction issues with the Road Work and Waterline Work at the earliest possible stage, including those issues that involve the construction contractor. When such issues arise, the Parties agree to work together to find mutually acceptable solutions in furtherance of the stated Project goals. WILSONVILLE will lead

the resolution with the construction contractor as mutually agreed by the Parties.

- 9.5 The Parties agree to include health and safety requirements in the Contract Documents that meet the objectives of both Parties for their portions of the Project.
- 9.6 The Parties agree that the construction contractor shall be required to develop and maintain a Project baseline schedule on which the WILSONVILLE Project Manager and WWSP Construction Manager shall collaboratively review and comment. The construction contractor shall provide monthly schedule updates electronically (in PDF and native format) using Primavera P6 or Microsoft Project. The schedule shall be Critical Path Method and have Type C requirements as defined by the Oregon Department of Transportation. These schedule obligations shall include milestones as jointly agreed upon by the Parties. Each Party shall allow the other Party to comment on schedule revisions.
- 9.7 The Parties agree to co-manage complaints, including, but not limited to, general public complaints and complaints related to environmental and/or land use permitting.
- 9.8 The Parties agree to the following guidelines for handling public/media interactions:

Social media includes all means of communicating or posting information or content of any sort on the Internet, including to one's own or someone else's web log or blog, journal or diary, personal website, social networking or affinity website, web bulletin board, chat room, whether or not associated or affiliated with WWSP or WILSONVILLE, or any other form of electronic communication.

Posting of social media content related to Waterline Work by WWSP or WILSONVILLE staff, consultants, or construction contractors is prohibited unless approved, in writing, by WWSP.

Posting of social media content related to Road Work by WWSP or WILSONVILLE staff, consultants, or construction contractors is prohibited unless approved, in writing, by WILSONVILLE.

- 9.9 The Parties agree to coordinate on outreach efforts such as signage, groundbreaking, and ribbon cutting.

ARTICLE X - COMPENSATION FOR CONSTRUCTION

- 10.1 Exhibit 4 summarizes the construction cost sharing for the Project. Parties will proportion actual cost for construction as shown in Exhibit 4 and as described below:

Construction management - WWSP responsible for actual cost of Road Work consultant for coordination between Waterline Work during construction. Costs will be tracked separately by WILSONVILLE's Road Work consultant. WWSP will be allowed to

review and comment on Road Work consultant fee prior to the Road Work consultant contracting with WILSONVILLE.

Construction administration - WWSP responsible for WILSONVILLE actual costs plus Administrative Charge as shown in Exhibit 4.

Mobilization (Schedule A) - WWSP is responsible for the proportionate share between cost of the Waterline Work (Schedule B) and the total cost for construction plus WWSP portion of the Road Work (Schedule A) identified below. Mobilization for the Project shall be limited to a maximum of 8 percent.

Cahalin Temporary Road Bid Item (Schedule A) – WWSP is responsible for the costs of construction, demolition, and restoration of a temporary access road during construction of the Waterline Work, limited to and as detailed in the following sheets of the Road Work 95% Design drawing set: DM-07, EC-09, EC-16, SP-05, RD-13, and LA-08.

Road Work (Schedule A) – WWSP responsible for the fixed percentage Road Work share as shown in Exhibit 4. The amount of the Road Work share shall be determined based on the Road Work bid amount and applying the fixed percentage Road Work share. The responsibility includes payment for the increased depth of city utilities due to the WWSP pipeline being less than that prescribed in the Ground Lease per Section 8.13 of this Agreement.

Waterline Work (Schedule B) - WWSP responsible for 100 percent.

10.2 Subject to WWSP's requirements to pay WILSONVILLE Administrative Costs, the Parties will otherwise each bear the fully burdened labor costs of their individual staffs on the Road Work and the Waterline Work. The Parties agree WWSP will pay to WILSONVILLE actual costs of overall administration of the Project related to the Waterline Work an administration charge to administer the construction contract, as shown in Exhibit 4. Aside from the Administrative Charge, there shall be no markup on construction contractor payment amounts, Road Work consultant actual costs, or other costs outside those incurred by WILSONVILLE staff. The costs to invoice WWSP shall be included as part of WILSONVILLE's Administrative Charge.

10.3 WILSONVILLE will submit invoices monthly as described below:

Account withdrawals shall follow issuance of invoices.

Prior to issuance of each invoice, the Parties will agree on construction contractor pay request amounts, design consultant Road Work fees, and other compensable costs.

Each invoice shall be accompanied with documentation supporting all requested costs for compensation or reimbursement.

Prior to withdrawal from the Account the above activities shall be

completed. WILSONVILLE's invoice shall show the actual cost and percentage allocation between WWSP and WILSONVILLE for the shared costs.

- 10.4 WILSONVILLE will submit a final billing statement within forty-five (45) days of the completion of the work authorized herein.
- 10.5 WWSP will pay WILSONVILLE the amount due within thirty (30) days of its receipt of billing statement for costs not withdrawn from the Account.
- 10.6 Work Change Directives and Change Orders shall use the following protocol:

Work Change Directives will be defined in the construction agreement between WILSONVILLE and the construction contractor. WILSONVILLE can direct work that is considered minor that does not impact, delay, or affect Waterline Work. Work Change Directives shall not affect administrative or shared costs and shall be paid according to Exhibit 4. WWSP will have sole responsibility to prepare Work Change Directives related to Waterline Work. All Work Change Directives shall be issued through WILSONVILLE.

All modifications to the construction contract that will change shared costs or impact the schedule will not be effective until approved by a written Change Order, signed by the Parties. The Party causing the change in shared costs shall be responsible for those costs.

Change Orders to the Project that do not affect the Waterline Work or Waterline Work Schedule will be managed and approved by WILSONVILLE. If WWSP or WILSONVILLE dispute a shared cost Change Order, WILSONVILLE may still elect to proceed with the Change Order and the Parties reserve all rights to contest and determine responsibility for payment under the dispute resolution and remedy provisions below. The Party causing the change in any costs shall be responsible to pay those costs.

As provided in Section 8.10, Change Orders that affect the cost, schedule, quality of performance, workmanship, or material of the Waterline Work must be approved in writing by both Parties. Except as provided in Section 10.6.6, WWSP will respond with approval or disapproval for Waterline Work Change Orders to WILSONVILLE within five (5) business days following receipt of the proposed Change Order. WILSONVILLE may direct the construction contractor to perform the Waterline Work if it deems emergency conditions exist or action is necessary to prevent adverse health or safety issues. In emergency circumstances, WILSONVILLE will provide notice reasonable under the circumstances, and WWSP will respond in a timely manner reasonable under the circumstances.

WWSP may initiate Change Orders for the Waterline Work by providing WILSONVILLE a requested Change Order with supporting documents to negotiate the cost and time impact with the

construction contractor, which shall be paid by WWSP. WILSONVILLE will participate in discussions with the WWSP and the construction contractor to negotiate an agreeable Change Order.

Any Change Order that increases the combined value of all prior Change Orders to a cost to WWSP of \$875,000 or more shall require approval by the CITY Utilities Commission. No Change Order shall be binding upon WWSP while approval is pending, subject to WILSONVILLE's power under Section 10.7.4.

- 10.7 Within forty-five (45) days after the Final Completion of the Project, WILSONVILLE will provide WWSP a final statement of Waterline Work to be withdrawn from the Account. If insufficient funds remain, WWSP will pay the difference within thirty (30) days of receipt of the invoice and supporting documentation. Upon the completion of the construction and completion of record drawings, WILSONVILLE will deliver one set of redline as-built drawings for Waterline Work. WWSP will be responsible for producing record drawings and will provide electronic copies (PDF and native format) related to the Waterline Work to WILSONVILLE. WILSONVILLE will be responsible for producing record drawings for the Road Work. The record drawings provided by WILSONVILLE will satisfy the requirements of Section 7.24, As-Built Survey, of the Ground Lease. The record drawing information will be relied upon by WWSP to provide a portion of the metes and bounds description of the Lease Area to WILSONVILLE as described in Section 2.4 of the Ground Lease. Upon Final Acceptance of the Project by WILSONVILLE and verification that all contractors and suppliers have been paid WILSONVILLE will release any remaining Account funds to the WWSP within forty-five (45) days.

ARTICLE XI - GENERAL PROVISIONS

11.1 Laws of Oregon

Parties agree to abide by all applicable laws and regulations regarding the handling and expenditure of public funds. This Agreement shall be governed by the laws of the State of Oregon. The construction contract shall contain all required public contract provisions of ORS Chapter 279A and 279C.

11.2 Default

Either Party will be deemed to be in default if it fails to comply with any term, condition, or covenant in this Agreement. Parties agree time is of the essence in the performance of this Agreement. The non-defaulting Party will provide the defaulting Party with written notice of default and allow thirty (30) days within which to cure or diligently commence to cure the defect within a reasonable time. If a defaulting Party fails to cure or fails to diligently commence to cure the default, the non-defaulting Party may elect to terminate this Agreement. In the event this Agreement is terminated, Parties will pay for costs incurred for satisfactorily completed and authorized work up to the time of termination. Each Party will be liable for all costs and damages arising from its individual default.

11.3 Indemnification

This Agreement is for the benefit of Parties only and there are no third-party beneficiaries. Subject to the limitations related to government agencies under the Oregon Constitution, each Party agrees to indemnify and hold the other harmless, including their respective officers, employees, agents, and representatives, from and against all claims, demands, causes of action, and suits of any kind or nature for personal injury, death, or damage to persons or property on account of any acts or omissions arising out of this Agreement. Indemnification is subject to and shall not exceed the limits of liability of the Oregon Tort Claims Act (ORS 30.260 through 30.300). In addition, each Party shall be solely responsible for any contract claims, delay damages, permit compliance, permit violations, or similar items arising from or caused by the action or inaction of the Party.

11.4 Documents are Public Records

All records, reports, data, documents, systems, and concepts, whether in the form of writings, figures, graphs, or models, that are prepared or developed in connection with this Project shall be subject to the applicable provisions of the Oregon public records law.

11.5 Modification of Agreement

No waiver, consent, modification, or change of terms of this Agreement shall bind either Party unless in writing, signed by both Parties. Such waiver, consent, modification, or change, if made, shall be effective only in specific instances and for the specific purpose given.

11.6 Dispute Resolution

Parties will attempt to informally resolve any dispute concerning any Party's performance, acts, omissions or decisions under this Agreement, or regarding the terms, conditions, or meaning of this Agreement. Dispute resolution will conform to the requirements of Section 15, Dispute Resolution, of the Ground Lease, which are incorporated herein as if fully set forth in this Agreement.

11.7 Remedies

Subject to the provisions of Article X - Compensation for Construction, and the dispute resolution process set forth in Section 11.6, any Party may institute legal action to cure, correct, or remedy any default, to enforce any covenant or agreement, or to enjoin any threatened or attempted violation of this Agreement. All legal actions shall be initiated in Clackamas County Circuit Court. Parties, by signature of their authorized representative below, consent to the personal jurisdiction of that court.

11.8 Severability

If any term(s) or provision(s) of this Agreement or the application thereof to any person or circumstance shall, to any extent, be determined by a court to be invalid or unenforceable, the remainder of this Agreement and the

application of those terms and provisions shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

11.9 Nondiscrimination

No person shall be denied or subjected to discrimination in receipt of the benefits of any services or activities made possible by or resulting from this Agreement on the grounds of race, color, religion, gender, sexual orientation, national origin, disability, age, or marital status. Any violation of this provision shall be considered a material defect and shall be grounds for cancellation, termination, or suspension in whole or in part by WILSONVILLE or WWSP.

11.10 Excused Performance

In addition to the specific provisions of this Agreement, no default shall be deemed to have occurred where delays or default is due to war, insurrection, strikes, walkouts, riots, floods, drought, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by governmental entities other than Parties, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation, or similar bases for excused performance that are not within the reasonable control to the Party to be excused.

11.11 Integration

Except for the Ground Lease, which remains the controlling document, this Agreement supersedes any prior discussions or agreements regarding the Project.

11.12 Assignment/Additional Parties

This Agreement may be assigned in accordance with the assignment provision of the Ground Lease (Section 20.2).

11.13 Access to Books, Records, and Accounting

WILSONVILLE will maintain books, records, and reports of the Road Work and Waterline Work showing all income, receipts, expenses, and costs. These records shall be maintained for a period of three (3) years following Final Completion. All such books, records, and reports may be examined, and copies made by WWSP at reasonable times upon reasonable notice.

ARTICLE XII - TERM OF AGREEMENT

12.1 The term of this Agreement shall be from the date of execution through the end of the Project warranty period, two (2) years following Final Acceptance of the Project, unless mutually agreed to by both Parties in writing.

12.2 This Agreement may be amended or extended for periods of up to one (1) year at a time by mutual written consent of Parties, subject to provisions of this Agreement. In the event of default of this Agreement, the non-

defaulting Party may terminate this Agreement after giving thirty (30) days written notice specifying the nature of the default with reasonable particularity and the defaulting Party fails to cure within that 30-day period. If the default is of such a nature that it cannot be completely remedied within the 30-day cure period, this provision shall be complied with if the defaulting Party begins correction of the default within the 30-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable. In the event of termination or cancellation, Parties will pay all costs due and owing for work performed prior to termination or cancellation. Parties will, in good faith, agree to such reasonable provisions for completing the Project and paying for any additional costs as necessary.

12.3 IN WITNESS WHEREOF, Parties hereto have set their hands as of the day and year hereinafter written.

CITY OF WILSONVILLE, OREGON

TUALATIN VALLEY WATER DISTRICT

By

CHIEF EXECUTIVE OFFICER

Date _____

Date _____

Approved as to Form

Approved as to Form

CITY OF HILLSBORO, OREGON

By

Date _____

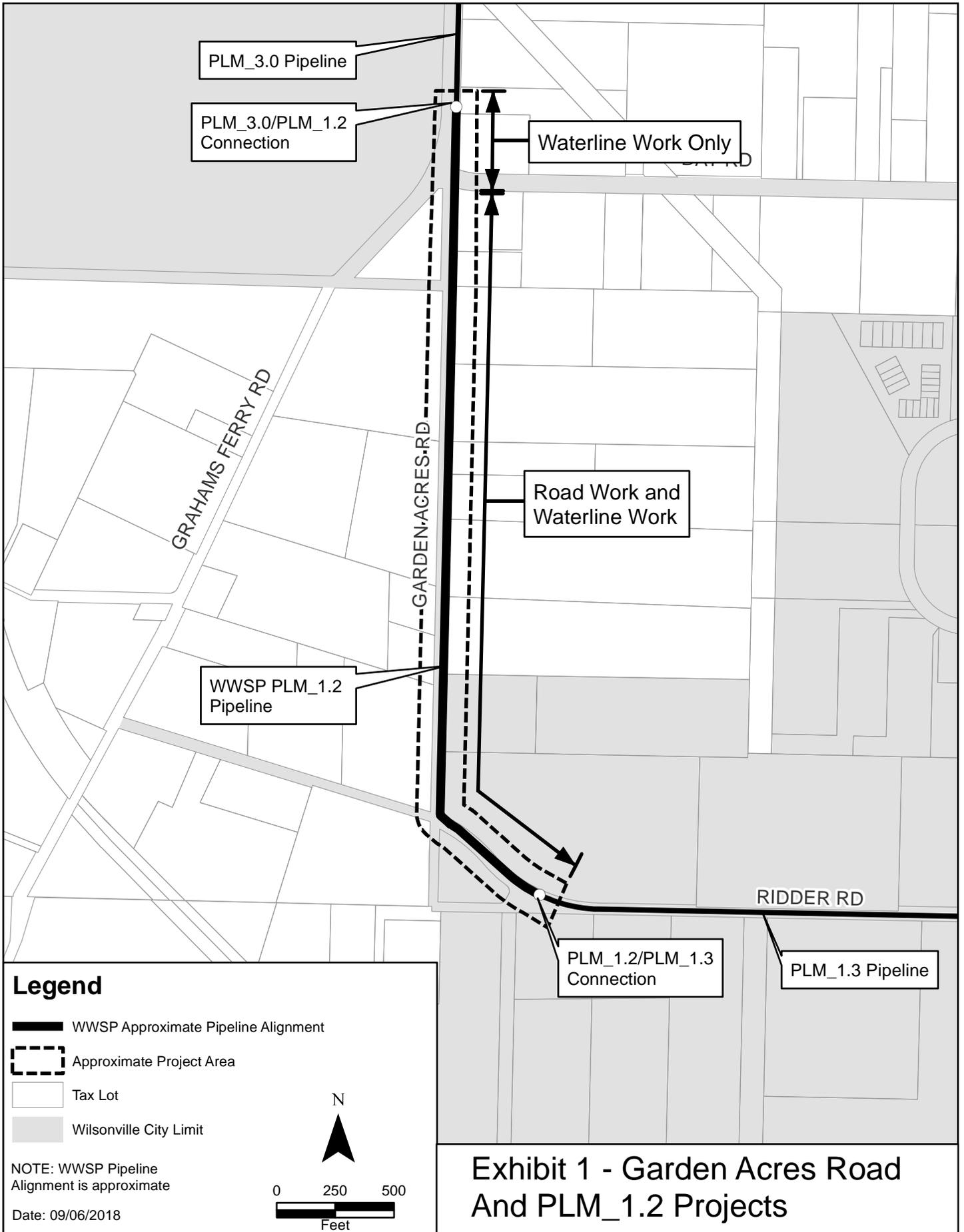


Exhibit 1 - Garden Acres Road
And PLM_1.2 Projects

GARDEN ACRES ROAD AND PLM_1.2 TO 124TH PIPELINE PROJECTS**Exhibit 2****Scheduled Design and Construction Milestones**

Design Milestones	Date
100% Garden Acres Road/PLM_1.2 Constructability Review	April 2019
Bid Documents Complete	April 2019
Public Information Strategy Meeting	June 2019
Construction Milestones	Date
Invitation to Bid Published (Key Milestone)	April 2019
Bids Due	May 2019
WWSP Consent to Award	June 2019
Notice of Intent to Award	June 2019
Bid Award	June 2019
Construction Notice to Proceed (Key Milestone)	July 2019
Utilities Relocation (coordinated by Wilsonville) Complete (Key Milestone)	March 2020
Substantial Completion of the Project (Key Milestone)	November 2020
Final Completion of the Project	March 2021
Warranty Starts	March 2021
Final Invoice	May 2021
Record Drawings	May 2021

GARDEN ACRES ROAD AND PLM_1.2 TO 124TH PIPELINE PROJECTS

Exhibit 3

Wilsonville Compensation for Design Costs

Description	Costs
Wilsonville Staff Coordination and Review of Waterline Design and Construction Documents and Incorporation of Waterline Construction Documents into Garden Acres Contract Documents	Actual Cost + 8%
Garden Acres Consultant Team Coordination and Review of Waterline Design and Construction Documents and Incorporation of Waterline Construction Documents into Garden Acres Contract Documents	Actual Cost

GARDEN ACRES ROAD AND PLM_1.2 TO 124TH PIPELINE PROJECTS

Exhibit 4

Wilsonville Compensation for Construction Costs

Description	Costs
Wilsonville Staff Administration of Waterline Work portion of the Garden Acres Construction	Actual Cost + 8%
Garden Acres Consultant Team Construction Management or Inspection of Waterline Work portion the Garden Acres Construction	Actual Cost
WWSP share of the Road Work	21.6%* of the awarded bid total of Schedule A (Road Work) less Mobilization & Cahalin Temporary Roadway bid items.
WWSP share of Schedule A Mobilization Bid Item	Proportionate share between cost of the Schedule B (Waterline Work) plus 21.6% of the Schedule A (Road Work) and the Total Cost of Construction
WWSP share of Schedule A Cahalin Temporary Roadway bid item.	100%
Local Government Investment Pool Deposit	WWSP share of the Road Work plus WWSP share of Schedule A Mobilization Bid Item plus WWSP share of Schedule A Cahalin Temporary Roadway bid item plus 100% of Schedule B (Waterline Work) plus 10% Contingency

*The cost basis determination of the fixed percentage of WWSP Road Work share is based on the 90% construction cost estimate attached as part of Exhibit 4.

