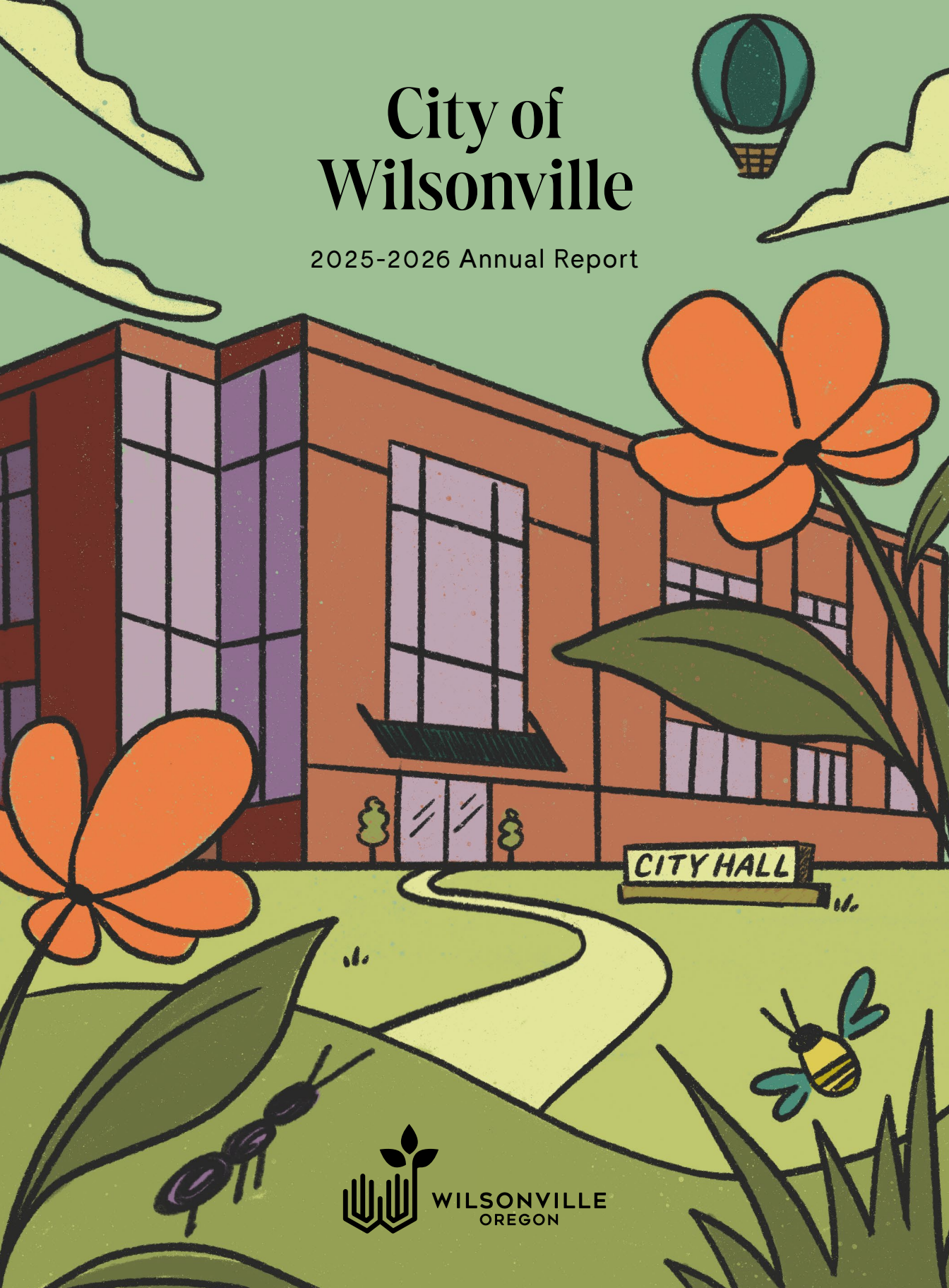


City of Wilsonville

2025-2026 Annual Report



WILSONVILLE
OREGON

Hello Wilsonville,

As your City Manager, it is an honor to share this message in our Annual Report. One of the things I enjoy most is meeting members of the Wilsonville community. In those conversations, people often tell me what they love most about living here. They speak of our well-maintained parks and open spaces, extensive bike lanes, walkable neighborhoods, tree-lined streets, and strong sense of safety. They appreciate our friendly community, clean and high-quality drinking water, meaningful social connections, recreational opportunities for all ages, diverse housing choices, locally operated transit system, exceptional library, and the thoughtful planning that shapes our city. The list is long—and inspiring.