Exhibit 4 - Garden Acres Intergovernmental Agreement - WWSP Cost Share Basis

February 22, 2019

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	WWSP QUANTITY	WWSP SHARE TOTAL	Methodology for WWSP Share and WWSP Added
Mobilization and Traffic Control								
1	Mobilization (8%)	L.S.	1	\$390,000	\$390,000	21.6%	\$84,360	Based on percentage of the summation of WWSP Cost Share items below divided by the total Garden Acres Road Project Total Costs. WWSP pipeline requires extension into second construction season. One season for WWSP work & one season for Wilsonville work. Share 50/50.
2	Temporary Work Zone Traffic Control, Complete (4%)	L.S.	1	\$200,000	\$200,000	50%	\$100,000.00	
3	Erosion Control	L.S.	1	\$20,000	\$20,000	50%	\$10,000.00	
4	Compost Filter Berm	L.F.	5170	\$7	\$36,190	50%	\$18,095.00	
5	Construction Entrance	Each	2	\$2,500	\$5,000	50%	\$2,500.00	
6	Concrete Washout Facility	Each	2	\$2,000	\$4,000	50%	\$2,000.00	
7	Inlet Protection, Type	Each	36	\$125	\$4,500	50%	\$2,250.00	
8	Construction Signing	L.S.	1	\$1,500	\$1,500	50%	\$750.00	
Mobilization and Traffic Control Subtotal					\$661,190		\$219,954.81	
Roadwork								
9	Clearing and Grubbing	Acre	4.9	\$7,000	\$34,300	0.89	\$6,230.00	Includes area between edge of pavement and edge of trench plus an additional 6 inches.
10	Tree Protection Fencing	L.F.	1,000.0	\$5	\$5,000	50%	\$2,500.00	Same project limits with same impacts, share 50/50.
11	Removal of Structures and Obstructions	L.S.	1	\$100,000	\$100,000	19%	\$19,000.00	12 feet of pipeline trench width over 63.5 feet removal width (includes PUE).
12	General Excavation	C.Y.	6,360.0	\$24	\$152,640	19%	\$29,001.60	12 feet of pipeline trench width over 63.5 feet removal width (includes PUE).
13	12 Inch Subgrade Stabilization	S.Y.	750	\$35	\$26,250	22%	\$5,775.00	Portion under roadway. 7 feet wide trench width over 32 roadway width.
14	Subgrade Geotextile	S.Y.	12,120.0	\$2	\$24,240	3105	\$6,210.00	9' wide AC and concrete pavement and curb within 12' Project Area width for
Roadwork Subtotal					\$342,430		\$68,716.60	
Drainage and Sewers								
15	8 Inch Storm Pipe	L.F.	235	\$80	\$18,800	148	\$11,840.00	Portion of pipe crossing over WWSP pipeline trench width.
16	10 Inch Storm Pipe	L.F.	500	\$65	\$32,500	197	\$12,805.00	Portion of pipe crossing over WWSP pipeline trench width.
17	12 Inch Storm Pipe	L.F.	123	\$70	\$8,610			
18	18 Inch Storm Pipe	L.F.	554	\$120	\$66,480			
19	21 Inch Storm Pipe	L.F.	23	\$130	\$2,990	12	\$1,560.00	Portion of pipe crossing over WWSP pipeline trench width.
20	30 Inch Storm Pipe	L.F.	783	\$150	\$117,450			
21	36 Inch Storm Pipe	L.F.	1018	\$180	\$183,240			
22	42 Inch Storm Pipe	L.F.	1034	\$225	\$232,650			
23	48 Inch Storm Pipe	L.F.	1093	\$250	\$273,250			
24	6 Inch Sanitary Pipe	L.F.	606	\$70	\$42,420			
25	18 Inch Sanitary Pipe	L.F.	1568	\$200	\$313,600			
26	Concrete Manholes, 48" Sanitary	Each	6	\$5000	\$30,000			
27	Concrete Manholes, 60" Storm w/ Inside Drop	Each	9	\$10000	\$90,000			
28	Concrete Manholes, 72" Storm w/ Inside Drop	Each	9	\$14000	\$126,000			
29	Concrete Manholes, 72" Storm w/ Orifice	Each	1	\$15000	\$15,000			
30	Catch Basin, Ditch Inlet	Each	3	\$2500	\$7,500			
31	Catch Basin, CG-30	Each	12	\$2500	\$30,000	12	\$30,000.00	12 catch basins are within the WWSP pipeline trench (12' width)
32	Catch Basin, CG-48	Each	1	\$3500	\$3,500			
33	Catch Basin, Beehive	Each	21	\$1800	\$37,800	15	\$27,000.00	15 area drains are within the WWSP pipeline trench (12' width)
34	Sanitary Sewer Cleanout	Each	14	\$900	\$12,600			
35	Minor Adjustment of Manholes	Each	3	\$500	\$1,500			
36	Major Adjustment of Manholes	Each	1	\$1200	\$1,200			
37	Adjusting Boxes	Each	26	\$300	\$7,800			
38	Connect to Existing Structures	Each	15	\$500	\$7,500			
Drainage and Sewer Subtotal					\$1,662,390		\$83,205.00	

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	WWSP QUANTITY	WWSP SHARE TOTAL	Methodology for WWSP Share and WWSP Added
Base								
39	3/4"-0" Aggregate Base	C.Y.	3,672	\$45	\$165,240	175	\$7,875.00	183' at 12' width @ 2" depth and 2907' at 9' width @ 2" depth
40	1 1/2"-0" Aggregate Base	C.Y.	2,708	\$45	\$121,860	622	\$27,990.00	183' at 12' width @ 11" depth and 323' at 9' width @ 11" depth and 2454' at 9' width @ 6" depth and 128' at 9' width at 11" depth
Base Subtotal					\$287,100		\$35,865.00	
Wearing Surfaces								
41	Level 3, 1/2 Inch ACP Mixture	Ton	2,118	\$85	\$180,030	281	\$23,885.00	183' at 12' width @ 8.5" depth and 323' at 7' width @ 8.5" depth at 128' at 7' width @ 8.5" depth
42	Plain Concrete Pavement, Dowelled, 9 Inches Thick	S.Y.	8,324	\$75	\$624,300	1909	\$143,175.00	2454' length at 7' width of WWSP pipeline trench.
43	Extra for Asphalt Approaches	Each	20	\$1,000	\$20,000			
44	Extra for Asphalt Drainage Curb	Each	162	\$20	\$3,240			
45	Concrete Curb, Concrete Street Curb and Gutter	L.F.	2441	\$26	\$63,466	2454	\$63,804.00	Curb and gutter are within the 12' WWSP pipe trench for 2454 feet.
46	Concrete Curb, Asphalt Street Curb and Gutter	L.F.	1,030	\$26	\$26,780	451	\$11,726.00	Asphalt street curb is within the 12' WWSP pipe trench for 323' + 128'.
47	Concrete Driveways	S.F.	6026	\$10	\$60,260	690	\$6,900.00	11 Concrete driveways of varying widths, 3' within 12' WWSP pipe trench
48	Concrete Walks	S.F.	17,410	\$7	\$121,870			
49	4 Inch Concrete Surfacing	S.F.	20735	\$8	\$165,880			
50	Extra for Curb Ramps	Each	4	\$500	\$2,000			
51	Truncated Domes on New Surfaces	Each	4	\$300	\$1,200			
Wearing Surface Subtotal					\$1,269,026		\$249,490.00	
Permanent Traffic Control & Illumination								
52	Pavement Line Removal	LF	1,750	\$1	\$1,750			
53	Pavement Legend Removal	Each	2	\$100	\$200			
54	Mono-Directional White Type 1 Markers	Each	14	\$5	\$70			
55	Bi-Directional Yellow Type 1 Markers	Each	93	\$5	\$419			
56	Pavement Legend, Type B-HS: Arrows	Each	4	\$275	\$1,100			
57	Pavement Legend, Type B-HS: Bicycle Lane Stencil	Each	11	\$275	\$3,025			
58	Pavement Bar, Type B-HS	S.F.	300	\$10	\$3,000			
59	Pavement Legend, Type B-HS: Green Bike Path Driveway Marking	S.F.	1400	\$12	\$16,800			
60	Remove Existing Signs	L.S.	1	\$650	\$650			
61	Remove and Reinstall Existing Signs	L.S.	1	\$1400	\$1,400			
62	Sign Support Footings	L.S.	1	\$4140	\$4,140			
63	Perforated Steel Square Tube Anchor Sign Supports	L.S.	1	\$7707	\$7,707			
64	Signs, Standard Sheeting, Sheet Aluminum	S.F.	105	\$25	\$2,625			
65	Pole Foundations	L.S.	1	\$70500	\$70,500			
66	Luminaires, Lamps, and Ballasts	L.S.	1	\$31900	\$31,900			
67	Switching, Conduit, and Wiring	L.S.	1	\$142500	\$142,500			
68	Lighting Poles and Arms	L.S.	1	\$83400	\$83,400			
Traffic Control / Illumination Subtotal					\$371,186		\$0.00	
Right of Way Development and Control								
69	Water Quality Planter	S.F.	11,175	\$30.00	\$335,250	67%	\$223,500.00	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter width is 4.5'
70	Permanent Seeding	Acre	0.4	\$3,500.00	\$1,540			
71	Topsoil	C.Y.	1,167.0	\$50.00	\$58,350	33%	\$19,450.00	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter width is 9.0' including landscape strip.
72	Deciduous Trees, 2 Inch Caliper	Each	92.0	\$300.00	\$27,600			
73	Shrubs, #5 Container	Each	291.0	\$40.00	\$11,640	67%	\$7,760.00	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter width is 4.5'
74	Shrubs, #1 Container	Each	1874.0	\$15.00	\$28,110	260	\$3,900.00	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter
75	Groundcovers, #1 Container	Each	2,990.0	\$15.00	\$44,850			
76	Wetland Plants, Plugs	Each	12291.0	\$3.00	\$36,873	1	\$24,582.00	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter
77	Bark Mulch	C.Y.	125.0	\$55.00	\$6,875	33%	\$2,291.67	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter width is 9.0' including landscape strip.
78	Root Barrier	L.F.	3720.0	\$15.00	\$55,800			
79	Monument Boxes	Each	7.0	\$500.00	\$3,500			
80	Remove and Reinstall Mailbox Supports	Each	16.0	\$800.00	\$12,800			
ROW Development and Control					\$623,188		\$281,483.67	

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	WWSP QUANTITY	WWSP SHARE TOTAL	Methodology for WWSP Share and WWSP Added
Water Supply System								
81	Irrigation System	L.S.	1	\$70,000	\$70,000	33%	\$23,333.33	3' width of filtration planter is within the 12' WWSP pipeline trench. Total planter width is 9.0' including landscape strip.
82	6 Inch Potable Water, Complete	L.F.	650	\$40	\$26,000	108	\$4,320.00	9 - 6" water services crossing over WWSP pipeline trench (12' width).
83	18 Inch Tapping Sleeve and 6 Inch Valve Assembly	Each	15	\$5,000.00	\$75,000			
84	Fire Hydrant Assembly	Each	4	\$2,000.00	\$8,000	3	\$6,000.00	3 fire hydrants located within WWSP pipeline trench (12' width).
85	Relocate Existing Water Service	Each	1	\$2,500.00	\$2,500			
Water Supply System					\$181,500		\$33,653.33	
Miscellaneous Utilities								
86	Joint Trench and Backfill	L.F.	2,700	\$15.00	\$40,500	19%	\$7,653.54	Existing utilities over WWSP pipeline trench. Shared cost for relocation.
87	5106 Vault for Power	Each	5	\$5,000.00	\$25,000	19%	\$4,724.41	
88	4 Inch Grey Schedule 40 PVC Conduit for Power	L.F.	2,700	\$3.00	\$8,100	19%	\$1,530.71	12 feet of WWSP pipeline trench over 63.5 feet of work area width (includes PUE width).
89	4 Inch Fiberglass Conduit Bend for Power	Each	5	\$300.00	\$1,500	19%	\$283.46	
Miscellaneous Utilities					\$75,100		\$14,192.13	
Project Sub-Total					\$5,473,110		\$986,561	
	Extra Depth Excavation for WWSP Pipeline	CY	0	\$53.00	\$0	3723	\$197,312.60	Depth based on HHPR storm drainage analysis and unit cost based on Kinsman Road Extension (CIP #4004) bid tabulation average bids for general excavation and base aggregate.
Project Total					\$5,473,110.00		\$1,183,873.14	
WWSP Share of Roadway Construction							21.6%	

**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, November 19, 2018. Mayor Knapp called the meeting to order at 7:12 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

- Mayor Knapp
- Council President Starr
- Councilor Stevens
- Councilor Lehan
- Councilor Akervall

Staff present included:

- Bryan Cosgrove, City Manager
- Barbara Jacobson, City Attorney
- Kimberly Veliz, City Recorder
- Scott Simonton, Fleet Manager
- Cathy Rodocker, Finance Director
- Mark Ottenad, Public/Government Affairs Director
- Dwight Brashear, SMART Director
- Mike McCarty, Parks and Recreation Director
- Brian Stevenson, Parks and Recreation Program Manager
- Bill Evans, Communications & Marketing Manager
- Zach Weigel, Capital Projects Engineering Manager
- Erica Behler, Recreation Coordinator
- Tod Blankenship, Parks Supervisor
- Miranda Bateschell, Planning Manager
- Nancy Kraushaar, Community Development Director

Motion to approve the order of the agenda.

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

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Yes

CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES

COMMUNICATIONS

- A. Korean War Veterans Association, Oregon Trail Chapter

Mark Ottenad, Public/Government Affairs Director introduced Bob Cassidy and Chuck Lusardi of the Korean War Veterans Association (KWVA), Oregon Trail Chapter. They presented a plaque of appreciation to Brian Stevenson and Parks & Recreation Team, along with a \$1,000 check to support the Oregon Korean War Memorial

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.

None.

MAYOR'S BUSINESS

- A. Small Business Saturday Proclamation

Mayor Knapp read a proclamation proclaiming November 24, 2018 as Small Business Saturday.

- B. Upcoming Meetings

Upcoming meetings were announced by the Mayor as well as the regional meetings he attended on behalf of the City.

COUNCILOR COMMENTS

- A. Council President Starr

Councilor Starr stated that even though Mr. Cassidy and Mr. Lusardi were no longer in the audience, he would still like to thank them for their service.

- B. Councilor Stevens

Mentioned the following:

- There is not a Library Board meeting in November; the next meeting scheduled for December 5, 2018.
- French Prairie Bridge Taskforce meeting scheduled for December 5, 2018.
- City offices closed Thursday and Friday for Thanksgiving.
- Toy Drive occurring at the Parks and Recreation building located in Town Center Park until December 14, 2018.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

C. Councilor Lehan

Councilor Lehan recalled how the Korean community, government and businesses pulled together to support the funding of the Korean War Memorial.

Ms. Lehan noted that the Director of the Parks & Recreation Board sent her an email. The Parks & Recreation Board is requesting to be tasked with park safety issues.

Councilor Lehan announced that on Tuesday, November 27, 2018 at 7:00 p.m., the City of Wilsonville would be holding a public hearing regarding the Aurora Airport.

D. Councilor Akervall

Wished all a happy Thanksgiving and shared that she is thankful for being a part of the Council. Ms. Akervall pointed out that the Tree Lighting is on Wednesday, November 28, 2018. Moreover, it would be an opportune time to drop off a gift at the Toy Drive.

CONSENT AGENDA

Ms. Jacobson read the title of the Consent Agenda item into the record.

A. **Resolution No. 2712**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With R.L. Reimers Company For The Willamette River Water Treatment Plant Surge Tank Project (Capital Improvement Project #9132).

Motion: Councilor Starr moved to approve Resolution No. 2712. Councilor Lehan seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Yes

PUBLIC HEARING

A. **Resolution No. 2715**

A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2018-19.

Ms. Jacobson read the title of Resolution No. 2715 into the record.

Mayor Knapp provided the public hearing format and opened the public hearing at 7:53 p.m.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

Finance Director Rodocker presented the staff report.

The Mayor invited public testimony, seeing none he closed the public hearing at 7:55 p.m.

Motion: Councilor Lehan moved to approve Resolution No. 2715. Councilor Akervall seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Yes

NEW BUSINESS

A. Resolution No. 2714

A Resolution Of The City Of Wilsonville Authorizing South Metro Area Regional Transit (SMART) To Purchase Two 35' Battery Electric Buses And Charging Equipment From Proterra, Inc.

Ms. Jacobson read the title of Resolution No. 2714 into the record.

SMART Director Dwight Brashear along with Fleet Manager Scott Simonton presented on Resolution No. 2174. Staff stated that the contract is for two buses and charging equipment, which became available earlier than anticipated.

City Manager Cosgrove informed that during the budget process staff could provide details on the cost savings associated with battery electric buses.

Motion: Councilor Lehan moved to approve Resolution No. 2714. Councilor Akervall seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Starr	Yes
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Yes

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

A. Resolution No. 2716

A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Real Property.

Ms. Jacobson read the title of Resolution No. 2716 into the record.

Staff members Miranda Bateschell, Planning Manager and Zach Weigel, Capital Projects Engineering Manager introduced themselves. Followed by City Attorney Jacobson updating Council with background on Resolution No. 2716.

Staff members Bateschell and Weigel presented the staff report along with additional details on background. Staff acknowledged that this particular parcel has been on the market for a while now.

City Attorney Jacobson stated for the record that the purchase price the City offered for the property is One Million Five Hundred Twelve Thousand Dollars (\$1,512,000) which is the appraisal price.

Staff described that through the Town Center Planning process they have learned that the community desires a gathering place. Additionally, the community wants this space to serve as a gateway, moving them into the Town Center area. Possible ideas for the space include a bike rack, and seating area. The exact design on the property unknown at this time, as design will begin at a later phase.

Attorney Jacobson explained when the restricted covenants were written there was no thought of a bridge to be placed in this location. Legal continues to negotiate to have the restricted covenants reduced because if the project fails less covenants on the parcel will help in the selling of the parcel.

Motion: Councilor Lehan moved to approve Resolution No. 2716. Councilor Akervall seconded the motion.

Vote: Motion carried 4-1.

SUMMARY OF VOTES

Mayor Knapp	Yes
Council President Starr	No
Councilor Stevens	Yes
Councilor Lehan	Yes
Councilor Akervall	Yes

CITY MANAGER’S BUSINESS

The City Manager recognized Community Development Director Kraushaar and Council President Starr for their contributions to the City’s operations. Kraushaar is retiring at the end of November; Starr’s tenure on the Council concludes in December.

**CITY OF WILSONVILLE
CITY COUNCIL MEETING MINUTES**

LEGAL BUSINESS

No report.

ADJOURN

Mayor Knapp adjourned the meeting at 8:53 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Tim Knapp, Mayor



CITY COUNCIL MEETING STAFF REPORT

Meeting Date: April 1, 2019		Subject: Ordinance No. 834 – 1st Reading Comprehensive Plan & TSP Amendments related to Basalt Creek Concept Plan	
		Staff Members: Kimberly Rybold, AICP, Associate Planner	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Public Hearing Date: April 1, 2019 <input checked="" type="checkbox"/> Ordinance 1 st Reading Date: April 1, 2019 <input checked="" type="checkbox"/> Ordinance 2 nd Reading Date: April 15, 2019 <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		<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input type="checkbox"/> Not Applicable	
		Comments: At their February 13, 2019 meeting the Planning Commission unanimously recommended approval to the City Council.	
Staff Recommendation: Staff recommends that Council adopt Ordinance No. 834 on first reading.			
Recommended Language for Motion: I move to approve Ordinance No. 834 on first reading.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Basalt Creek Concept Plan	<input type="checkbox"/> Adopted Master Plan(s)	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

Council will consider amendments to the City's Comprehensive Plan & Transportation System Plan (TSP).

Ordinance No. 834 Staff Report

Page 1 of 4

EXECUTIVE SUMMARY:

In 2004, Metro added the Basalt Creek Planning Area to the region's Urban Growth Boundary (UGB) in order to accommodate growth in industrial employment. The area consists of approximately 847 acres, located west of I-5 between the cities of Tualatin and Wilsonville, known as the Basalt Creek and West Railroad Areas and generally referred to as the "Basalt Creek Planning Area (BCPA)." In 2011, the two cities, Metro, and Washington County entered into an Inter-Governmental Agreement (IGA) that outlines the coordinated planning responsibilities regarding the BCPA. The project team worked with property owners, citizens, service providers, regional partners, and both Cities' Planning Commissions and City Councils, to complete transportation, infrastructure and land use planning. The Cities of Tualatin and Wilsonville adopted the Basalt Creek Concept Plan (Attachment 2) in August 2018, which presents a unified framework for future development in the BCPA. The proposed Comprehensive Plan and Transportation Systems Plan (TSP) amendments will reflect the City's adoption of the Basalt Creek Concept Plan and Basalt Creek Transportation Refinement Plan. Per the 2018 Inter-Governmental Agreement with Metro outlining the land use decision-making process between Wilsonville and Tualatin, the Comprehensive Plan amendments associated with the Basalt Creek Concept Plan must be adopted by May 3, 2019.

The proposed Comprehensive Plan and TSP amendments will reflect Wilsonville's planning authority in Basalt Creek, and will set the stage for future master planning and implementation efforts in this area. The addition of projects from the Basalt Creek Concept Plan and Transportation Refinement Plan to the City's TSP will also ensure consistency between the City and County's TSPs.

The proposed Comprehensive Plan Amendments (Attachment 1, Exhibit A) include:

- Amendments to the Comprehensive Plan Map to apply the Industrial land use designation to Basalt Creek and the Coffee Creek Industrial Area, consistent with anticipated Washington County and City of Wilsonville Urban Planning Area Agreement (UPAA) revisions.
- Amendments to the Area of Special Concern Map to include Wilsonville's portion of the Basalt Creek Planning Area, including the West Railroad Area.
- Amendments to the language of the Area of Special Concern section to provide guidance on future development and implementation planning efforts for Wilsonville's portion of the Basalt Creek Planning Area and West Railroad Area.
- Amendments to the language of the Industrial Development Policies section to include important principles from the Concept Plan for development of the BCPA.

The proposed TSP Amendments (Attachment 1, Exhibit B) will be added to the Higher Priority Projects list in the TSP:

- Current alignment of 124th Avenue extension and the Basalt Creek Parkway extension from 124th Avenue to Boones Ferry Road.
- Grahams Ferry Road widening to three lanes from Day Road to Basalt Creek Parkway.
- Boones Ferry widening to 5-lanes from Day Road to Basalt Creek Parkway.
- Boones Ferry Road/95th Avenue Intersection access management project.
- Second southbound right turn lane on the ramp at Boones Ferry Road/I-5 Southbound.
- Basalt Creek Canyon and I-5 Easement trail projects on the bicycle/pedestrian map.

- Garden Acres Road (from Grahams Ferry Road to Ridder Road) designation as a Minor Arterial.
- Selected Brown Road Extension Alignment to 5th Street.
- Updated figures to show new City of Wilsonville jurisdiction.

The following project will also be added to the Additional Planned Projects list in the TSP:

- Day Road overcrossing (Boones Ferry Road to Elligsen Road) to the additional planned project list.

City staff held a work session with the Planning Commission on December 12, 2018 to seek feedback on the proposed amendments. On February 13, 2019, a public hearing was held before the Planning Commission for consideration of a recommendation to the City Council on the Comprehensive Plan and TSP amendments.

The proposed TSP amendments in Attachment 1, Exhibit B include one modification from the Planning Commission recommendation. The cost estimate for Project RE-P15, listed in Table 5-9, has been changed from “Developer Funded” to \$4,000,000 with a brief statement of project need added to the “Why Not Higher Priority?” column. While this project is a local road that would typically be funded by development, uncertainty surrounding the timing of development relative to the need for this connection, resulting from the anticipated failure of the Pioneer Court / Boones Ferry Road intersection, may require the City to construct this improvement prior to adjacent development.

Additionally, staff from the City and Washington County coordinated to draft an update to the Urban Planning Area Agreement (UPAA) to include the Basalt Creek Planning Area to reflect the future boundary between Wilsonville and Tualatin as determined through the Concept Plan, giving Wilsonville planning authority over the portion of the BCPA south of the Basalt Creek Parkway and SW Greenhill Lane. City Council reviewed the UPAA amendments at a work session on February 21, and approved Resolution No. 2726 on March 4 authorizing the Mayor to execute this UPAA. Washington County is scheduled for hearings on March 20 and April 16 to adopt the new UPAA.

EXPECTED RESULTS:

Adoption of the Basalt Creek Comprehensive Plan and TSP Amendments and an updated UPAA with Washington County will set the stage for the next great business district in Wilsonville.

TIMELINE:

The public hearing and first reading is scheduled for April 1, 2019, with a second reading of the Ordinance on April 15. Washington County is expected to adopt the revised UPAA on April 16.

CURRENT YEAR BUDGET IMPACTS:

The fiscal year budget allocated \$30,000 for CIP #3000 for staff time to adopt the Comprehensive Plan Amendments. An additional \$15,000 was requested in March as a supplemental budget adjustment. A portion of the professional services funds from the Planning Division budget will cover consultant time to prepare the TSP Amendments.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 3/20/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 3/25/2019

COMMUNITY INVOLVEMENT PROCESS:

The concept planning process included participation from affected residents, businesses, and property owners. The City's website is updated to reflect the most recent work and staff sent notice of the amendments to the interested parties list and property owners via email and U.S. postal mail.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

The Basalt Creek area is important for the long-term growth of Tualatin, Wilsonville, and the Metro region. The Basalt Creek area presents an opportunity to integrate jobs and housing, develop efficient transportation and utility systems, create an attractive residential and business community, incorporate natural resource areas, and provide recreational opportunities as community amenities and assets.

ALTERNATIVES:

The City Council may provide recommendations and modifications to the Comprehensive Plan and TSP Amendments.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Attachment 1: Ordinance No. 834
Exhibits:
 - A. Ordinance No. 834 Exhibit A – Comprehensive Plan Text and Map Amendments
 - B. Ordinance No. 834 Exhibit B – Transportation System Plan Amendments
 - C. Ordinance No. 834 Exhibit C – Planning Commission Record
2. Attachment 2: Basalt Creek Concept Plan and Supporting Documentation:
https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27721/06.att_2_concept_plan_and_supporting_documentation.pdf

ORDINANCE NO. 834

AN ORDINANCE OF THE CITY OF WILSONVILLE APPROVING COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS AND TRANSPORTATION SYSTEM PLAN AMENDMENTS RELATED TO THE BASALT CREEK CONCEPT PLAN AND APPROVING A COMPREHENSIVE PLAN MAP AMENDMENT RELATED TO THE COFFEE CREEK MASTER PLAN.

WHEREAS, in 2004, the Metro Council added two areas located generally between the cities of Wilsonville and Tualatin to the Metro Urban Growth Boundary (“UGB”) in Metro Ordinance No. 04-1040B to meet an identified industrial land need; and

WHEREAS, the above-described two areas are known as the Basalt Creek and West Railroad Planning Areas which are generally referred to as the “Basalt Creek Planning Area;” and

WHEREAS, in 2011 the City of Wilsonville approved Resolution No. 2293 authorizing an Intergovernmental Agreement (“2011 IGA”) with Metro, Washington County, and the City of Tualatin (the “Parties”) to engage in concept planning for the Basalt Creek Planning Area; and

WHEREAS, the above Parties agreed to memorialize and endorse the recommendations and results of the 2013 Basalt Creek Transportation Refinement Plan, and in 2013 the City of Wilsonville approved Resolution No. 2435 acknowledging the Basalt Creek Transportation Refinement Plan; and

WHEREAS, from October 2013 through October 2016, the Wilsonville and Tualatin City Councils held five joint Council work sessions considering several boundary and land use alternatives for the Basalt Creek Planning Area; and

WHEREAS, over that same time period, two public workshops were held and the Wilsonville and Tualatin Planning Commissions and City Councils convened several work sessions; and

WHEREAS, the City of Wilsonville approved Resolution No. 2657 authorizing an Intergovernmental Agreement (“2017 IGA”) with Metro, Washington County, and the City of Tualatin to ask Metro to make an arbitration determination on the appropriate designation of the land use for an area within the Basalt Creek Planning Area that consists of approximately 52 net acres of land, commonly referred to as the “Central Subarea;” and

WHEREAS, in the 2017 IGA, the City agreed to pass a Resolution adopting the Concept Plan, reflecting the Metro determination, within 120 days after the date Metro's decision becomes final and effective, and to adopt an Ordinance amending the City's Comprehensive Plan within one year after the Metro determination; and

WHEREAS, Metro made its determination on April 19, 2018 in accordance with the 2017 IGA and adopted Resolution 18-4885 on May 3, 2018 acknowledging that decision and beginning the 120-day time period requiring the City to adopt the Basalt Creek Concept Plan and one year to adopt comprehensive plan amendments; and

WHEREAS, on August 6, 2018, the City of Wilsonville approved Resolution No. 2697 acknowledging the Basalt Creek Concept Plan; and

WHEREAS, with respect to the Coffee Creek Industrial Area, on March 4, 2019, the City Council adopted Resolution No. 2726, amending the Urban Planning Area Agreement, which expands the City of Wilsonville Urban Planning Area Boundary and, among other things, removes the condition requiring annexation of property in Coffee Creek prior to application of a City Comprehensive Plan Map designation and thus allowing the City to include the Coffee Creek Industrial Area in its Comprehensive Plan Map; and

WHEREAS, in April 2019, the City and Washington County anticipate executing the Urban Planning Area Agreement; and

WHEREAS, on December 12, 2018 the Wilsonville Planning Commission held a work session to discuss and take public testimony on the Basalt Creek Comprehensive Plan and Transportation System Plan amendments; and

WHEREAS, on February 21, 2019 the Wilsonville City Council held a work session to discuss the Basalt Creek Comprehensive Plan and Transportation System Plan amendments and Urban Planning Area Agreement; and

WHEREAS, following the timely mailing and publication of the required notice, the Planning Commission conducted a public hearing on February 13, 2019, wherein the Commission received public testimony, staff reports and input, and Attachments and Exhibits, and thereafter deliberated and voted unanimously to approve Resolution No. LP19-0001 recommending approval to the City Council; and

WHEREAS, a copy of the record of the aforementioned Planning Commission action and recommendation is marked Exhibit C, attached and incorporated herein; and

WHEREAS, following the Planning Commission public hearing, the Wilsonville Planning Director forwarded the recommended Basalt Creek Comprehensive Plan and Transportation System Plan amendments to the City Council, along with a staff report and attachments, in accordance with the public hearing and notice procedures that are set forth in Sections 4.008, 4.011, 4.012, and 4.198 of the Wilsonville Code; and

WHEREAS, the City Council, after Public Hearing Notices were provided to a list of interested parties, property owners, and affected agencies, and posted in three locations throughout the City and on the City website, held a public hearing on April 1, 2019 to review the proposed Basalt Creek Comprehensive Plan and Transportation System Plan amendments, and to gather additional testimony and evidence regarding the proposal; and

WHEREAS, the City Council has afforded all interested parties an opportunity to be heard on this subject and has entered all available evidence and testimony into the public record of their proceeding; and

WHEREAS, the City Council has duly considered the subject, including the Planning Commission recommendations and all the exhibits and testimony introduced and offered by all interested parties;

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

1. FINDINGS.

The above-recited findings are adopted and incorporated by reference herein as findings and conclusions of Resolution No. LP19-0001, which includes the staff report and attachments (Exhibit C). The City Council further finds and concludes that the adoption of the proposed Basalt Creek Comprehensive Plan and Transportation System Plan amendments are necessary to help protect the public health, safety, and welfare of the municipality by planning that will support the development of employment lands within the City limits.

2. DETERMINATION.

Based on such findings, the City Council hereby adopts Comprehensive Plan text and Comprehensive Plan Map amendments, attached hereto and marked as Exhibit A, and Transportation System Plan amendments, attached hereto and marked as Exhibit B, and incorporated by reference as if fully set forth herein. The City Recorder is hereby

directed to prepare final Comprehensive Plan formatting to make sure such style and conforming changes match the format and style of the Comprehensive Plan.

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 regular meeting thereof on the 1st day of April, 2019, and scheduled for a second reading at a regular meeting of the Council on the 15th day of April, 2019, commencing at the hour of 7:00 P.M. at the Wilsonville City Hall.

Kimberly Veliz, City Recorder

ENACTED by the City Council on the 15th day of April, 2019 by the following votes:

Yes:___ No: ___

Kimberly Veliz, City Recorder

DATED and signed by the Mayor this ____ day of April, 2019.

TIM KNAPP, Mayor

SUMMARY OF VOTES:

- Mayor Knapp
- Council President Akervall
- Councilor Stevens
- Councilor Lehan
- Councilor West

Exhibits:

- A. Comprehensive Plan Text and Map Amendments
- B. Transportation System Plan Amendments
- C. Planning Commission Record

Ordinance No. 834 Exhibit A

Wilsonville Comprehensive Plan

Proposed Amendments associated with Basalt Creek: February 6, 2019

Proposed additions to the Comprehensive Plan text are shown in purple.

LAND USE AND DEVELOPMENT**INDUSTRIAL DEVELOPMENT**

Wilsonville is basically a compact City, for this reason all industrial development should be compatible with adjacent or nearby commercial and/or residential areas. Therefore, there is little need for more than one industrial designation. For all practical purposes, all development should be guided by the same general standards; dealing with intensity, etc.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a Develop an attractive and economically sound community.

Implementation Measure 4.1.3.b Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.

Implementation Measure 4.1.3.c Favor capital intensive, rather than labor intensive, industries within the City.

Implementation Measure 4.1.3.d Encourage industries interested in and willing to participate in development and preservation of a high-quality environment. Continue to require adherence to performance standards for all industrial operations within the City.

Implementation Measure 4.1.3.e Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

Implementation Measure 4.1.3.f Encourage a diversity of industries compatible with the Plan to provide a variety of jobs for the citizens of the City and the local area.

Implementation Measure 4.1.3.g Encourage energy-efficient, low-pollution industries.

Implementation Measure 4.1.3.h The City, in accordance with Title 4 of the Metro Urban Growth Management Functional Plan, supports appropriate retail development within Employment and Industrial Areas. Employment and Industrial areas are expected to include some limited retail commercial uses, primarily to serve the needs of people working or living in the immediate Employment or Industrial Areas, as well as office complexes housing technology-based industries. Where the City has already designated land for commercial development within Metro's employment areas, the City has been exempted from Metro development standards.

Implementation Measure 4.1.3.i The City shall limit the maximum amount of square footage of gross leasable retail area per building or business in areas designated for industrial development. In order to assure compliance with Metro's standards for the development of industrial areas, retail uses with more than 60,000 square feet of gross leasable floor

Wilsonville Comprehensive Plan

Proposed Amendments associated with Basalt Creek: February 6, 2019

area per building or business shall not be permitted in areas designated for industrial development.

Implementation Measure 4.1.3.j All industrial areas will be developed in a manner consistent with industrial planned developments in Wilsonville. Non-industrial uses may be allowed within a Planned Development Industrial Zone, provided that those non-industrial uses do not limit the industrial development potential of the area.

Implementation Measure 4.1.3.k Encourage high-growth employment industries in which the City is already competitive, including advanced manufacturing, corporate and professional services, and health care and medical-related fields.

Implementation Measure 4.1.3.l Encourage growth in industrial business types prevalent in the region but new to the City, such as “craft” manufacturing (such as bicycle manufacturing, breweries, distilleries). Consider integrating live/work units into “craft” manufacturing areas.

Implementation Measure 4.1.3.m Encourage new industrial development that contributes to employment districts with a high density of jobs and a range of employment opportunities.

Implementation Measure 4.1.3.n Encourage development that incorporates active urban green spaces, such as trails, linear parks, and pocket parks, and use vegetation for buffering where possible.

**Wilsonville Comprehensive Plan
Proposed Amendments associated with Basalt Creek: February 6, 2019**

AREAS OF SPECIAL CONCERN

AREA M

This area, known as Basalt Creek, is located to the northwest of Wilsonville in Washington County. The area is generally oriented east-west, and is bound by Interstate 5 (I-5) to the east, the Portland and Western Railroad (PNWR) and the Coffee Creek Correctional Facility to the west, and Clay Street and Day Road to the south. The northern boundary is the location of the Basalt Creek Parkway, which extends from 124th Avenue and connects to Grahams Ferry Road. The Basalt Creek Parkway will run east-west between Grahams Ferry Road and Boones Ferry Road, and eventually extend over I-5. The Parkway is designed as a high-capacity major freight arterial with limited access to local streets providing industrial access between Tualatin, Sherwood, and Wilsonville.

The primary existing land uses in Basalt Creek are rural agriculture, industrial and rural residential consisting of low-density single-family housing. South of the area within the City of Wilsonville are existing and planned commercial, office, and industrial uses. The employment areas around Commerce Circle, Ridder Road, and 95th Avenue include advanced manufacturing, clean tech, warehouse, distribution, and logistics businesses. Abutting Area M along the south side of Day Road is the Coffee Creek Industrial Area, which has an adopted Master Plan and Industrial Form-based Code to enable the creation of a high-caliber business district.

The Cities of Wilsonville and Tualatin prepared the Basalt Creek Concept Plan to provide a framework for development and the provision of services in the area between the two cities. Land uses planned within the Wilsonville portion of Basalt Creek include a mix of employment development types and modest opportunities for live/work housing to support the nearby employment areas. The Concept Plan identifies three land use categories within Basalt Creek.

- High Tech Employment District. Most of the buildable acres in this area are devoted to a mix of higher density employment land. The High Tech Employment District is expected to accommodate jobs in manufacturing and high tech, with warehousing components. This land use is in the southern and eastern sections of the area, covering

Wilsonville Comprehensive Plan

Proposed Amendments associated with Basalt Creek: February 6, 2019

all land east of Boones Ferry Road, and most of the land south of Clay Street, extending to Day Road and bordered to the west by Coffee Creek Correctional Facility.

- Craft Industrial. The southwest corner of the intersection of Boones Ferry Road and the future Basalt Creek Parkway is planned as Craft Industrial, which allows for a mix of smaller scale commercial uses. This area allows less than 20 percent residential use and is expected to accommodate live/work units. This development responds to the topography on these parcels and their location directly south from residential land and southwest of the neighborhood commercial node north of the Basalt Creek Parkway. Craft Industrial provides a transition to the higher intensity employment uses to the south.
- Light Industrial District. This land is located along the southern edge of the Basalt Creek Parkway just north of the Coffee Creek Correctional Facility and will accommodate jobs primarily in warehousing and light manufacturing.

The 2013 Basalt Creek Transportation Refinement Plan (TRP) sets the layout of major new roads and improvements for the area. As the area develops, property owners will plan and build local roads connecting to this network. These roadway improvements will include enhanced bike and pedestrian facilities and connections to the future SMART transit system.

Design Objectives

1. Consider adoption of a form-based code, similar to that adopted in the Coffee Creek Industrial Area, for new industrial development located in Basalt Creek. A form-based code in Basalt Creek would guide the development of a well-designed and uniquely attractive business community, while providing flexibility for development.
2. Protect key natural resources and sensitive areas while making recreational opportunities accessible by integrating the new parkland, open spaces, natural areas and trails in Basalt Creek into existing regional networks. The area has distinctive natural features, particularly its namesake - Basalt Creek - and the surrounding wetlands habitat running north-south through the eastern half of the area. Development should protect, enhance, and provide access to these natural resources.

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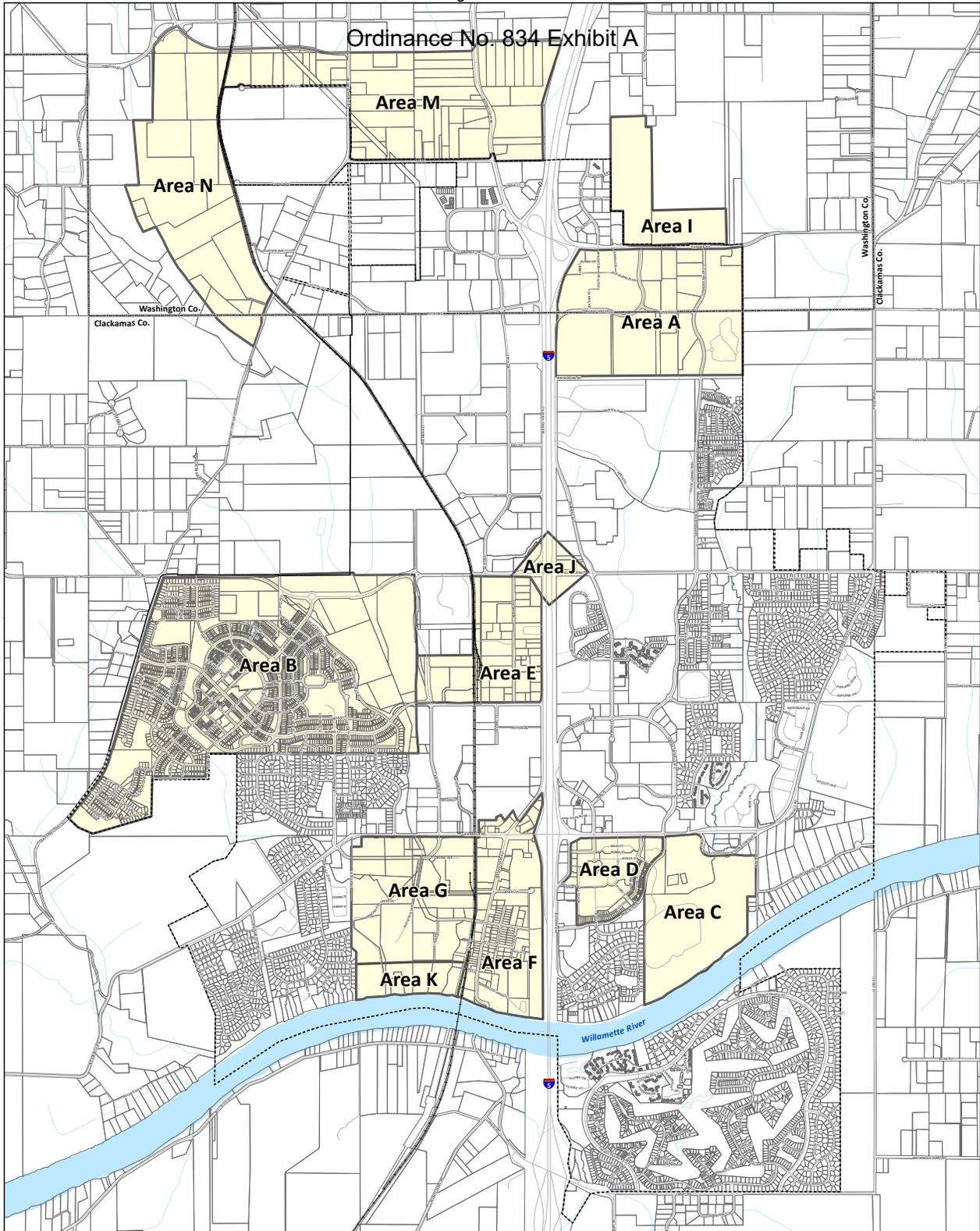
Wilsonville Comprehensive Plan**Proposed Amendments associated with Basalt Creek: February 6, 2019**

3. Locate north to south trails near the Basalt Creek Canyon and provide bicycle connections that would connect to other cities and trail systems, serving as an asset for both residents and employees in the area.
4. Provide strong transit access to support employment within Basalt Creek. Integrate transit access with the bike, pedestrian, and trail services at key access points along Grahams Ferry Road, Boones Ferry Road, Day Road, SMART Central, and the Coffee Creek Correctional Facility.

AREA N

This area, known as West Railroad, is south of the Basalt Creek Parkway and in City of Wilsonville jurisdiction. The West Railroad area is divided from the Basalt Creek area by the Portland and Western Railroad (PNWR) and the Coffee Creek Correctional Facility. The area is heavily constrained by wetlands habitat, steep slopes, limited access, and fragmented property ownership. Without addressing any of these constraints, development potential is limited, and initial estimates show it would be costly to serve this area with adequate water, sewer, and transportation infrastructure. However, once development and the extension of infrastructure occurs in the rest of Basalt Creek as well as the Coffee Creek Industrial Area, additional analysis should be completed on infrastructure service costs and appropriate land uses. The area also has potential for resource conservation and future public access to nature. The area will require master planning before any development occurs.

Ordinance No. 834 Exhibit A



Comprehensive Plan Areas of Special Concern



February 2019

Map Legend

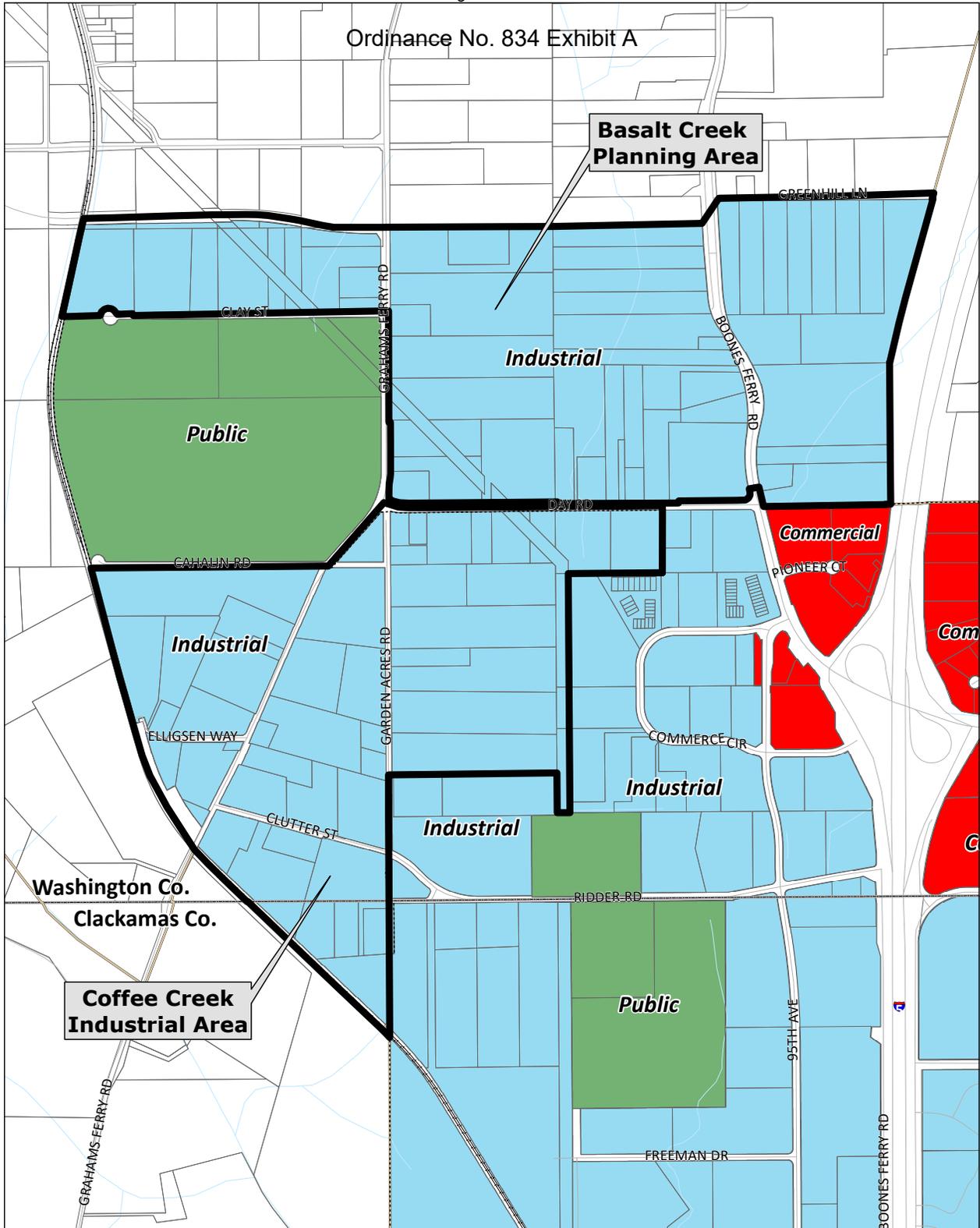
- County Boundary
- City Boundary
- Urban Growth Boundary
- Taxlots
- Area of Special Concern

This map is to be used in conjunction with written text provided in the Wilsonville Comprehensive Plan.



Disclaimer: The City of Wilsonville makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Wilsonville Planning Division to verify report information is complete and accurate.

Ordinance No. 834 Exhibit A



Comprehensive Plan Map Amendments

Basalt Creek Planning Area and Coffee Creek Industrial Area



February 2019

Land Use Designations

- Commercial
- Industrial
- Public
- County Boundary
- City Boundary
- Urban Growth Boundary
- Taxlots



Disclaimer: The City of Wilsonville makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Wilsonville Planning Division to verify report information is complete and accurate.