As I reflect on these conversations, I am struck by a common theme that connects all of these qualities: Wilsonville's exceptional quality of life.

Quality of life is often defined as the overall well-being experienced by people who live in a community. It became clear to me that what residents value most about Wilsonville is rooted in our long-standing commitment to creating and sustaining that well-being. While people may not always use the phrase “quality of life,” they describe it through the experiences and feelings they associate with living here. It is reflected in the pride they have in their community, the connections they make with their neighbors, and the confidence they feel about raising a family, pursuing opportunities, or enjoying retirement in Wilsonville.

One resident summed it up best when they told me they love Wilsonville because it makes them happy. That simple statement speaks volumes. Communities that prioritize quality of life create the conditions for people to thrive, feel connected, and find joy in their daily lives.

As City Manager, fostering and protecting that quality of life is a value I hold deeply. This Annual Report highlights the many ways our City Council, staff, community partners, and residents work together to make Wilsonville the exceptional community it is today. I am proud to be part of that effort and excited about the opportunities ahead as we continue building a vibrant, welcoming, and thriving Wilsonville for generations to come.

Regards,



Jeanna Troha

Jeanna Troha
City Manager

Wilsonville Resident 2026 Survey Results

Every two years, we commission a statistically-valid survey to gauge public opinion on a variety of topics. This lets us know what you love and where we have work to do. The questions don’t change, so over time we can gauge any big changes in sentiment. We also compare your satisfaction locally with hundreds of other cities where the National Community Survey is administered.

- 92% Overall quality of natural environment
- 91% Overall quality of parks & recreation opportunities
- 90% Overall feeling of safety
- 81% Overall quality of utility infrastructure
- 78% Overall quality of the transportation system
- 75% Overall health & wellness opportunities
- 68% Overall opportunities for education, culture & the arts
- 63% Overall economic health
- 63% Overall design or layout of residential & commercial areas
- 57% Residents’ connection & engagement with their community



About 8 in 10 residents gave excellent or good ratings to:

- Wilsonville as a place to live
- The overall quality of life



9 in 10 residents would recommend living in Wilsonville to someone who asked.

Safety

- 97% in neighborhood
- 92% in downtown / commercial area
- 91% from violent crime
- 83% property crime

Mobility

- 79% Parking
- 77% Public transit
- 75% Bicycle
- 75% Car
- 67% Walking

Parks & Nature

- 92% Natural environment
- 91% City parks
- 91% Recreation opportunities
- 89% Cleanliness

Economy

- 57% Place to work
- 43% Place to visit
- 37% Variety
- 31% Shopping opportunities
- 29% Downtown

Community Design

- 63% Overall design
- 58% Public places
- 41% Affordable housing
- 30% Commercial growth

Governance

- 73% Respect
- 63% Fairness
- 58% Informed
- 57% Honest

Health & Wellness

- 67% Overall health
- 41% Affordable, quality
- 40% Preventive

Biggest Priority

- 1 Town Center
- 2 Mobility & affordable housing
- 3 Retail variety & city planning

Meet your City Council

Vision

A clean, green, & safe community for all.

Values

- Diversity, Equity & Inclusion
- Sustainability
- Economic Opportunity
- Environmental Stewardship
- Safety

New Leadership

New City Councilor
Sam Scull
appointed October 20, 2025

New City Manager
Jeanna Troha
appointed April 1, 2026

New Department Directors

Police Chief
Jed Wilson
began January 2026

Parks and Recreation Director
Megan Big John
began April 7, 2026

Shawn O’Neil
Mayor

oneil@wilsonvilleoregon.gov



“Wilsonville is a city of belonging. A place where every person matters, where every family can build a life, and where every resident feels this community is truly theirs. When people know they belong, they begin to think beyond today and toward the future. The Wilsonville we know today was shaped by the deliberate choices of those who came before us. It’s our responsibility to continue to be engaged, thoughtful, and bold participants in civic life. The choices we make today will become the legacy we leave for future generations.”

Adam Cunningham
Councilor

cunningham@wilsonvilleoregon.gov



“Year-over-year law enforcement call data shows our officers are doing progressively more self-initiated work. That’s the sign of a safe city—officers have time to engage with the public and not just chase the radio. Council is also taking steps to improve livability concerns like parking, RVs, graffiti, and noxious vegetation.”

Anne Shevlin
Councilor

shevlin@wilsonvilleoregon.gov



“Our community is justifiably proud of our cherished parks system. As we add new parks and existing assets age, Council is committed to finding ways to retain the level of maintenance, programs, and events Wilsonville residents enjoy.”