Ordinance No. 834 Exhibit B



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Suite 310
Salem, OR 97301
503.391.8773
www.dksassociates.com

MEMORANDUM

DATE: February 5, 2019

TO: Miranda Bateschell, Planning Manager | City of Wilsonville
Zach Weigel, Capital Projects Engineering Manager | City of Wilsonville

FROM: Scott Mansur, P.E., PTOE | DKS Associates
Jenna Hills, E.I. | DKS Associates

SUBJECT: **Wilsonville Transportation System Plan (TSP) Amendment Summary**

P18197-001

The Basalt Creek Concept Plan was formally adopted by the City of Wilsonville on August 6, 2018. A summary of the Basalt Creek Analysis is attached to memorandum for reference. This memorandum discusses necessary amendments to the City of Wilsonville’s Transportation System Plan (TSP) based on transportation requirements and projects identified in the plan. This memorandum also documents other amendments to the TSP based on general updates and a recent City Council Resolution. The TSP changes include:

Basalt Creek Concept Plan

- Show the current alignment of 124th Avenue extension and add the Basalt Creek Parkway extension project from 124th Avenue to Boones Ferry Road on the higher priority project list.
- Add the Basalt Creek Parkway overcrossing of I-5 to the additional planned project list.
- Add the Day Road overcrossing (Boones Ferry Road to Elligsen Road) to the additional planned project list (unfunded).
- Add Boones Ferry Road widening to 5-lanes from Day Road to Basalt Creek Parkway on the higher priority project list.
- Update Grahams Ferry Road widening to three lanes from Day Road to Basalt Creek Pkwy and move to the higher priority project list.
- Update project UU-P4 text under “Why Not Higher Priority” to recognize the function of Grahams Ferry Road between Day and Clutter to serve Coffee Creek Industrial area.
- Add the Boones Ferry Road/95th Avenue Intersection access management project on the higher priority project list.
- Add Basalt Creek Canyon and the I-5 Easement trail projects to the bicycle/pedestrian map.



General Updates

- Update Figure 3-1 to show Garden Acres Road, Clutter Road, and Advance Road to 60th Avenue as City of Wilsonville jurisdiction.
- Update Figure 3-2 to show Garden Acres Road (from Grahams Ferry Road to Ridder Road) as a Minor Arterial and Ridder Road (from Garden Acres Road to Kinsman Road) as a Minor Arterial.
- Add a second southbound right turn lane on the ramp at Boones Ferry Road/I-5 Southbound on the higher priority project list.
- Update the Brown Road Extension Alignment to 5th Street that was selected and approved by Wilsonville City Council Resolution No. 2610.
- Add the Pioneer Court roadway extension project to the Additional Planned Projects list.

The following sections provide more detail for the specific proposed modifications to the TSP.

PROPOSED AMENDMENTS FOR TSP COMPLIANCE

The discussion of recommended revisions is generally organized by reference to the applicable chapter(s) of the TSP. In all chapters, revisions to existing TSP language are presented with deletions shown in ~~strikethrough~~ and additions shown as underlined. The revised TSP figures and text are attached to this memorandum. The revisions identified in this memorandum will also be addressed in a final amended TSP document once the revisions are approved by the Planning Commission and City Council.

Executive Summary

The following changes are recommended to the Executive Summary of the City of Wilsonville's TSP.

Higher Priority Projects Figure (Page iv)

See the recommended changes to this figure in Chapter 5 (pages 3-4 of this memorandum).

Higher Priority Projects Table (Page v)

Add or update the following projects to this table:

- RE-04B Brown Road Extension (with ~~Bailey Street~~ or 5th Street Connection)
- RE-14 Basalt Creek Parkway Connection
- RW-04 Boones Ferry Road Widening
- RW-05 Grahams Ferry Road Widening
- SI-07 Dual Southbound Right Turn Lanes on I-5 Off-Ramp at Boones Ferry Road
- SI-08 Boones Ferry Road/95th Avenue Access Management
- LT-02 Basalt Creek Canyon Ridge Trail
- LT-03 I-5 Easement Trail



Chapter 3: The Standards

The following changes are recommended to Chapter 3 of the City of Wilsonville's TSP.

Figure 3-1: Roadway Jurisdictions (Page 3-3)

Summary of changes:

- Change the jurisdiction of Clutter Road from Washington County to City.
- Change the jurisdiction of Garden Acres Road (Day Road to Ridder Road) from Washington County to City.
- Change the jurisdiction of Advance Road (to 60th Avenue) from Clackamas County to City.

Figure 3-2: Functional Class Designations (Page 3-5)

Summary of changes:

- Update the functional classification of Clutter Road to Collector.
- Modify the functional classification of Garden Acres Road (Day Road to Ridder Road) from Collector to Minor Arterial.
- Modify the functional classification of Ridder Road (Garden Acres Road to Kinsman Road) from Collector to Minor Arterial.
- Add the Day Road overcrossing (Boones Ferry Road to Elligsen Road) and show it as a Future Minor Arterial.

Figure 3-4: Freight Routes (Page 3-9)

Summary of changes:

- Show Basalt Creek Parkway and Boones Ferry Road (between Day Road and Basalt Creek Parkway) as a Future Truck Route.

Figure 3-5: Bicycle Routes (Page 3-11)

Summary of changes:

- Add the Basalt Creek Canyon Ridge trail project
- Add the I-5 Easement trail project
- Remove the bike lane and Tonquin Trail alignment for the Bailey Street Connection for the Brown Road Extension

Access Management (Page 3-20)

Add the following text to Page 3-20 after the third paragraph:

- The Basalt Creek Parkway is considered an Access Management Interest Area because the parkway will be a high-capacity major freight arterial, limited to at-grade accesses at 124th Avenue, Grahams Ferry Road, and Boones Ferry Road. The parkway creates a new connection between I-5 and 99W.



Figure 3-13: Access Management Interest Areas (Page 3-21)

Summary of changes:

- Add Basalt Creek Parkway as Access Management Interest Area (from Grahams Ferry Road to Boones Ferry Road).

Chapter 4: The Needs

The following changes are recommended to Chapter 4 of the City of Wilsonville's TSP.

Figure 4-2: Future 2035 Capacity Deficiencies (Page 4-7)

Summary of changes:

- Remove the textbox that states "Basalt Creek Study will refine projects"

Chapter 5: The Projects

The following changes are recommended to Chapter 5 of the City of Wilsonville's TSP.

Figure 5-2: Higher Priority Projects (Page 5-5)

Summary of changes:

- Remove the alignment for the Bailey Street Connection for project RE-04 Brown Road Extension
- Remove the Brown Road Extension Area of Special Concern textbox and callout
- Add a new project RE-14 Basalt Creek Parkway Connection (from Grahams Ferry Road to Boones Ferry Road as a Major Arterial Roadway Extension
- Add project RW-04 on Boones Ferry Road from Day Road to Basalt Creek Parkway (Major Arterial)
- Add project RW-05 Grahams Ferry Road Widening from Day Road to Basalt Creek Parkway (Collector)
- Add project SI-07 at the I-5 Southbound Exit Ramp at Boones Ferry Road intersection
- Add project SI-08 for access management for the Boones Ferry Road/95th Avenue intersection
- Add Basalt Creek Canyon Ridge Trail project LT-02 to Basalt Creek Planning Area as described in Table 5-2.
- Add I-5 Easement Trail project LT-03 to Basalt Creek Planning Area as described in Table 5-2.

Table 5-2: Higher Priority Projects (Northwest Quadrant) (Page 5-6)

Add the following projects and their descriptions:

- RE-14 Basalt Creek Parkway Connection

Construct Basalt Creek Parkway as a limited access five-lane Major Arterial between Grahams Ferry Road and Boones Ferry Road. This project would be a joint Washington County, City of Wilsonville and City of Tualatin project and will work together to seek funding. RTP project #11470.

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- RW-04 Boones Ferry Road Widening
Widen Boones Ferry Road from Day Road to Basalt Creek Parkway to five lanes. RTP project #11487.
- RW-05 Grahams Ferry Road Widening
Widen Grahams Ferry Road from Day Road to Basalt Creek Parkway to three lanes with bike lanes, sidewalks, and transit improvements.
- SI-07 Dual Southbound Right Turn Lanes on I-5 Off-Ramp at Boones Ferry Road.
Add a second southbound right turn lane to the I-5 Exit Ramp at the Boones Ferry Road intersection. RTP project #11489
- SI-08 Boones Ferry Road/95th Avenue Access Management.
Improve operations at the Boones Ferry Road/95th Avenue intersection by removing the east private access approach. Pioneer Court access onto Boones Ferry Road will be right-in / right-out. Additional access will occur via a north-south local street connection between Pioneer Drive, passing under the Day Road I-5 overcrossing approach, and a new west-east local street (north of Day Road) with full intersection access with Boones Ferry Road.
- LT-02 Basalt Creek Canyon Ridge Trail.
Build a north/south trail connection within Basalt Creek (west of the Canyon) to improve the pedestrian and bicycle network and make connections to east/west roads that run north and south. This trail would require a grade-separated crossing of Basalt Creek Parkway and would be connected to the regional trail network by extending Tonquin Road with bike/pedestrian facilities across Graham's Ferry to this future Basalt Creek Canyon Ridge Trail.
- LT-03 I-5 Easement Trail.
Build a trail parallel to I-5 in the ODOT easement that would provide an additional north/south connection connecting to existing bike and pedestrian facilities.

Figure 5-3: Higher Priority Projects (Northwest Quadrant) (Page 5-7)

Summary of changes:

- Remove the textbox regarding the Basalt Creek Refinement Plan
- Add Basalt Creek Parkway Connection project RE-14 as described in Table 5-2.
- Add Boones Ferry Road project RW-04 from Day Road to Basalt Creek Parkway (Major Arterial)
- Add Grahams Ferry Road Widening project RW-05 from Day Road to Basalt Creek Parkway (Collector)
- Add I-5 Southbound Exit Ramp/Boones Ferry Road project SI-07.
- Add Boones Ferry Road/95th Avenue intersection project SI-08.

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- Add Basalt Creek Canyon Ridge Trail project LT-02 to Basalt Creek Planning Area as described in Table 5-2.
- Add I-5 Easement Trail project LT-03 to Basalt Creek Planning Area as described in Table 5-2.
- Add 124th Avenue extension to Grahams Ferry Road as a Collector Roadway

Table 5-4: Higher Priority Projects (Southwest Quadrant) (Page 5-10)

Update the following projects and their descriptions:

- RE-04B Brown Road Extension

Construct remaining 2-lane roadway with bike lanes, sidewalks, and transit stop improvements from Wilsonville Road to Boones Ferry Road (connecting at either Bailey Street or 5th Street); includes roadway connection to Kinsman Road (with bike lanes and sidewalks), portion of Ice Age Tonquin Trail connecting to trail terminus on Arrowhead Creek Lane, and Brown Road/Kinsman Road intersection

Figure 5-5: Higher Priority Projects (Southwest Quadrant) (Page 5-11)

Summary of changes:

- Remove the textbox that states “Area of Special Concern:”
- Remove the alignment for the Bailey Street Connection for project RE-04B Brown Road Extension.

Brown Road Extension Alternatives (Page 5-15)

- Remove entire page.

Figure 5-7: Additional Planned Projects (Page 5-17)

Summary of changes:

- Remove the “124th Avenue Extension from Tualatin-Sherwood Road (Washington County Project)” text
- Remove the “Possible Basalt Creek Connection (Conceptual)” text
- Remove project RW-P1 Grahams Ferry Road Widening (move to Higher Priority Projects)
- Add project RE-P6 Basalt Creek Overcrossing as a Minor Arterial (from Boones Ferry Road over I-5) as described in Table 5-9.
- Add project RE-P5 Day Road Overcrossing as a Minor Arterial (from Boones Ferry Road to Elligsen Road) as described in Table 5-10.
- Add project RE-P15 Pioneer Court Extension as a Collector from Pioneer Court to 1,000 feet north of Day Road, then west to Boones Ferry Road.

Table 5-9: Additional Planned Projects (Northwest Quadrant) (Page 5-18)

Add, remove, or update the following projects and descriptions:



- RE-P6 Basalt Creek Overcrossing

Extend Basalt Creek across I-5 as a four-lane overcrossing. This project would be a joint Washington County, City of Wilsonville and City of Tualatin project and will work together to seek funding. RTP project #11436. No funding has been identified within the planning horizon for this project.

- RE-P15 Pioneer Court Extension

Extend Pioneer Court to the north, approximately 1,000 feet north of Day Road, connect to Boones Ferry Road to the west.

- UU-P4 Grahams Ferry Road Urban Upgrade

Why Not Higher Priority? Grahams Ferry Road is primarily a rural road and Ice Age Tonquin Trail is a preferred option for providing north-south connection through this part of Wilsonville. Grahams Ferry Road will be a key urban connection to serve Coffee Creek Industrial Area. It is assumed that the roadway segment between Day Road and Clutter Road will be constructed as the Coffee Creek industrial lands develop.

Figure 5-8: Additional Planned Projects (Northwest Quadrant) (Page 5-19)

Summary of changes:

- Remove the “124th Avenue Extension from Tualatin-Sherwood Road (Washington County Project)” text
- Remove the “Possible Basalt Creek Connection (Conceptual)” text
- Add project RE-P6 Basalt Creek Overcrossing as a Minor Arterial (from Boones Ferry Road over I-5) as described in Table 5-9.
- Remove project RW-P1 Grahams Ferry Road Widening (move to Higher Priority Projects)
- Add project RE-P15 Pioneer Court Extension as a Collector from Pioneer Court to 1,000 feet north of Day Road, then west to Boones Ferry Road.

Table 5-10: Additional Planned Projects (Northeast Quadrant) (Page 5-20)

Add the following project and description:

- RE-P5 Day Road Overcrossing

Extend Day Road from Boones Ferry Road to Elligsen Road as a four-lane overcrossing of I-5. This project would be a joint Washington County, City of Wilsonville and City of Tualatin project and will work together to seek funding. RTP project #11490. No funding has been identified within the planning horizon for this project.

Figure 5-9: Additional Planned Projects (Northeast Quadrant) (Page 5-21)

Summary of changes:

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- Add project RE-P5 Day Road Overcrossing as a Minor Arterial (from Boones Ferry Road to Elligsen Road).

Please let us know if you have any questions.

Attachments:

- Basalt Creek TSP Amendment Analysis Summary
- TSP Amendments (Figures, Tables, and Text)

Basalt Creek TSP Amendment Analysis

February 2019

The purpose of this document is to demonstrate that the solutions identified in the 2013 Basalt Creek Transportation Refinement Plan are still appropriate in response to the 2018 Regional Transportation Plan update. The Basalt Creek Transportation Refinement Plan was adopted in 2013 and provided the framework for the development of concept and comprehensive plans for the Basalt Creek Urban Growth Expansion Area. Since that time, the plans for the area have refined the types of expected urban development that will occur in the area. In addition, regional planning efforts, such as the 2018 Regional Transportation Plan, have continued to be refined.

The Basalt Creek Transportation Refinement Plan was developed to determine the major transportation system necessary to serve development throughout the Basalt Creek Planning Area. The Basalt Creek Transportation Refinement Plan set the stage for concept planning and comprehensive plan development for the Basalt Creek Planning Area. The transportation investments identified by the Basalt Creek Transportation Refinement Plan considered not only future growth within the Basalt Creek Planning Area itself, but also future growth in adjacent areas, including:

- Southwest Tualatin Concept Planning Area
- Tonquin Employment Planning Area (in Sherwood)
- Coffee Creek Planning Area in Wilsonville

Since the development of the Basalt Creek Transportation Refinement Plan the Cities of Tualatin and Wilsonville have proceeded with concept and comprehensive planning for the Basalt Creek Planning Area. These planning efforts have built upon the Basalt Creek Transportation Refinement Plan as a framework for organizing the land use plans.

Furthermore, the 124th Avenue connection and Basalt Creek Parkway has been constructed as an interim 3-lane facility between Tualatin-Sherwood Road and Grahams Ferry Road. Washington County is currently beginning design work for the extension of the Basalt Creek Parkway between Grahams Ferry Road and Boones Ferry Road. The interim improvement is intended to serve existing transportation needs. Development along the corridor is encouraged to dedicate the right-of-way and complete the ultimate cross-section as appropriate.

The Regional Transportation Plan was updated in 2014 to reflect the Basalt Creek Transportation Refinement Plan. Regional land use growth assumptions and additional regional planning efforts have continued as the concept and comprehensive planning for the Basalt Creek area has been developed through an extensive multi-year and multi-jurisdictional public process.

With the advent of the 2018 Regional Transportation Plan and revised growth assumptions it seemed prudent to revisit the Basalt Creek Transportation Refinement Plan to ensure that the transportation system anticipated at the start of the process was indeed still adequate to serve the Basalt Creek Planning Area.

The following tables document the land use assumptions for the Basalt Creek Planning Area.

Land Use in the 2010 Regional Transportation Plan travel demand forecast
 (Land Use in the 2012 Basalt Creek Transportation Refinement Plan Technical Report)

Zone Number	2005 Households	2035 Households	2005 Total Employment	2035 Total Employment
1013	94	706	52	896
1014	54	645	16	938
Total	148	1,351	68	1,834

Land Use in the 2018 Regional Transportation Plan travel demand forecast

Zone Number	2015 Households	2040 Households	2015 Total Employment	2040 Total Employment
980	45	0	79	1,447
981	107	646	167	1,447
Total	152	646	246	2,894

Buildout of the Basalt Creek Concept Plan

Zone Number	2015 Households	2040 Households	2015 Total Employment	2040 Total Employment
980	45		79	2,227
981	107	581	167	2,227
Total	152	581	246	4,453

It should be noted that the zone numbering system changed in 2013 but the geographic boundaries of these two zones remained the same.

Also note the total 2040 employment for both zones is the same number; however the model assumed zone 981 will have slightly more service employment than zone 980.

The following table provides a list of transportation investments assumed in the 2040 regional travel demand forecast:

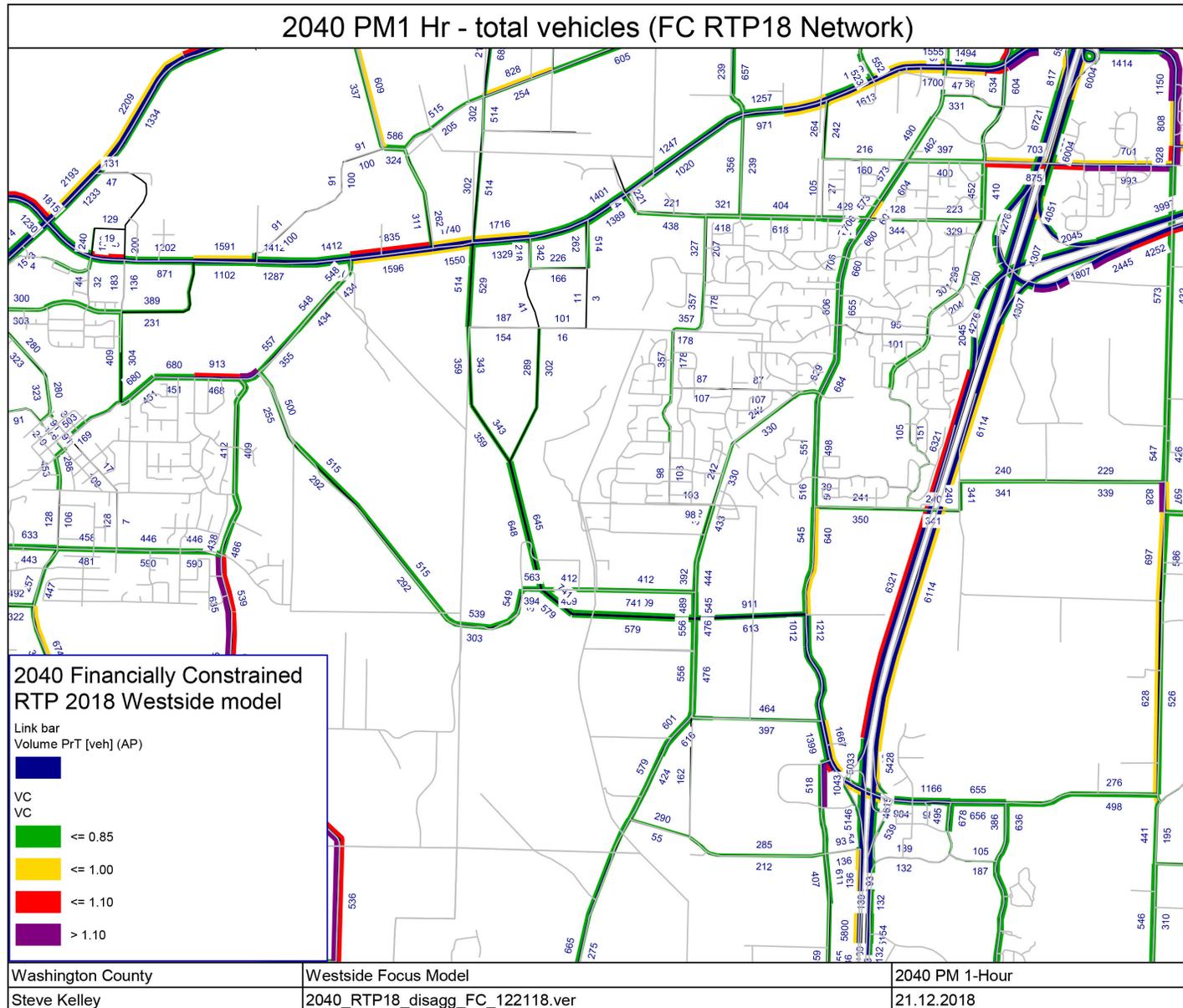
2040 Financially Constrained RTP Projects near Basalt Creek Planning Area

Nominating Agency	2018 RTP ID	Project Name	Start Location	End Location	Description	Estimated Cost (2016 Dollars)	Time Period	Financially Constrained	RTP Investment Category	Primary Purpose
Washington County	10568	Tualatin-Sherwood Rd Improvements	Langer Farms Pkwy	Teton Ave	Widen from three to five lanes with bike lanes and sidewalks.	\$35,000,000	2018-2027	Yes	Roads and Bridges	Relieve current congestion
Sherwood	10674	Oregon-Tonquin Intersection Improvements	SW Oregon St	SW Tonquin Rd	Reconstruct and realign three leg intersection with a roundabout (partial two-lane roundabout) approx 400 feet northeast of existing roundabout at SW Oregon St & Murdock Rd. ROW, PE, design & construction. Potential for signal in-lieu of dual-roundabout system if better for development and once SW 124th Ave project is completed. If roundabout, project will include rapid flashing beacons at new roundabout and retrofit of adjacent roundabout to meet MUTCD suggestions for pedestrian crossings at roundabouts. This is currently a Washington County facility but would likely become Sherwood's upon completion of project to TSP standards.	\$2,400,000	2018-2027	Yes	Roads and Bridges	Relieve future congestion
Wilsonville	10588	Grahams Ferry Rd Improvements	Day Rd	County line	Widen Grahams Ferry Road to 3 lanes, add bike/pedestrian connections to regional trail system and fix (project development only) undersized railroad overcrossing.	\$13,200,000	2028-2040	Yes	Freight	Improve freight access to indust & intermodal
Washington County	10590	Tonquin Rd Improvements	Grahams Ferry Rd	124th Ave	Realign and widen to three lanes with bike lanes and sidewalks and street lighting.	\$11,400,000	2018-2027	Yes	Roads and Bridges	Build Complete Street
Wilsonville	10853	Garden Acres Road Extension	Day Road	Ridder Road	Construct three lane road extension with sidewalks and cycle track and reconstruct/reorient Day Road/Grahams Ferry Road/Garden Acres Road intersection.	\$14,260,000	2018-2027	Yes	Roads and Bridges	Relieve future congestion
Wilsonville	11243	Day Rd Improvements	Grahams Ferry Rd	Boones Ferry Rd	Widen street from 3 to 5 lanes with buffered bike lanes, sidewalks and street lighting. Improve structural integrity for increased freight traffic and provide congestion relief. Sidewalk infill and creation of Tonquin Trail multi-use path spur will reduce pedestrian and vehicle conflicts. Bike buffers will reduce bicycle and freight conflicts.	\$10,560,000	2028-2040	Yes	Roads and Bridges	Relieve future congestion

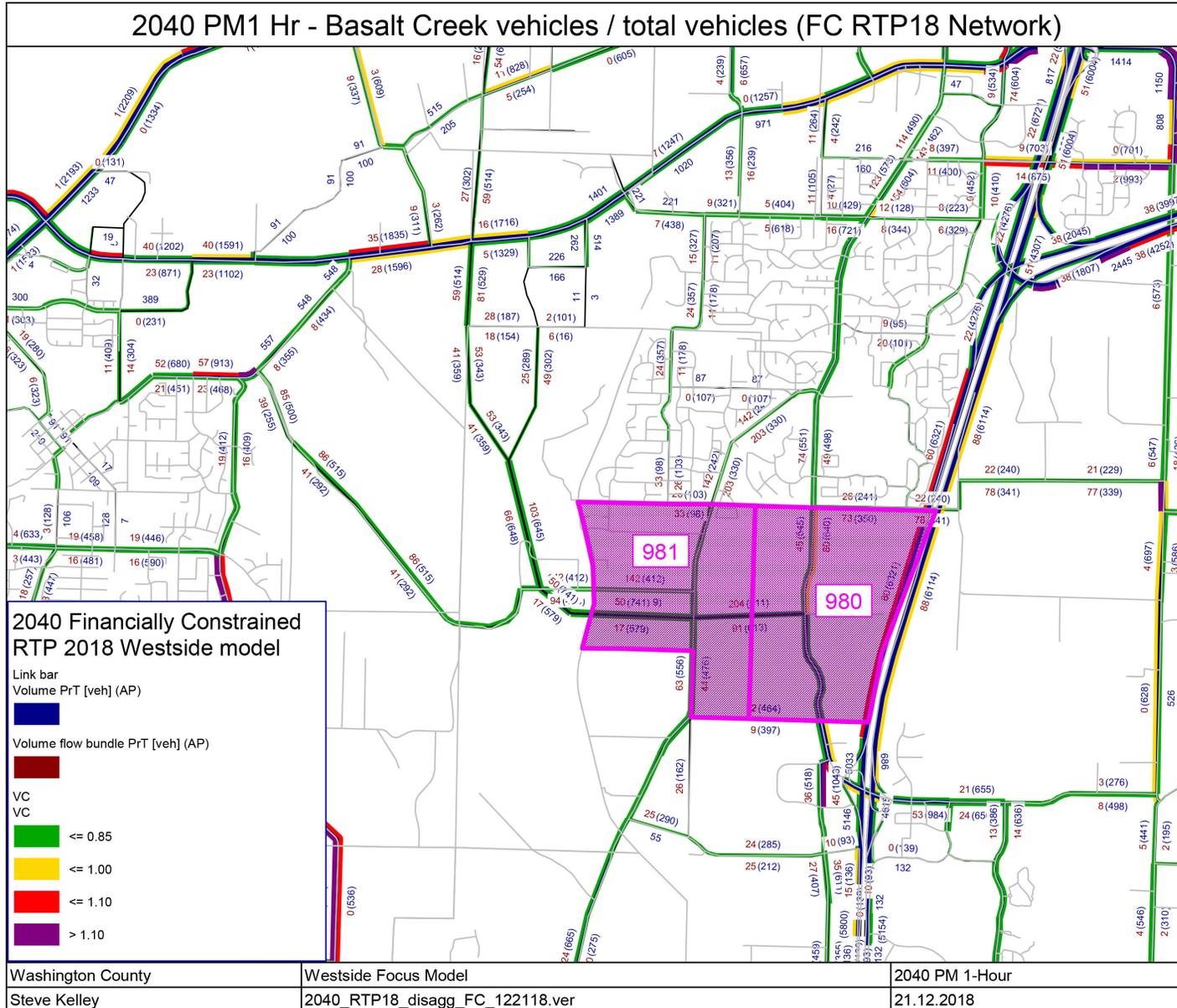
2040 Financially Constrained RTP Projects near Basalt Creek Planning Area (Continued)

Nominating Agency	2018 RTP ID	Project Name	Start Location	End Location	Description	Estimated Cost (2016 Dollars)	Time Period	Financially Constrained	RTP Investment Category	Primary Purpose
Tualatin	11417	Blake Street Extension	115th Ave	124th Ave	Extend Blake Street to create an east-west connection between 115th and 124th. Install signal at Blake and 124th. New road section will provide an alternative route for industrial traffic on the high injury corridor: Tualatin/Sherwood Road.	\$17,000,000	2018-2027	Yes	Roads and Bridges	Increase access to jobs
Washington County	11470	Basalt Creek Parkway	Grahams Ferry Rd	Boones Ferry Rd	Extend new 5 lane Arterial with bike lanes, sidewalks and street lighting.	\$31,700,000	2018-2027	Yes	Roads and Bridges	Serve new urban area
Washington County	11487	Boones Ferry Improvements	Basalt Creek East-West Arterial	Day Rd	Widen from 3 lanes to 5 lanes with bike lanes, sidewalks and street lighting	\$1,200,000	2028-2040	Yes	Roads and Bridges	Relieve future congestion
Wilsonville	11489	Boones Ferry / I-5 off ramp improvements	SB I-5 off ramp	Boones Ferry Rd	construct second right-turn lane	\$1,063,000	2028-2040	Yes	Roads and Bridges	Relieve current congestion
Tualatin	11962	Grahams Ferry Rd	SW Ibach Rd	Helenius Rd	Upgrade SW Grahams Ferry Road to roadway standards between SW Ibach Road and Helenius Road.	\$5,048,800	2028-2040	Yes	Roads and Bridges	Build Complete Street

Financially Constrained 2018 Regional Transportation Plan Network
 2040 PM 1 Hour Total Vehicle Volume Forecast Results



Financially Constrained 2018 Regional Transportation Plan Network
 2040 PM 1 Hour Basalt Creek Vehicles (and Total Vehicles) Forecast Results

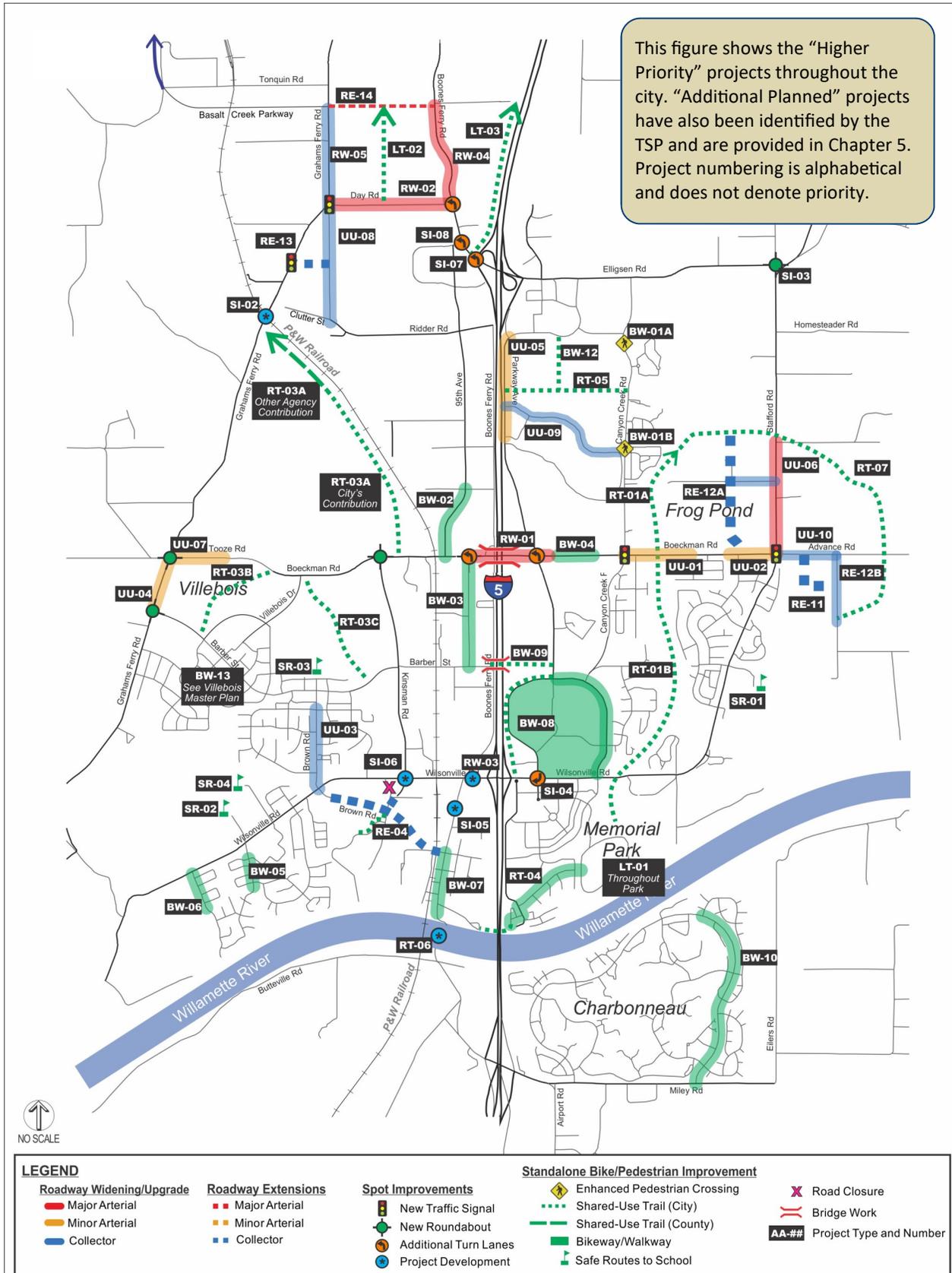


Summary

The 2018 Regional Transportation Plan contains a number of Financially Constrained projects identified in the Basalt Creek Planning Area. These projects were generally identified by the Basalt Creek Transportation Refinement Plan in 2012. It is anticipated that these projects will be implemented in conjunction with development in the area. The resulting planned system, including the build out scenario documented in the land use tables above, results in anticipated traffic operations consistent with regional and local level of service standards.

The level of service maps and analysis in this report are intended to provide a planning level system assessment consistent with the requirements for Transportation Planning in Oregon. A detailed operational analysis will be necessary prior to project development. The detailed operational analysis should consider needed turn lanes and assess vehicular movements at intersections to determine the appropriate design configuration. This analysis is intended to provide a generalized system assessment that would be an appropriate input into an operational evaluation necessary for project development.

HIGHER PRIORITY PROJECTS



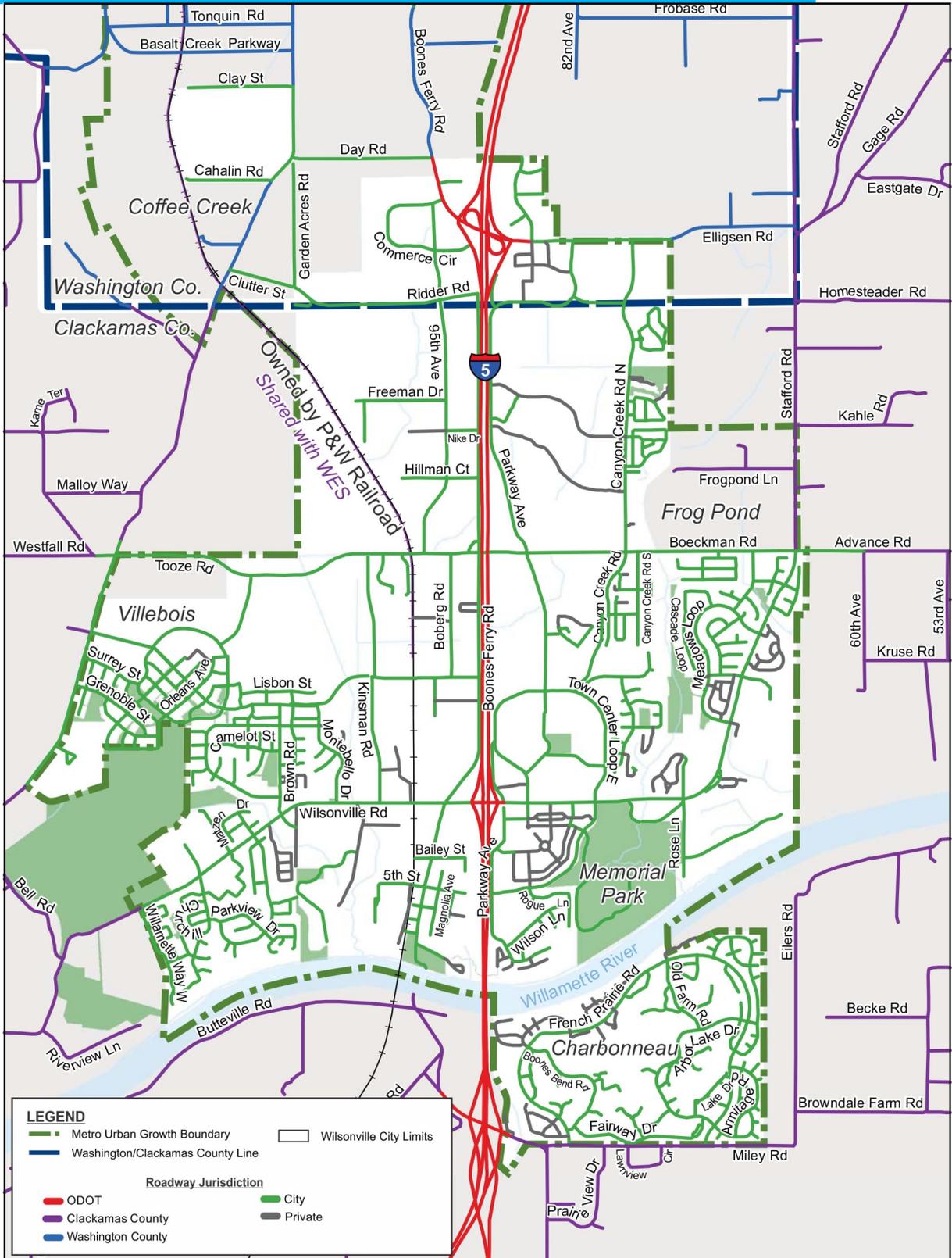
Ordinance No. 834 Exhibit B

HIGHER PRIORITY PROJECTS (LISTED ALPHABETICALLY BY IMPROVEMENT)

No.	Higher Priority Project	No.	Higher Priority Project
Roadway Extensions (Multimodal Connectivity)		Bikeways and Walkways (Standalone Pedestrian and Bicycle Improvements) . . . Continued	
RE-04A	Corridor Study for Brown Road Extension	BW-08	Town Center Loop Pedestrian, Bicycle, and Transit Improvements
RE-04B	Brown Road Extension (5th Street Connection)	BW-09	Town Center Loop Bike/Pedestrian Bridge
RE-13	Java Road Connection and Signal	BW-10	French Prairie Drive Pathway
RE-14	Basalt Creek Parkway Connection	BW-11	Frog Pond Trails
Roadway Widening (Capacity)		BW-12	Parkway Center Trail Connector
RW-01	Boeckman Road Bridge and Corridor Improvements	BW-13	Villebois Loop Trail
RW-02	Day Road Widening	BW-14	Wayfinding Signage
RW-04	Boones Ferry Road Widening	Safe Routes to School (Standalone Pedestrian and Bicycle Improvements)	
RW-05	Grahams Ferry Road Widening	SR-01	Boeckman Creek Primary Safe Routes to School Improvements
Urban Upgrades (Multimodal Connectivity and Safety)		SR-02	Boones Ferry Primary Safe Routes to School Improvements
UU-01	Boeckman Road Dip Improvements	SR-03	Lowrie Primary Safe Routes to School Improvements
UU-02	Boeckman Road Urban Upgrade	SR-04	Wood Middle School Safe Routes to School Improvements
UU-03	Brown Road Upgrades	Local Trails (Standalone Pedestrian and Bicycle Improvements)	
UU-04	Grahams Ferry Urban Upgrade	LT-01	Memorial Park Trail Improvements
UU-05	Parkway Avenue Urban Upgrade	LT-02	Basalt Creek Canyon Ridge Trail
UU-06	Stafford Road Urban Upgrade	LT-03	I-5 Easement Trail
UU-07	Tooze Road Urban Upgrade	Regional Trails (Standalone Pedestrian and Bicycle Improvements Safety)	
UU-08	Garden Acres Road Urban Upgrade	RT-01A	Boeckman Creek Trail (North)
Spot Improvements (Transportation System Management/Operations)		RT-01B	Boeckman Creek Trail (South)
SI-02	Grahams Ferry Railroad Undercrossing Project Development	RT-02	Frog Pond Trail
SI-03	Stafford Road/65th Avenue Intersection Improvements	RT-03A	Tonquin Trail (North)
SI-04	Wilsonville Rd/Town Center Loop West Intersection Improvements	RT-03B/C	Tonquin Trail (Villebois)
SI-07	Dual Southbound Right Turn Lanes on I-5 Off-Ramp at Boones Ferry Road	RT-04	Waterfront Trail Improvements
SI-08	Boones Ferry Road/95th Avenue Access Management	RT-05	Wiedeman Road Trail
Bikeways and Walkways (Standalone Pedestrian and Bicycle Improvements)		RT-06	Willamette River Bike/Pedestrian/Emergency Bridge Project Dev.
BW-01 A/B	Canyon Creek Road Enhanced Pedestrian Crossings	Transit Improvements	
BW-02	95th Avenue Sidewalk Infill	TI-01	Pedestrian Access to Transit
BW-03	Boberg Road Sidewalk Infill	TI-02	Transit Street Improvements
BW-04	Boeckman Road Bike Lanes and Sidewalk Infill		
BW-05	Willamette Way East Sidewalk Infill		
BW-06	Willamette Way West Sidewalk Infill		
BW-07	Boones Ferry Road Sharrows		