Caroline Berry
Council President

berry@wilsonvilleoregon.gov



“From Villebois to Frog Pond, Wilsonville has always been known as a city that plans growth thoughtfully and comprehensively. Our award-winning outreach on the 2019 Town Center Plan is no exception. But hearing that many residents have lingering questions led Council to seek further input and engagement.”

Sam Scull
Councilor

scull@wilsonvilleoregon.gov



“Just like everyone’s personal pocketbook, local governments across Oregon are facing increasing costs that strain our limited resources. Wilsonville isn’t immune to that, so Council directed staff to do a thorough review of our long-term financial situation, including cost savings, reductions, new revenue, or other options.”

Council Goals

At a two-day retreat in 2025, the City Council established four two-year focus areas to guide the priorities of City staff. Each goal includes strategies to enhance Wilsonville’s prosperity.



1. Financial Health

- Explore cost savings/efficiencies and alternative revenue options for sustainable fiscal health



2. Public Safety

- Streamline response to code enforcement challenges
- Expand on-the-ground mental health resources to support community



3. Parks

- Maintain existing maintenance levels of service with upcoming expansion (approx. 30 acres)



4. Communications & Engagement

- Community understands Town Center Plan, Urban Renewal, and other funding sources for infrastructure through engagement to inform Council direction

For more information →

Learn more about the City Council Goals



Finances

Every spring, the City’s Finance team drafts an annual budget; oversight is provided by the City’s 10-member Budget Committee. This meticulous document, more than 300 pages long, safeguards Wilsonville’s future prosperity while supporting the values that make our community thrive. The core of the budget is operating expenses and capital improvements. Operating funds can be tax-supported or funded through fees, charges, or grants. Capital funds are funded typically through system development charges (SDCs), grants, and transfers-in from operating funds. The budget also includes debt service, inter-fund transfers and loans, and unappropriated reserves.

Capital Projects

2025-26

\$51.6M

2026-27

\$45.5M

This budget funds larger, non-recurring projects with a multi-year shelf-life. A five-year Capital Improvement Plan (CIP) identifies future projects to provide time to secure adequate funding.

Significant CIPs Budgeted for 2026-27 per cost, in millions

- **Boeckman Creek Interceptor**
\$5.8M
 - **Stafford Road Improvements**
\$5.2M
 - **Charbonneau Consolidated Plan**
\$3.3M
- **Boeckman Creek Flow Mitigation**
\$3.1M
 - **Waste Water Treatment Plant (WWTP) UV Disinfection Replacement**
\$3.1M
 - **Road Maintenance Projects**
\$2.3M
- **Day Road**
\$1.8M
 - **Police Building Seismic Rehabilitation**
\$1.5M
 - **Miley Road**
\$1.2M

Annual Budget

2025-26

\$267.0M

2026-27

\$300.5M

Operating

2025-26

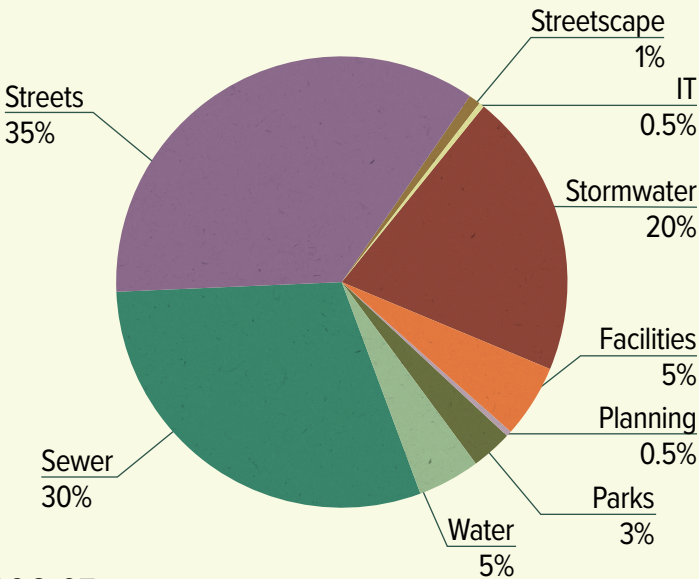
\$64.4M

2026-27

\$68.0M

This budget funds everyday operations (personnel, materials, services, etc.) required to provide programs and services.

25-26 CIP Budget Summary by Program



Awards & Grants

2025 Building Tomorrow Today Award

Oregon Chapter of the American Planning Association (OAPA)
Vuela Affordable Transit-Oriented Development



2025 Public Works Project of the Year

Oregon Chapter of the American Public Works Association (APWA)
Structures (\$25M to under \$75M):
Boeckman Road Corridor Improvements



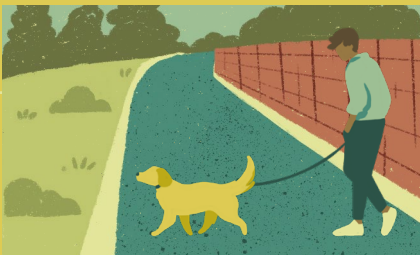
2025 Oregon Recreation & Parks Association Private Sector Award

Jesse Tomaino for the design and expansion of the Memorial Park Disc Golf Course



\$6 Million Grant

Oregon Department of Transportation (ODOT)
competitive grant to fund construction of a new Boeckman Creek Regional Trail segment that connects the City’s eastside



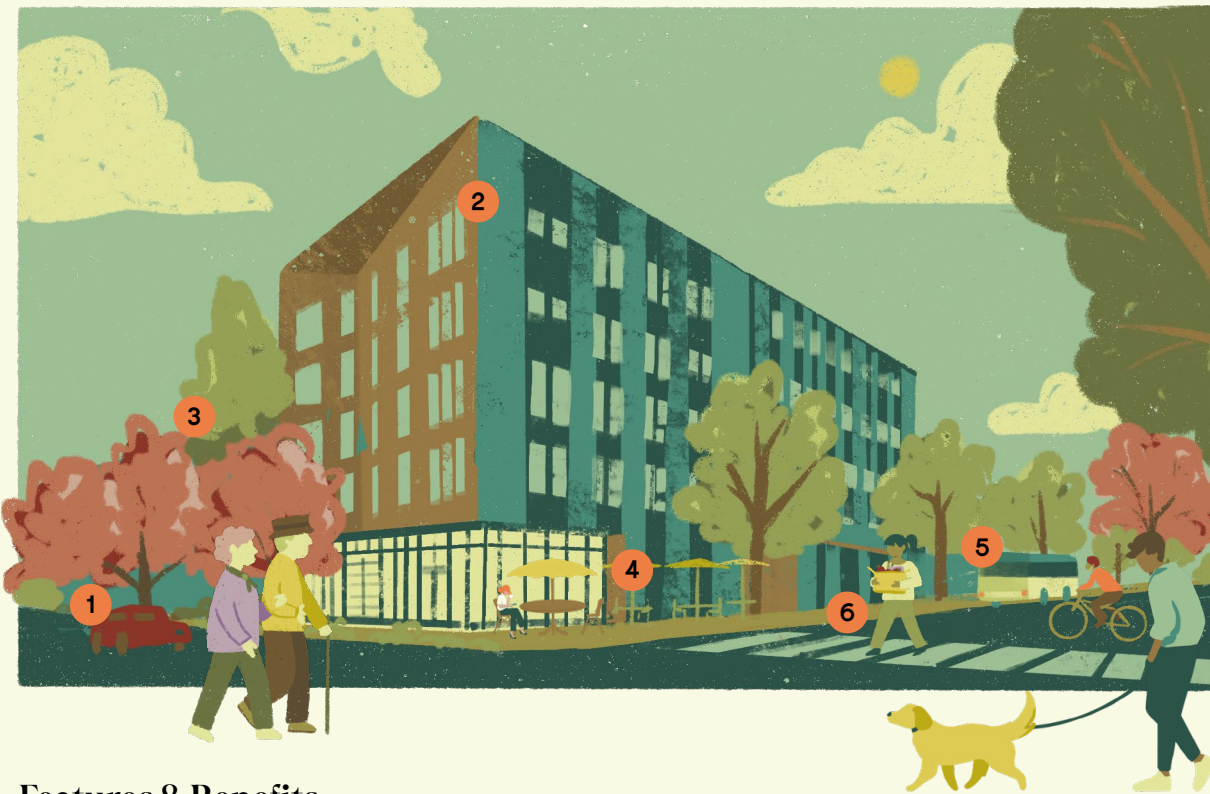
2025 Distinguished Budget Presentation Award

Government Finance Officers Association
28th consecutive year



Vuela Housing

Spanish for “flying,” Vuela is helping Oregonians soar to new heights with 121 affordable homes and convenient access to regional transit and social services. Most of the new housing is reserved for individuals/families earning 30-80% Area Median Income (AMI), with some units reserved for households earning 0-30% AMI.