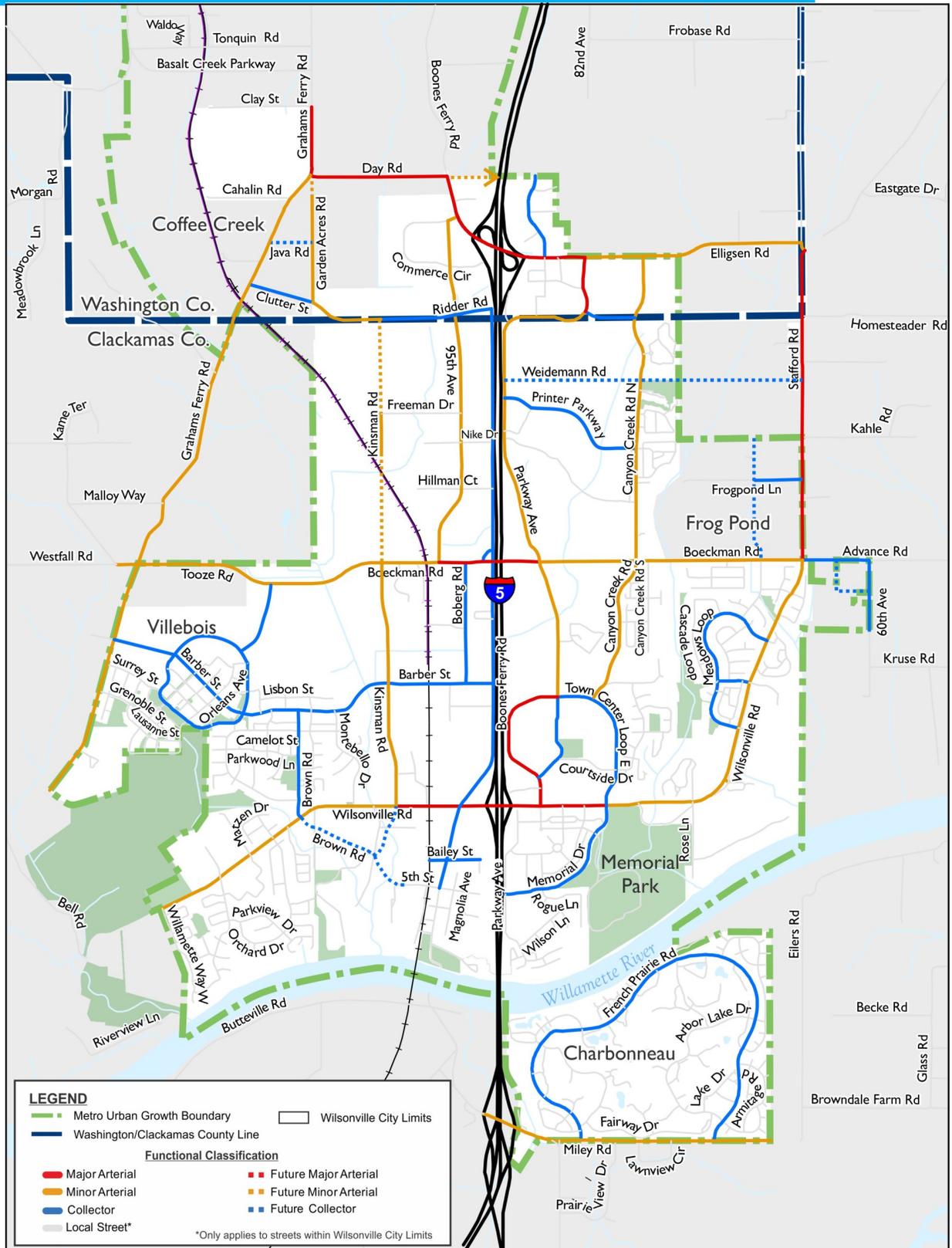
Ordinance No. 834 Exhibit B

FIGURE 3-1. ROADWAY JURISDICTION



Ordinance No. 834 Exhibit B

FIGURE 3-2. FUNCTIONAL CLASS DESIGNATIONS



Ordinance No. 834 Exhibit B

FIGURE 3-4. FREIGHT ROUTES

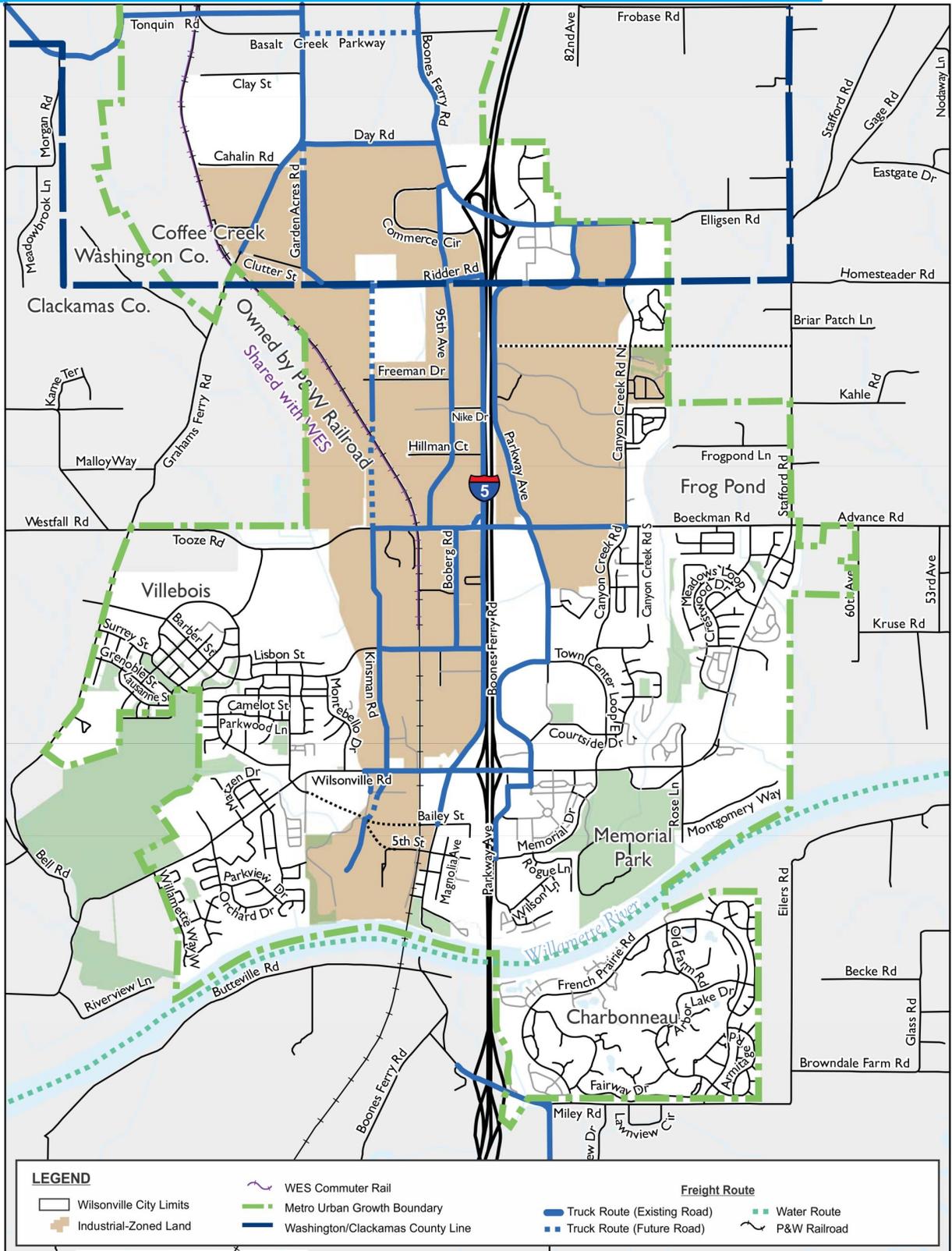
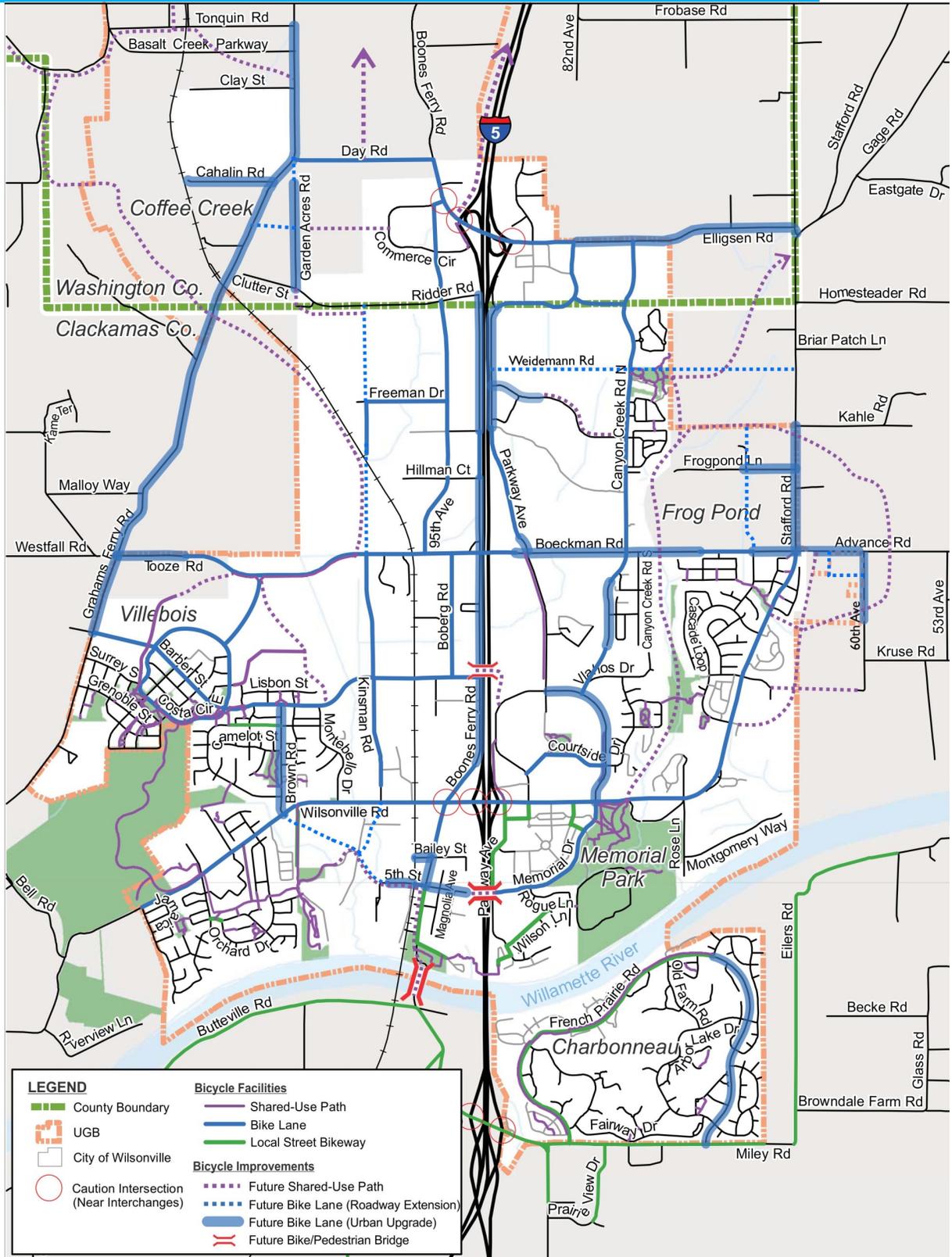


FIGURE 3-5. BICYCLE ROUTES



ACCESS MANAGEMENT

Access management refers to the broad set of techniques that are used to balance safe, efficient, and timely travel with the ability to allow access to individual properties. Access is an important component of the city's transportation infrastructure and significantly affects system operations and safety.

Wilsonville should continue to manage roadway access to improve traffic flow and safety. By limiting access to higher classification roadways (especially Major and Minor Arterials), conflicts between vehicles entering and exiting driveways and vehicles on the roadway are reduced. Pedestrians and bicyclists also benefit from reduced conflicts with vehicles entering and exiting the roadway.

Table 3-2. Access Spacing Standards

Functional Classification	Access Spacing Standards ^a	
	Desired ^b	Minimum
Near Interchanges	ODOT Requires 1,320 ft	
Major Arterial	1,320 ft	1,000 ft
Minor Arterial	1,000 ft	600 ft
Collector	300 ft	100 ft
Local Street	Access Permitted to Each Lot	

^a Spacing is measured from centerline to centerline on Major Arterials and Minor Arterials and between adjacent curb returns on Collectors and Local Streets

^b Desired Access Spacing shall be adhered to unless otherwise approved by the City Engineer. Reasons for deviating from Desired Access Spacing include aligning with existing driveways, topography, property limitations, and other safety related issues as identified in a transportation study.

Table 3-2 lists the City's access spacing standards. Because there are existing non-conforming accesses, these standards will primarily guide access layout of future development consistent with the strategies listed in the call-out box at right. ODOT also has access spacing standards that apply to the I-5 interchange areas and to the section of Boones Ferry Road that is under ODOT jurisdiction (i.e., between Parkway Avenue and Day Road). The I-5/Wilsonville Road

Interchange Area Management Plan (IAMP) should also be consulted when considering access needs near the Wilsonville Road interchange.

The Basalt Creek Parkway is considered an Access Management Interest Area because the parkway will be a high-capacity major freight arterial, limited to at-grade accesses at 124th Avenue, Grahams Ferry Road, and Boones Ferry Road as shown in Figure 3-13. The parkway creates a new connection between I-5 and 99W.



Looking east to the I-5/Wilsonville Road interchange.

ACCESS MANAGEMENT STRATEGIES

The City can use various access management strategies to help improve mobility and safety:

- **Interchange Areas:** Eliminate or consolidate accesses within one-quarter mile of the I-5 interchanges as opportunities arise.
- **Adjacent to High Volume Intersections:** Pursue appropriate treatments at accesses adjacent to high volume intersections, particularly when queues block access.
- **Existing Driveways:** Evaluate accesses that do not conform to the City's access spacing standard and consider modifications as practicable, while maintaining reasonable access to each property.
- **Ongoing Development Review:** Manage new driveway locations and spacing on a case-by-case basis. Where driveways do not meet spacing standards, consider mitigation treatments, such as consolidating accesses or

FIGURE 5-2. HIGHER PRIORITY PROJECTS

This figure provides an overall perspective of the Higher Priority projects throughout the city. Additional details are provided on the pages that follow for each of the City's four quadrants (Northwest, Northeast, Southwest, Southeast), which use I-5 and Boeckman Road as dividing lines.

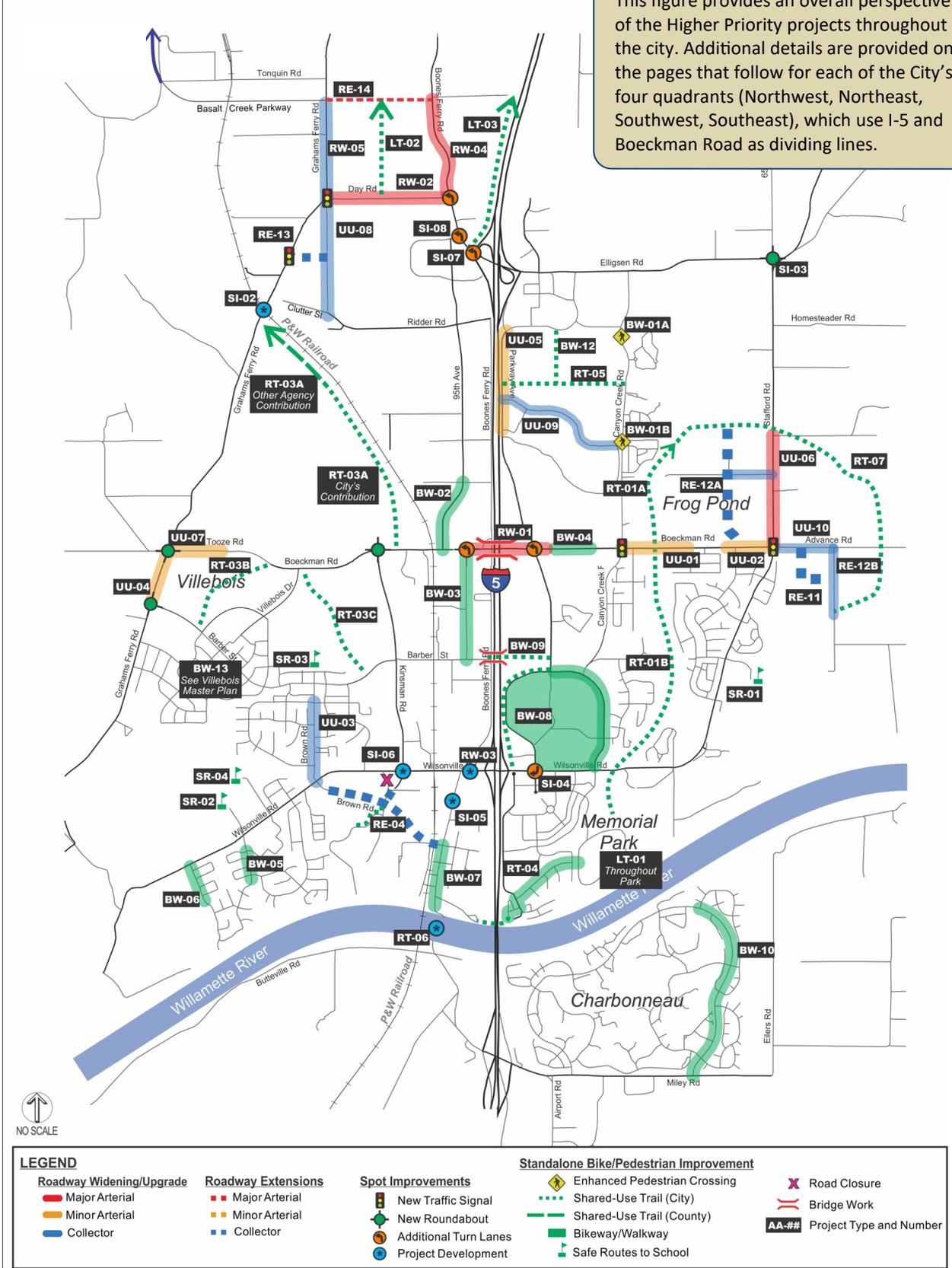


Table 5-2. Higher Priority Projects (Northwest Quadrant)

Project	Description	Cost
Roadway Extensions		
RE-13 Java Road Connection and Signal	Construct Java Road from Boones Ferry Road to Grahams Ferry Road and Garden Acres Road with a signal at the Java Road/Grahams Ferry Road intersection and disconnect Clutter Street from Grahams Ferry Road.	\$1,500,000
RE-14 Basalt Creek Parkway Connection	Construct Basalt Creek Parkway as a limited access five-lane Major Arterial between Grahams Ferry Road and Boones Ferry Road. This project would be a joint Washington County, City of Wilsonville and City of Tualatin project and will work together to seek funding. RTP project #11470.	\$31,700,000
Urban Upgrades		
UU-08 Garden Acres Road Urban Upgrade	Upgrade Garden Acres Road to a three-lane collector with bicycle lanes and upgrade the Garden Acres Road/Day Road intersection to either a signal or a roundabout. Realign Ridder Road to Garden Acres Road. Close the existing Clutter Road connection to Grahams Ferry Road after completion of Project RE-13. Close the existing Coffee Creek Correctional Facility driveway to Grahams Ferry Road and relocate the driveway to Cahalin Road.	\$14,260,000
Roadway Widening		
RW-02 Day Road Widening	Widen Day Road from Boones Ferry Road to Grahams Ferry Road to include additional travel lanes in both directions along with bike lanes and sidewalks; project includes improvements at the Day Road/Boones Ferry Road and Day Road/Grahams Ferry Road intersections	\$5,900,000
RW-04 Boones Ferry Road Widening	Widen Boones Ferry Road from Day Road to Basalt Creek Parkway to five lanes. RTP project #11487.	\$1,200,000
RW-05 Grahams Ferry Road Widening	Widen Grahams Ferry Road from Day Road to Basalt Creek Parkway to three lanes with bike lanes, sidewalks, and transit improvements. RTP project #10588.	\$13,200,000
Spot Improvements		
SI-02 Grahams Ferry Railroad Undercrossing Project Development	Perform preliminary analysis to determine needs, feasibility, etc.	\$500,000
SI-07 Dual Southbound Right Turn Lanes	Add a second southbound right turn lane to the I-5 Exit Ramp at the Boones Ferry Road intersection. RTP project #11489	\$1,063,000
SI-08 Boones Ferry Road/95th Avenue Access Management	Improve operations at the Boones Ferry Road/95th Avenue intersection by removing the east private access approach. Pioneer Court access onto Boones Ferry Road will be right-in /right-out. Additional access will occur via a north-south local street connection between Pioneer Court (RE-P15), passing under the Day Road I-5 overcrossing approach, and a new west-east local street (north of Day Road) with full intersection access at Boones Ferry Road.	\$2,500,000
Standalone Pedestrian and Bicycle Improvements (Bikeways and Walkways)		
BW-02 95th Avenue Sidewalk Infill	Fill in gaps in the sidewalk network on the east side of 95th Avenue from Boeckman Road to Hillman Court, and construct transit stop improvements	\$85,000
Standalone Pedestrian and Bicycle Improvements (Regional Trails)		
RT-03A Ice Age Tonquin Trail (North)	Construct sections of the Ice Age Tonquin Trail north of Boeckman Road; City to construct portion within City limits (approximately \$750,000) and coordinate portion farther north with Washington County and neighboring cities	\$2,040,000 (Partial Regional funding)
Standalone Pedestrian and Bicycle Improvements (Local Trails)		
LT-02 Basalt Creek Canyon Ridge Trail	Build a north/south trail connection within Basalt Creek (west of the Canyon) to improve the pedestrian and bicycle network and make connections to east/west roads that run north and south. This trail would require a grade-separated crossing of Basalt Creek Parkway and would be connected to the regional trail network by extending Tonquin Road with bike/pedestrian facilities across Graham's Ferry to this future Basalt Creek Canyon Ridge Trail.	\$450,000
LT-03 I-5 Easement Trail	Build a trail parallel to I-5 in the ODOT easement that would provide an additional north/south connection connecting to existing bike and pedestrian facilities.	\$750,000

FIGURE 5-3. HIGHER PRIORITY PROJECTS (NORTHWEST QUADRANT)

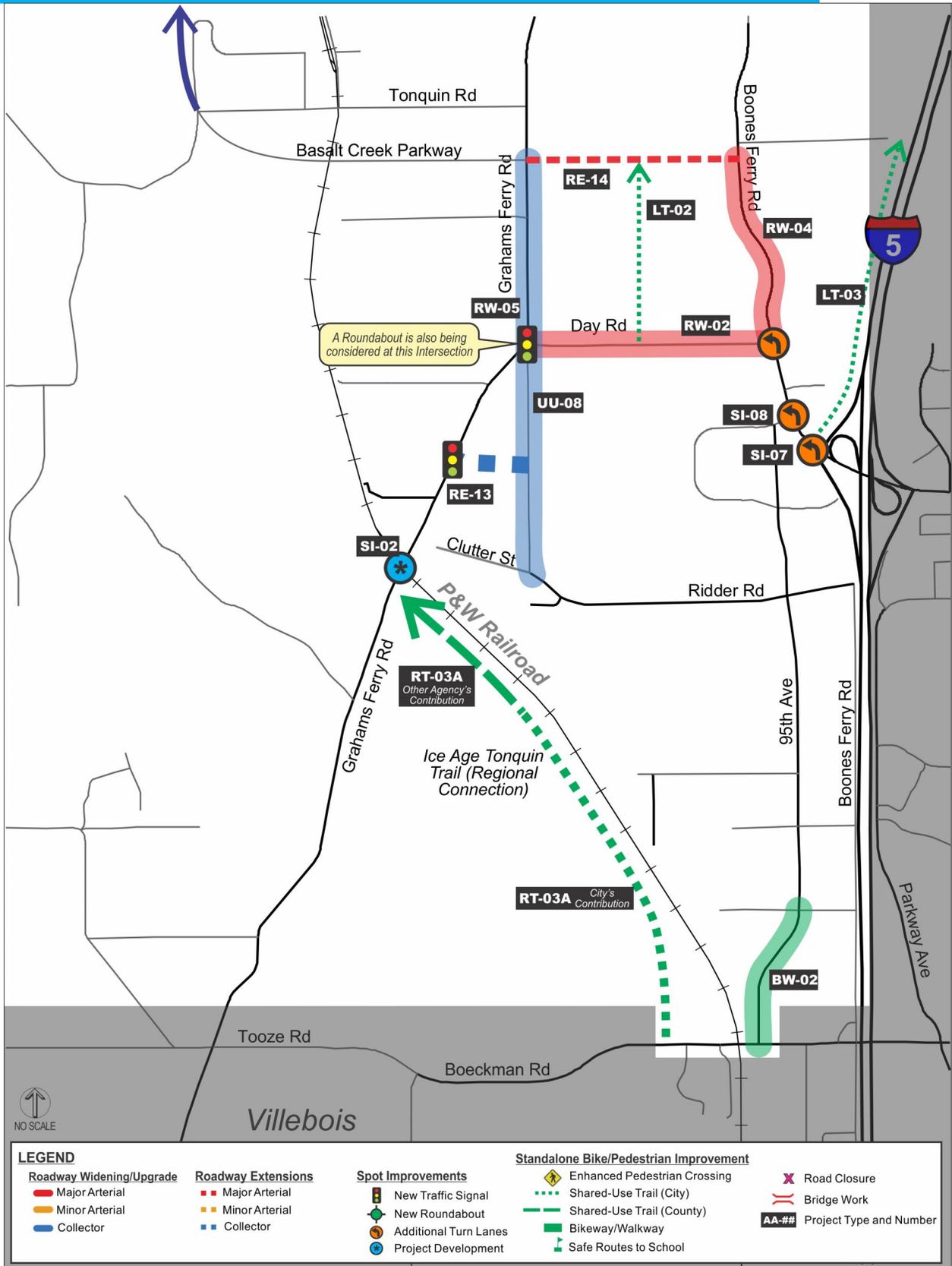
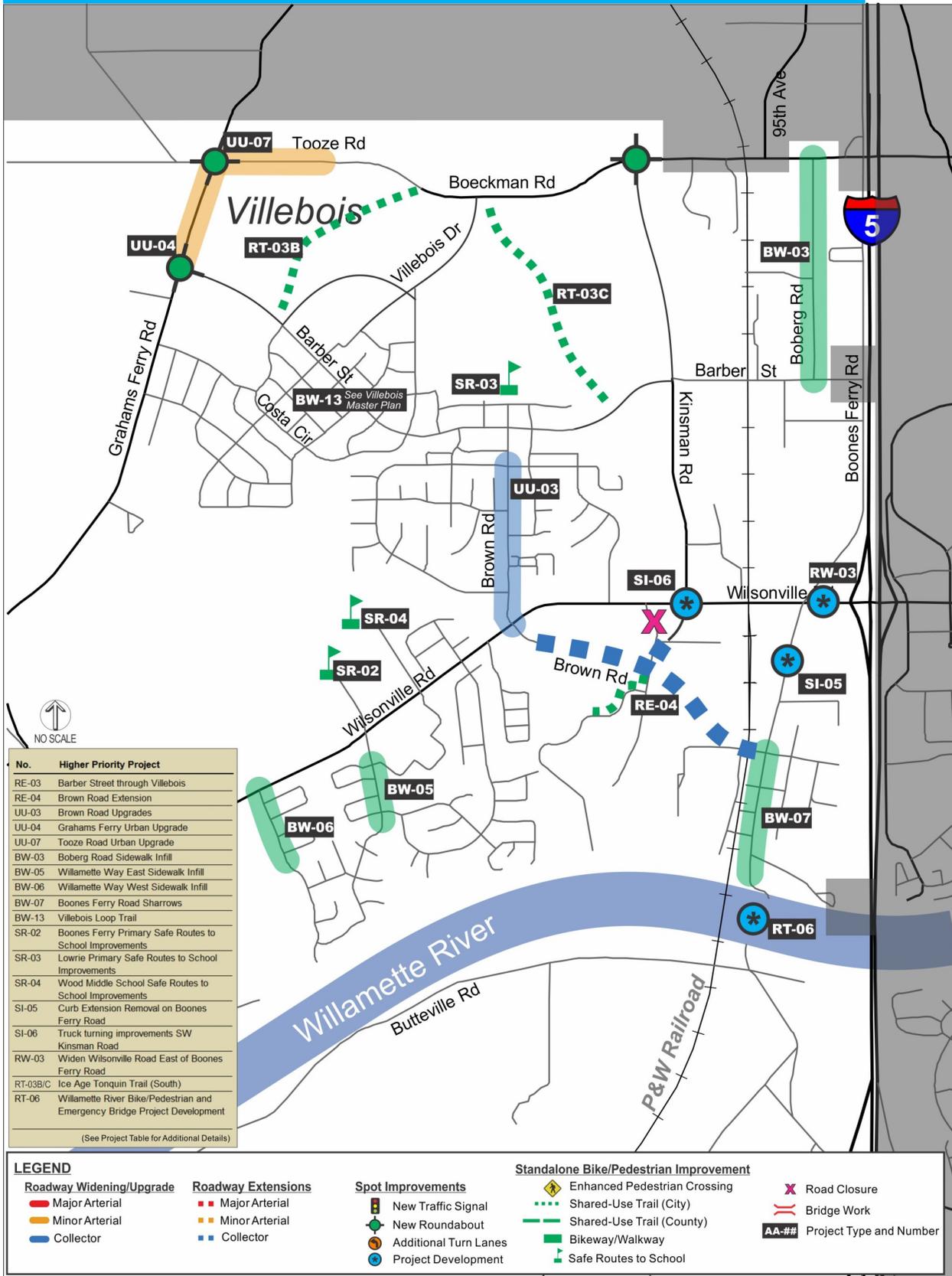


Table 5-4. Higher Priority Projects (Southwest Quadrant)

Project		Description	Cost
Roadway Extensions			
RE-04A	Corridor Study for Brown Road Extension	Perform a corridor study to determine the recommended Brown Road extension alignment	\$20,000
RE-04B	Brown Road Extension	Construct remaining 2-lane roadway with bike lanes, sidewalks, and transit stop improvements from Wilsonville Road to Boones Ferry Road (connect at 5th Street); includes roadway connection to Kinsman Road (with bike lanes and sidewalks), portion of Ice Age Tonquin Trail connecting to trial terminus on Arrowhead Creek Lane, and Brown Road/Kinsman Road intersection.	\$15,200,000
Urban Upgrades			
UU-03	Brown Road Upgrades	Upgrade to meet cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit stops)	\$3,500,000
UU-04	Grahams Ferry Urban Upgrade	Upgrade to meet cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit stop improvements); includes roundabout at Grahams Ferry Road/Barber Street intersection	\$2,400,000
UU-07	Tooze Road Urban Upgrade	Upgrade to meet cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit stop improvements); includes roundabout at Grahams Ferry Road/Tooze Road intersection	\$7,900,000
Standalone Pedestrian and Bicycle Improvements (Bikeways and Walkways)			
BW-03	Boberg Road Sidewalk Infill	Fill in gaps in the sidewalk network on the east side of the roadway from Boeckman Road to Barber Street, and construct transit stop improvements	\$375,000
BW-05	Willamette Way East Sidewalk Infill	Fill in gaps in the sidewalk network on the west side of the roadway from Chantilly to south of Churchill (part of Ice Age Tonquin Trail)	\$50,000
BW-06	Willamette Way West Sidewalk Infill	Construct a new sidewalk on west side of the roadway from Wilsonville Road to Paulina Drive	\$50,000
BW-07	Boones Ferry Road Sharrows	Stripe sharrows (shared travel lanes) from 5th Street to Boones Ferry Park; this will connect Ice Age Tonquin Trail (once the portion along the Brown Road Extension is completed) to Waterfront Trail	\$5,000
BW-13	Villebois Loop Trail	Construct shared-use path as part of Villebois development; include connections to Villebois Greenway, the Ice Age Tonquin Trail, and the Village Center	\$180,000
Standalone Pedestrian and Bicycle Improvements (Safe Routes to School)			
SR-02	Boones Ferry Primary Safe Routes to School Improvements	Construct shared-use path between Boones Ferry Primary and Wood Middle School, a bicycle parking shelter near the school, and a shared-use path connecting the bicycle shelter to the sidewalks along Wilsonville Road	\$200,000
SR-03	Lowrie Primary Safe Routes to School Improvements	Construct shared-use path from existing connection of Lowrie Primary School to Barber Street as part of Villebois development; include connections to new school, Ice Age Tonquin Trail, and Barber Street to future connections	\$150,000
SR-04	Wood Middle School Safe Routes to School Improvements	Construct a bicycle parking shelter near the school and a shared-use path connecting the bicycle shelter to the sidewalks along Wilsonville Road; also widen and stripe the Park at Merryfield Trail, which connects Wood Middle School to Camelot Street to the north	\$150,000
Standalone Pedestrian and Bicycle Improvements (Regional Trails)			
RT-03B/C	Ice Age Tonquin Trail (Villebois)	Construct the remaining sections of the Ice Age Tonquin Trail within Villebois Village in conjunction with development and adjacent roadway improvements	\$560,000
RT-06	Willamette River Bike/Pedestrian and Emergency Bridge Project Development	Perform feasibility study and project development for bike/pedestrian/emergency bridge over the Willamette River to provide a non-motorized alternative to the I-5 freeway deck	\$1,380,000 (Partial Regional funding)

FIGURE 5-5. HIGHER PRIORITY PROJECTS (SOUTHWEST QUADRANT)



Ordinance No. 834 Exhibit B

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FIGURE 5-7. ADDITIONAL PLANNED PROJECTS

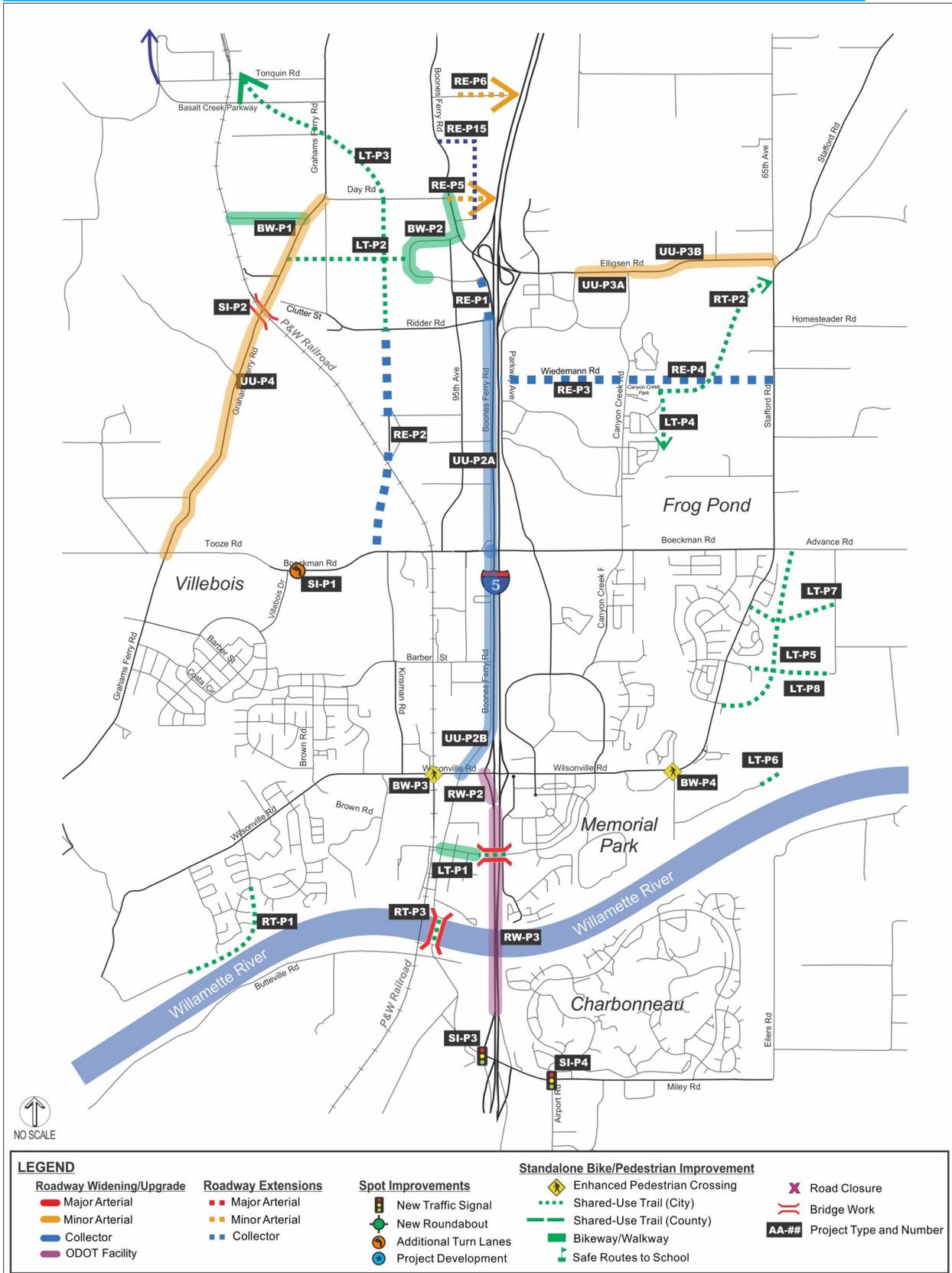


Table 5-9. Additional Planned Projects (Northwest Quadrant)

Project	Description	Why Not Higher Priority?	Cost	
Roadway Extensions				
RE-P1	Boones Ferry Road Extension	Construct 2-lane roadway from Ridder Road to Commerce Circle with bike lanes, sidewalks, and transit improvements to facilitate access and circulation in the area surrounding Ridder Road and 95th Avenue	Identified as potentially helpful freight connection, but not a critical need at this time	\$2,100,000
RE-P2	Kinsman Road Extension (Central)	Construct 2/3-lane roadway from Boeckman Road to Ridder Road with bike lanes and sidewalks	High cost due to grade-separated RR crossing and construction across Metro lands; alternative route (95th Avenue) is available	\$12,000,000
RE-P6	Basalt Creek Overcrossing	Extend Basalt Creek across I-5 as a four-lane overcrossing. This project would be a joint Washington County, City of Wilsonville and City of Tualatin project and will work together to seek funding. RTP project #11436.	This project timeline is outside of the planning horizon of the City's current TSP	\$46,000,000
RE-P15	Pioneer Court Extension	Extend Pioneer Court to the north, approximately 1,000 feet north of Day Road, connect to Boones Ferry Road to the west.	Identified to help improve operations at the Pioneer Court /Boones Ferry Road intersection after Boones Ferry Rd/95th Ave Intersection Improvements are made (SI-08)	\$4,000,000
Urban Upgrades				
UU-P2A	Boones Ferry Road Urban Upgrade	Upgrade Boones Ferry Road from Wilsonville Road to Ridder Road with bike lanes on both sides and sidewalks on west side only	High cost with limited connectivity benefit alternative parallel routes exist	\$5,900,000
UU-P4	Grahams Ferry Road Urban Upgrade	Upgrade Grahams Ferry Road from Day Road to Tooze Road to meet applicable cross-section standards (i.e., 3 lanes with bike lanes, sidewalks, and transit improvements)	Grahams Ferry Road will be a key urban connection to serve Coffee Creek Industrial Area. It is assumed that the roadway segment between Day Road and Clutter Road will be constructed as the Coffee Creek industrial lands develop	\$2,000,000
Spot Improvements				
SI-P2	Grahams Ferry Road Undercrossing Improvements at Railroad Bridge	Reconstruct existing railroad under-crossing to City of Wilsonville Minor Arterial standards; Higher Priority project list includes project development portion of this project (costs are separate)	Located within Washington County jurisdiction, and it is an important safety-related project with particular benefits for freight travel; however, it comes with high cost and freight traffic has alternate travel routes	\$4,500,000
Standalone Pedestrian and Bicycle Improvements (Bikeways and Walkways)				
BW-P1	Cahalin Road Bike Lanes and Sidewalks	Construct bike lanes and sidewalks from Kinsman Road extension to Ice Age Tonquin Trail	High cost due to railroad crossing barrier	\$700,000
BW-P2	Commerce Circle Loop Sidewalk Infill	Fill in gaps in the sidewalk network on Commerce Circle Loop	Industrial area with no connectivity to other facilities	\$100,000
Standalone Pedestrian and Bicycle Improvements (Local Trails)				
LT-P2	Area 42 Trail	Shared Use Path from Kinsman Road to Day Road	To be constructed as Coffee Lake Creek Master Plan Area Redevelops	\$220,000
LT-P3	BPA Power Line Trail	Shared Use Path from Day Road to Ice Age Tonquin Trail providing trail users to City's northern industrial area	Ice Age Tonquin Trail provides key connection to north (more critical when Coffee Lake Creek develops)	\$500,000

FIGURE 5-8. ADDITIONAL PLANNED PROJECTS (NORTHWEST QUADRANT)

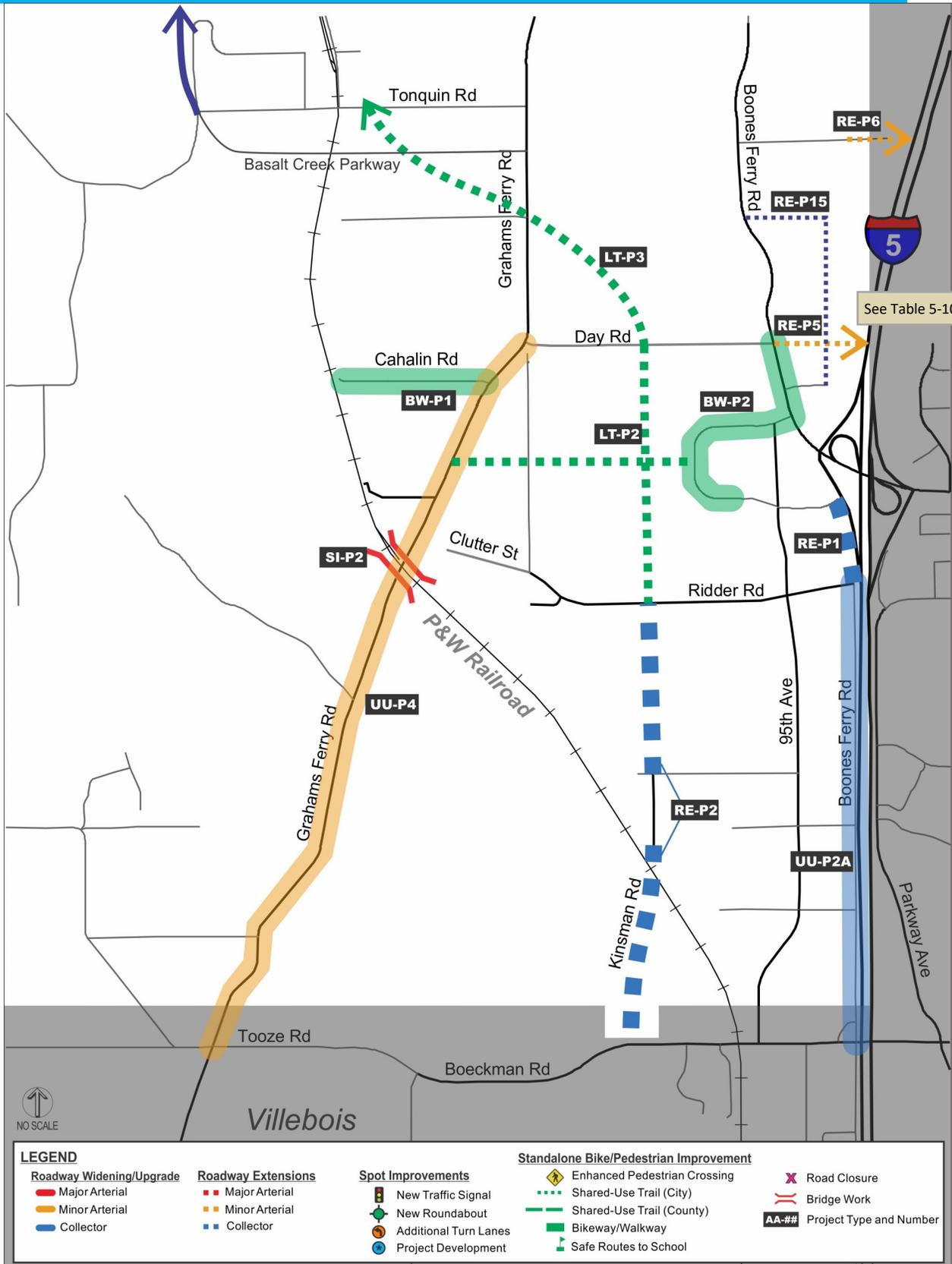
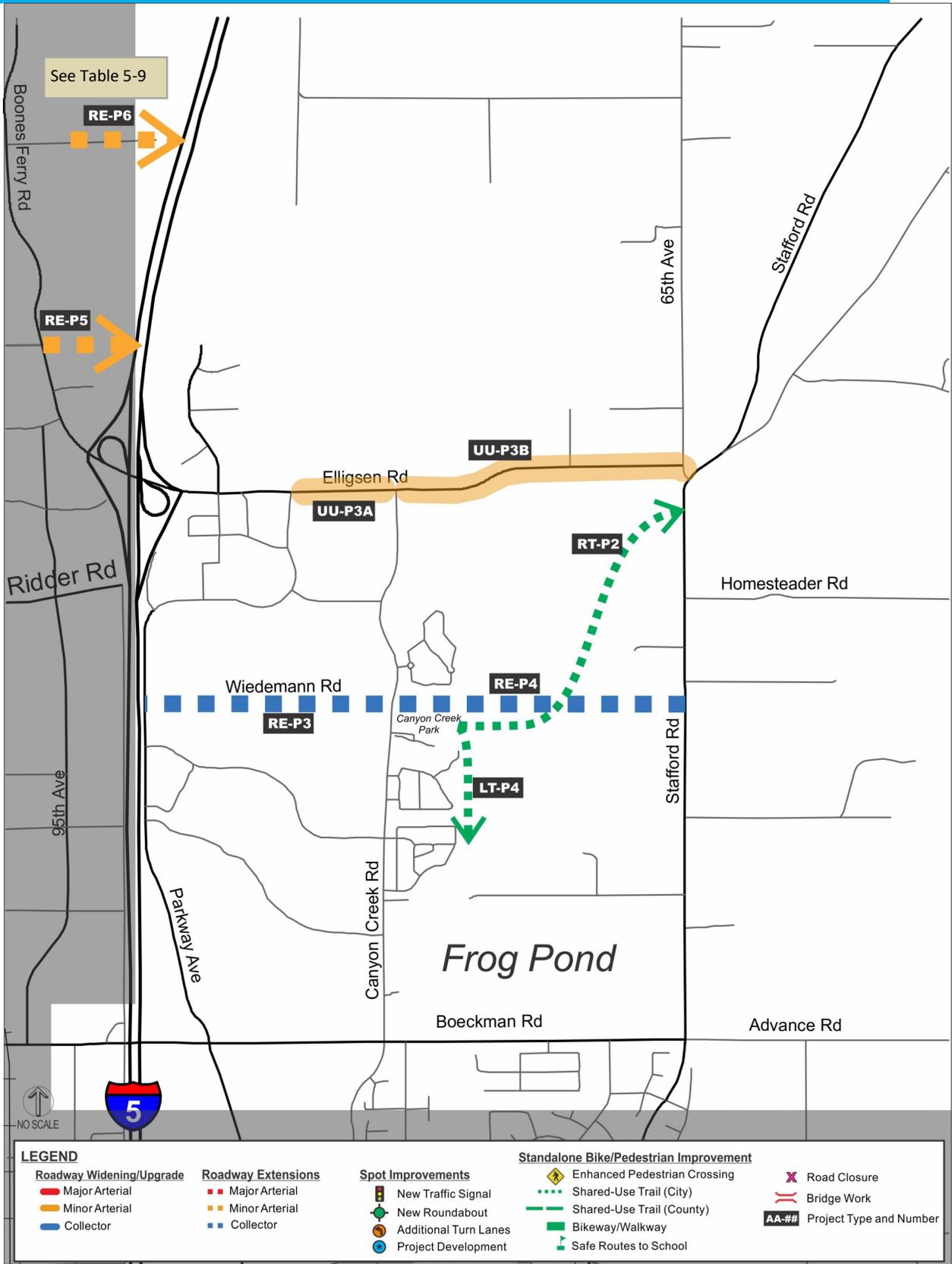


Table 5-10. Additional Planned Projects (Northeast Quadrant)

Project	Description	Why Not Higher Priority?	Cost	
Roadway Extensions				
RE-P3	Wiedeman Road Extension (West)	Construct 2/3-lane roadway from Parkway Avenue to Canyon Creek Road with bike lanes and sidewalks	Limited impact on system capacity; money better spent upgrading Boeckman Road and Elligsen Road	\$4,300,000
RE-P4	Wiedeman Road Extension (East)	Construct 2/3-lane roadway from Canyon Creek Road to Stafford Road with bike lanes and sidewalks; would require construction over Boeckman Creek	Only needed with future development on land east of Canyon Creek Road; costly (especially over wetlands) and has limited impact on system capacity; and money better spent upgrading Boeckman Road and Elligsen Road	\$8,800,000
RE-P5	Day Road Overcrossing	Extend Day Road from Boones Ferry Road to Elligsen Road as a four-lane overcrossing of I-5. This project would be a joint Washington County, City of Wilsonville and City of Tualatin project and will work together to seek funding. RTP project #11490.	This project timeline is outside of the planning horizon of the City's current TSP.	\$40,800,000 — \$53,400,000
Urban Upgrades				
UU-P3 A/B	Elligsen Road Urban Upgrade	Upgrade Elligsen Road from Parkway Center to Stafford Road to meet applicable cross-section standards including bike lanes, sidewalks, and transit improvements	Much of the land is in Clackamas County; significant slopes from Parkway Center Drive to Canyon Creek Road would likely require retaining walls (higher costs) and large oak trees would be impacted	\$6,000,000 (Partial Federal funding)
Standalone Pedestrian and Bicycle Improvements (Local Trails)				
LT-P4	Canyon Creek Trail	Shared Use Path from Canyon Creek Park to Boeckman Creek Trail providing connectivity to neighborhoods to the south	Low priority as it needed after the Boeckman Creek Trail is constructed	\$200,000
Standalone Pedestrian and Bicycle Improvements (Regional Trails)				
RT-P2	Stafford Spur Trail	Shared-Use Path from Canyon Creek Park to Stafford Road	High cost project that provides limited connectivity to land uses in Clackamas County	\$1,640,000

FIGURE 5-9. ADDITIONAL PLANNED PROJECTS (NORTHEAST QUADRANT)



Ordinance No. 834
EXHIBIT C
CITY COUNCIL PUBLIC HEARING 4.1.2018

Basalt Creek Comprehensive Plan and Transportation System Plan Amendments

Exhibit C - Planning Commission Resolution and Record

<https://www.ci.wilsonville.or.us/planning/page/basalt-creek>

Ordinance No. 834 Staff Report

ATTACHMENT 2

Basalt Creek Concept Plan and Supporting Documentation

https://www.ci.wilsonville.or.us/sites/default/files/fileattachments/city_council/meeting/27721/06.att_2_concept_plan_and_supporting_documentation.pdf



**CITY COUNCIL MEETING
STAFF REPORT**

<p>Meeting Date: April 1, 2019</p>	<p>Subject: Resolution No. 2730 Providing the City’s Parks and Recreation Department the authority to take over full maintenance and management of Landover, Willow Creek and Hathaway Parks and to take ownership of the land not previously dedicated.</p> <p>Staff Member: Michael McCarty, Parks and Recreation Director</p> <p>Department: Parks and Recreation</p>	
<p>Action Required</p>	<p>Advisory Board/Commission Recommendation</p>	
<p><input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1st Reading Date: <input type="checkbox"/> Ordinance 2nd 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</p>	<p><input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable</p> <p>Comments: N/A</p>	
<p>Staff Recommendation: Staff recommends that Council adopt Resolution No. 2730.</p>		
<p>Recommended Language for Motion: I move to approve Resolution No. 2730.</p>		
<p>Project / Issue Relates To:</p>		
<p><input type="checkbox"/> Council Goals/Priorities</p>	<p><input type="checkbox"/> Adopted Master Plan(s)</p>	<p><input checked="" type="checkbox"/> Not Applicable</p>

ISSUE BEFORE COUNCIL:

To accept staff recommendation to assume ownership of the following three park areas, in “As Is” condition and to terminate HOA maintenance responsibility for Landover, Hathaway and Willow Creek Parks. Upon approval by City Council, the City of Wilsonville Parks and Recreation Department will assume all responsibility for maintenance and future upgrades to these three parks.

EXECUTIVE SUMMARY:

Staff is recommending the acceptance of ownership, maintenance responsibility and future upgrades for Willow Creek Park, Landover Park and Hathaway Park by the City of Wilsonville. The parks are currently listed in the City park inventory and City management is assumed by the HOAs of each of the listed neighborhood parks. Staff believes the citizens in this area would benefit greatly from the City's park maintenance expertise, which includes Certified Playground Safety Inspectors, an understanding of ADA compliance, and a high level of general park care. Staff believes City ownership and maintenance of these three parks is in the best interest of the community.

The cost associated with the routine maintenance of the three parks, including staff time for mowing, weeding, edging, and park inspections, is approximately \$25,000 annually, with an additional utility cost of approximately \$7,000, and can be accomplished with current staff levels. Staff has requested additional funding for this and other acreage coming on board next fiscal year.

The cost to replace play structures/playground amenities is approximately \$25,000 per park, and is likely necessary every 10-15 years.

Willow Creek Park* –

- Approximately 1 acre. Includes: playground, basketball court, walking trails, and picnic tables.
- In 1999, Wilsonville Meadows Home Owners Association, by dedication deed, dedicated certain land for use as a public park but agreed to be solely responsible for maintenance of this park.
- Wilsonville Meadows Homeowners Association provided the City with a signed document relinquishing all rights and responsibilities for park, if the City Council agrees to take the park.

Landover Park* –

- Approximately 1 acre. Includes: playground, basketball court, walking trails, and picnic tables.
- In 1999, Landover Park was established. The Landover Home Owners Association agreed to dedicate certain land for use of a public park, however, no evidence of dedication could be found. The HOA also agreed to be solely responsible for the maintenance of this park.
- Landover HOA has signed a Quit Claim Deed that deeded any remaining interest it has in the land to the City. The City, in turn, will agree to assume all park maintenance responsibility and will release the HOA from such responsibility.

**NOTE: Willow Creek Park and Landover Park properties sit adjacent to one another and are likely considered one park by users; however, they are currently maintained by different HOA's. These parks are referenced as one park, "Willow Creek/Landover Park" in City publications.*

Hathaway Park –

- Approximately 1 acre. Includes 2 playgrounds, a basketball court, and picnic tables.
- Hathaway, Oakmont and Townhomes are parties to a maintenance agreement for park and Grant of Easement, dated June 4, 1998. Pursuant to the terms of the Agreement, Hathaway, Oakmont and Townhomes have been responsible for maintenance of the park and the improvements.

- CSL Properties, successor in interest to Hathaway Park, has agreed to convey title to the parkland to the City (the “Deed”) in consideration of the City assuming all responsibility for maintenance and improvements of the park and formally releasing the Owner/HOA from all responsibility for the park maintenance and upkeep.

EXPECTED RESULTS:

The City (Parks and Recreation Department) assumes responsibility for maintenance, improvements, and ownership of Willow Creek, Landover and Hathaway Parks beginning May 1, 2019.

TIMELINE:

May 1, 2019: Assume responsibility for maintenance, improvements, and ownership of Willow Creek, Landover and Hathaway Parks.

CURRENT YEAR BUDGET IMPACTS:

\$5,000 for routine maintenance and utilities for May and June 2019. Additionally, \$25,000 to purchase and install playground equipment for Landover Park. Funding is available in the current fiscal year budget to cover these costs.

If annual playground replacement funds are available, replace the two play structures at Hathaway Park. All three play structures are unsafe and in need of replacement.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 3/20/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 3/21/2019

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

Staff believes this is a benefit to the community and that the residents in this area will have a safer and much more enjoyable park experience. City management of the property will ensure equitable access citywide to well-maintained parks and playgrounds.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 2730
 - A. Maps of Hathaway, Willow Creek and Landover Parks
2. Parks Map

RESOLUTION NO. 2730

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING THE CITY PARKS AND RECREATION DEPARTMENT TO ASSUME OWNERSHIP OF AND ALL MAINTENANCE RESPONSIBILITIES FOR THE FOLLOWING NEIGHBORHOOD PARKS: HATHAWAY COURT, LANDOVER AND WILLOW CREEK PARK.

WHEREAS, when the above described local neighborhood parks were created several years ago, as a part of the development approval, the City was to be deeded the land for public parks purposes but the Home Owners Association for each of the parks was to be solely responsible for all upkeep and maintenance of their respective parks (collectively the “Parks”); and

WHEREAS, for continuity and quality reasons, the City has offered to assume maintenance responsibility for the Parks from the following three HOA who wish to transfer maintenance of the Parks to the City: Wilsonville Meadows Owners Association, Inc. (Willow Creek Park); Landover Homeowners Association, Inc.(Landover Park), and Hathaway Court L.L.C. and CSL Properties, Inc. (CSL Properties Inc. is the current landowner of the park area) (Hathaway Park); and

WHEREAS, although the land was to have been dedicated many years ago when the Parks were built, in one of the three cases no documentation or recordation of any dedication could be located and in another it is clear the land was not dedicated; and

WHEREAS, all Parks will be dedicated by deed to the City in consideration of the City agreeing to maintain the Parks and relieve the HOA’s from responsibility therefore; and

WHEREAS, at the recommendation of the Parks staff, City Council has determined it is in the best interest of the community to take over these Parks to ensure safety and upkeep consistent with other parks the City already maintains.

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

1. The City of Wilsonville will own, operate and maintain the neighborhood Parks, depicted on Exhibit A and known as Landover, Hathaway and Willow Creek.

2. The City of Wilsonville will take over responsibility for upkeep and maintenance of the Parks upon recording of transfer of title to the City.
3. The City Manager is hereby authorized to accept deeds for the transfer of the land and to enter into agreements with the HOA's, if requested, to reflect termination of their ownership and maintenance responsibilities.
4. City Parks staff will assume maintenance responsibility for the Parks upon passage of this Resolution.
5. This Resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of April 2019, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp

Council President Akervall

Councilor Stevens

Councilor Lehan

Councilor West

Exhibit:

- A. Maps of Hathaway, Willow Creek and Landover Parks

Hathaway Park

Legend

- ◆ Component
- ◇ Future Park Component
- + Indoor Facility
- - - Trail
- Water Trail
- Park or Facility
- Future Park or Facility
- Open Space or Landscape Area
- Other Park or Rec Location
- School
- Trail Corridor or Connector



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

EXHIBIT A

GRASP® Atlas**Initial Inventory Date:** April 2017**Hathaway Park****21.6** Total Neighborhood
GRASP® Score**24** Total Community
GRASP® Score

Approximate Park Acreage: 1

Owner: City of Wilsonville HOA maintained

Design and Ambiance				
Drinking Fountains	2	Shade	2	
Seating	2	Trail Connection	1	
		Park Access	2	2
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	2	
Restrooms	0	Picnic Tables	2	

General Comments

Small park in more densely populated neighborhood. Very little is ADA accessible in this park

Components with Score

MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L046	PARCEL	1		2	2	
C223	Loop Walk	1		2	2	
C172	Basketball, Practice	1		2	2	
C171	Open Turf	1		2	2	
C170	Playground, Local	2		1	1	Neither playground is ADA accessible

EXHIBIT A

Willow Creek and Landover Park

Legend

- ◆ Component
- ◆ Future Park Component
- ⊕ Indoor Facility
- Trail
- Water Trail
- Park or Facility
- Future Park or Facility
- Open Space or Landscape Area
- Other Park or Rec Location
- School
- Trail Corridor or Connector



EXHIBIT A

GRASP® Atlas**Initial Inventory Date:** April 2017**Willow Creek and Landover Park****26.4** Total Neighborhood
GRASP® Score**33.6** Total Community
GRASP® Score

Approximate Park Acreage: 2

Owner: Not City of Wilsonville

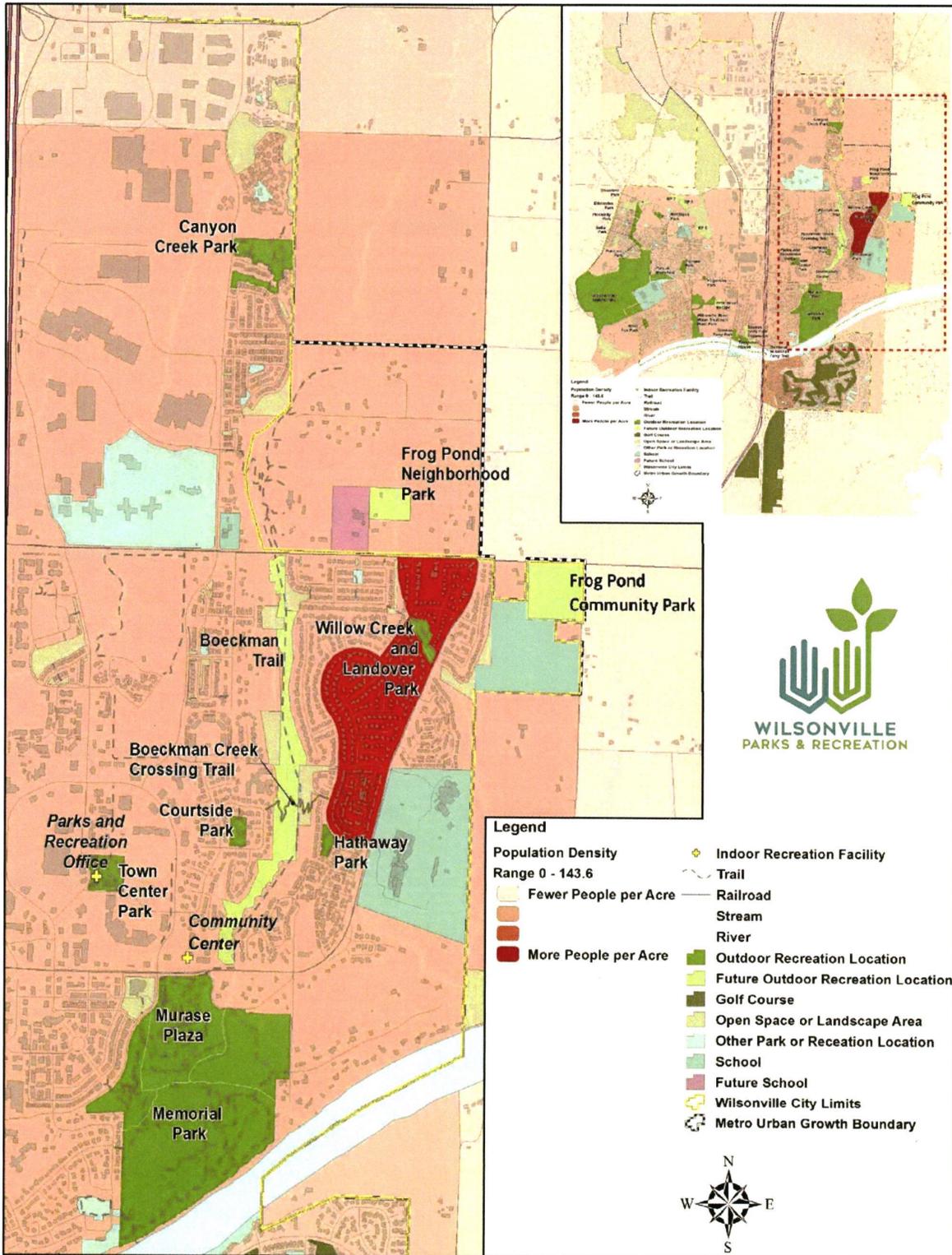
Design and Ambiance				
Drinking Fountains	0	Shade	2	2
Seating	2	Trail Connection	2	
		Park Access	2	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	2	
Restrooms	0	Picnic Tables	2	

General Comments

Street or neighborhood parking

Components with Score

MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L048	PARCEL	1		2	2	
C222	Shelter, Small	1		2	2	
C221	Open Turf	1		2	2	
C153	Natural Area	1		2	2	
C152	Basketball, Practice	2		2	2	This is more like two practice courts than one full-court
C151	Playground, Local	2		1	1	Limited play structures and not ADA accessible





CITY COUNCIL MEETING STAFF REPORT

Meeting Date: April 1, 2019	Subject: Resolution No. 2742 Authorizing a Change Order with Paul Brothers, Inc. for the Memorial Park Dog Park and Community Garden Parking Lot Project (CIP #9132). Staff Member: Kerry Rappold, Natural Resources Manager Department: Community Development	
Action Required	Advisory Board/Commission Recommendation	
<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	<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends that Council adopt Resolution No. 2742.		
Recommended Language for Motion: I move to approve Resolution No. 2742.		
Project / Issue Relates To:		
<input checked="" type="checkbox"/> Council Goals/Priorities: Multi-Modal Transportation Network	<input checked="" type="checkbox"/> Adopted Master Plan(s): Bicycle and Pedestrian Master Plan	<input type="checkbox"/> Not Applicable

ISSUE BEFORE COUNCIL:

A Resolution approving change orders for the construction contract with Paul Brothers, Inc. in the total amount of \$131,437.67 for the Memorial Park Dog Park and Community Garden Parking Lot project.

EXECUTIVE SUMMARY:

The parking lot project improvements include parking lot pavement, stormwater management facilities, utilities, lighting, landscaping, restroom pad, access roadway, bridge guardrails, and offsite transportation improvements.

The Memorial Park Master Plan, adopted December 2015, included the project as part of relocating the Dog Park and expanding the Community Garden. This project had funding approved in the City's adopted FY 2018-19 budget as the Memorial Park Master Plan Implementation (CIP # 9132).

The City received three (3) bids for the project and Paul Brothers, Inc. submitted the lowest, responsive bid at \$636,538.70.

Due to issues related to soft spots that needed over-excavation and additional gravel, an increase in the size of a water pipe, adding pavement and curb, installing a rock wall, rerouting the electrical connection, adding an electrical panel, and including bridge approaches, change orders were necessary to complete the project. These change orders exceed the 15% limit set by Wilsonville Code and require City Council approval. If approved, the total contract amount becomes \$767,976.37 (this total does not include in-house costs for project administration and overhead). The total contract amount includes credits received for eliminating or reducing some of the bid items.

EXPECTED RESULTS:

Construct a new parking lot to serve the relocated Dog Park and existing Community Garden.

TIMELINE:

Construction began in September 2018 and will be completed by May 2019.

CURRENT YEAR BUDGET IMPACTS:

Project # 9132 is funded through Parks SDC fees. The adopted FY 2018-19 Wilsonville budget included \$709,375.00 for design, construction, contract administration, and overhead for the project. Supplemental budgets approved for the project increased the total budget to \$882,456, including \$779,456 for construction.

Budget Summary (Construction Costs)					
Adopted FY 18-19 Budget	Supplemental Budgets	Total Adopted Budget*	Construction Contract	Total Change Orders	Total Contract Amount
\$625,000	\$154,456	\$779,456	\$636,538.70	\$131,437.67	\$767,976.37

*Contingency is included in the total adopted budget.

FINANCIAL REVIEW / COMMENT:

Reviewed by: CAR Date: 3/20/2019

LEGAL REVIEW / COMMENT:

Reviewed by: BAJ Date: 3/21/2019

COMMUNITY INVOLVEMENT PROCESS:

In developing the Memorial Park Master Plan, the community involvement process included an electronic citywide survey, stakeholder meetings, three open houses, and website communications. The public input informed the location of facilities in the park, which included relocating the Dog Park near the Community Garden.

The consultant team and staff developed a fact sheet about the project. Targeted mailings were sent to the surrounding neighborhood on Kolbe Lane, Schroeder Way, Rose Lane and Montgomery Way. These neighbors were invited to attend the Parks and Recreation Advisory Board and City Council meetings, or provide any comments to City staff in lieu of attending the meetings.

POTENTIAL IMPACTS or BENEFIT TO THE COMMUNITY:

As described in the Memorial Park Master Plan, the project will provide parking for the relocated Dog Park and the existing Community Garden. Without the parking lot improvements, it would not be possible to relocate the Dog Park.

Every effort has been made to minimize disruption to the surrounding neighborhood and park users caused by the parking lot construction. Construction phasing and sequencing have maintained access to the Community Garden and minimized impacts to residents in the area. Signage and other information has kept the public informed about the project.

ALTERNATIVES:

Three concept plans were developed for the parking lot project. The preferred concept was selected by the Parks and Recreation Advisory Board.

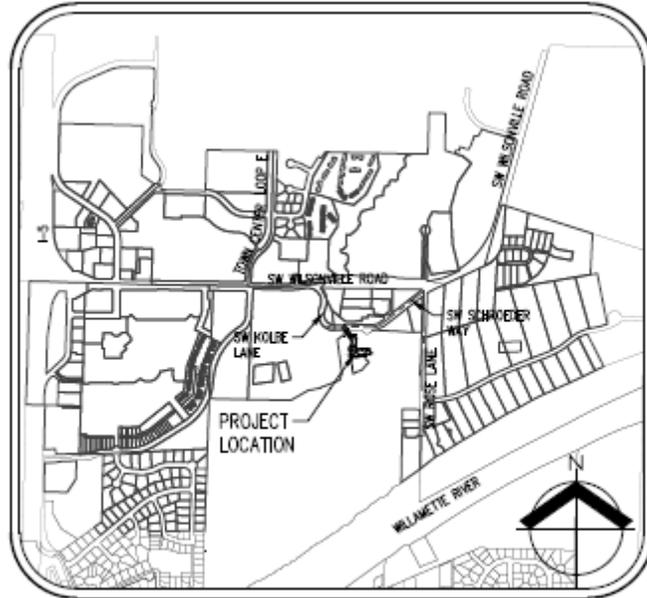
CITY MANAGER COMMENT:

N/A

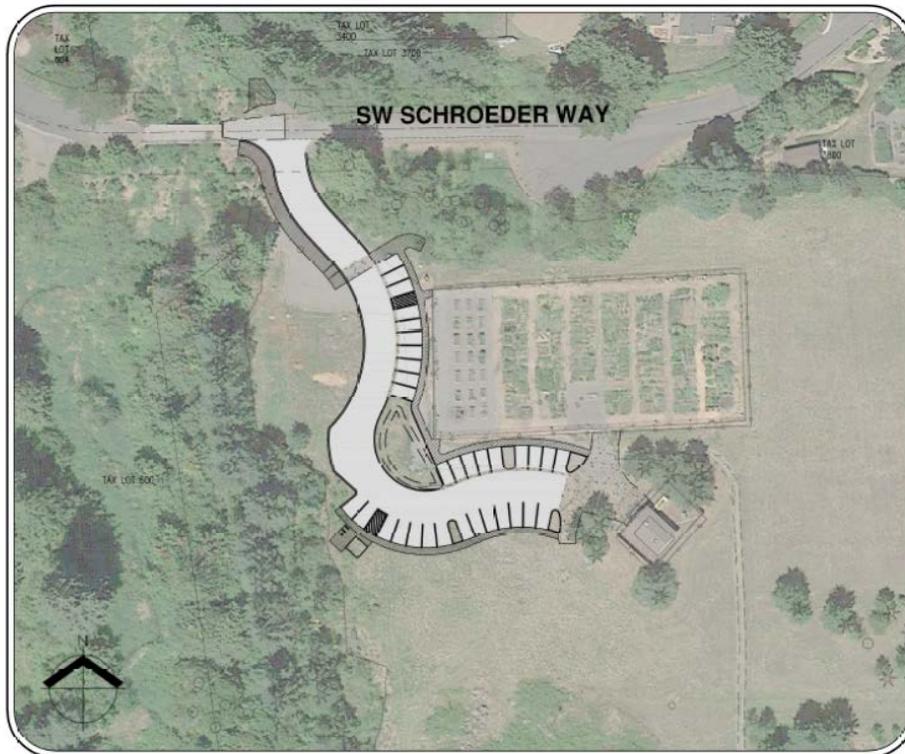
ATTACHMENTS:

- A. Project Location Map
- B. Resolution No. 2742

Project Location



VICINITY MAP
1"=1000'



SITE MAP
1"=50'

RESOLUTION NO. 2742

A RESOLUTION OF THE CITY OF WILSONVILLE AUTHORIZING A CHANGE ORDER WITH PAUL BROTHERS, INC. FOR THE MEMORIAL PARK DOG PARK AND COMMUNITY GARDEN PARKING LOT PROJECT (CAPITAL IMPROVEMENT PROJECT #9132).

WHEREAS, the City has planned, designed, and budgeted for the completion of Capital Improvement Project #9132, known as Memorial Park Dog Park and Community Garden Parking Lot project (the Project); and

WHEREAS, the City solicited sealed bids from qualified contractors for the Project that duly followed the State of Oregon Public Contracting Rules and the City of Wilsonville Municipal Code; and

WHEREAS, three bids were received and opened on August 23, 2018, and Paul Brothers, Inc. submitted a bid of \$636,538.70 for the Project, which was subsequently evaluated as the lowest responsive and responsible bid.

WHEREAS, the City of Wilsonville acting as the Local Contract Review Board authorized the City Manager to enter into a Construction Contract with Paul Brothers, Inc. for a stated value of \$636,538.70; and

WHEREAS, change orders for the Project totaling \$131,437.67 exceed 15% of the original value of the authorized contract; and

WHEREAS, the Wilsonville Municipal Code requires that change orders exceeding 15% of the authorized contract amount be approved by the Local Contract Review Board.

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

1. The procurement process for the Project duly followed Oregon Public Contracting Rules, and Paul Brothers, Inc. submitted the lowest responsive and responsible bid.
2. The City of Wilsonville acting as the Local Contract Review Board authorized the City Manager to enter into a Construction Contract with Paul Brothers, Inc. for a stated value of \$636,538.70.

3. Change orders for the Project, totaling ONE HUNDRED AND THIRTY-ONE THOUSAND FOUR HUNDRED AND THIRTY-SEVEN DOLLARS AND SIXTY-SEVEN CENTS (\$131,437.67) and exceeding 15% of the original contract authorization, are hereby approved and authorized by the City Council, acting as the Local Contract Review Board.
3. This Resolution becomes effective upon adoption.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 1st day of April 2019, and filed with the Wilsonville City Recorder this date.

Tim Knapp, Mayor

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Mayor Knapp
Council President Akervall
Councilor Stevens
Councilor Lehan
Councilor West