Features & Benefits

- 1 **Sustainability features** including Energy Star appliances, rooftop solar panels, EV (electric vehicle) charging stations, and integrated storm-water management
- 2 **100% affordable homes** with a focus on family-sized units up to 3 bedrooms
- 3 **Outdoor plazas** and a **play area** with mature Douglas fir trees
- 4 **New Restaurant** opening summer 2026
- 5 **SMART Welcome Center** for regional transit information
- 6 A permanent home for **Wilsonville Community Sharing**, the city’s social service agency and food bank

Memorial Park Playground

The soon to be completed Memorial Park Playground Replacement Project gives community members of all abilities from across Wilsonville and the region a place to play, explore and grow. By focusing on universal design the new playground brings play for all to the community. The park is expected to open in August.



Universal design features:

- 1 A **multi-use spinner** that offers children the opportunity to play together and work toward a common goal
- 2 The **Freedom inclusive swing seat** that allows children of all abilities to enjoy the childhood joy of swinging in a safe and secure seat
- 3 **Play panels** that offer opportunities for all children to develop skills, have fun and spend time learning outside
- 4 **Unitary turf surfacing** which allows accessibility to the entirety of the playground

What is universal design?

Universal design can be thought of as the intersection of inclusivity, accessibility and usability for community members regardless of age, ability or other factors. Or, more straightforwardly, it’s design that removes as many barriers as possible for as many people as possible. Whether someone may be visually impaired, use a wheelchair, or be neurodivergent, universal design creates a space for each person to enjoy the playground.





25 Years of Volunteering

This year, local Wilsonville resident Hilly Alexander hit **15,000 volunteer hours** at the Wilsonville Public Library.

For reference, if you worked 40 hours a week, for a whole year (with no break or vacation), you’d only have worked 2,080 hrs.

Hilly's many volunteer roles

County Library District Formation
Instrumental campaigner for district formation in 2008 when libraries faced cuts and closures.

Dolly Parton’s Imagination Library champion
Hilly led the charge, and, under her leadership, the program reached full enrollment.

Tagging 140,000 items
When the library upgraded to a Radio Frequency Identification (RFID) tag system, Hilly volunteered extra shifts to get the jobs done.

Community Library Advocate
Hilly takes every chance she can to tell people in the community about all that the library offers and why it’s a vital resource to our city.

Library Foundation Board
Hilly serves on the board of the Wilsonville Public Library Foundation.

Pick list volunteer
Ever placed an item on hold? Chances are Hilly has found the item for you on the shelf.

Shelf Reading
Hilly helps fight censorship by making sure books are in place on the right shelves. Sometimes, patrons hide or move politically-charged books.



Mural Brings New Life to Library Children’s Room

This winter, local artist Julia Hunkler transformed the Children’s Room at the Wilsonville Library with a four-wall mural. Her original design was informed by feedback from young Library patrons, who wanted work that evoked ‘happy,’ ‘calm,’ and ‘excited’ emotions.

The Wilsonville Public Library Foundation funded the project. The Arts, Culture, and Heritage Commission selected Hunkler from among more than 50 artists who answered the City’s call for art.



Get involved! Join a city board, commission, or committee

City Boards and Commissions play an important role in local government. These volunteer committees lend their time and expertise to improve our community and provide community oversight; their work ensures that City staff and elected officials serve the public interest.

Typically, the City seeks candidates each fall and spring for new terms that begin in January or July of the following year.

- Arts, Culture & Heritage Commission
- Budget Committee
- Development Review Board
- Diversity, Equity and Inclusion (DEI) Committee
- Kitakata Sister City Advisory Board
- Library Board
- Parks & Recreation Board
- Planning Commission
- Tourism & Promotion Committee
- Wilsonville-Metro Community Enhancement Committee



← For more information

Contact the City Recorder
503-570-1506
cityrecorder@wilsonvilleoregon.gov

Have you ever wondered just how your local government works, or what the role of the Mayor and City Manager really is? The Civics Academy answers those questions and more, preparing participants for leadership opportunities by:

- Sharing details about city staff responsibilities, services & programs
- Developing a new network of civic-minded community members
- Facilitating direct engagement between city staff & community members
- Tour the water & wastewater facility
- Optional meeting with State Representatives & Coffee Creek Correctional Facility Tour

Want to get involved but not sure you know enough about how local government works?

Apply for Wilsonville’s Civics Academy!

- December through June
- Meetings typically held once a month on a week night, 6-9pm
- 30 participants per class
- Free



← For more information

Contact Zoe Mombert
503-570-1503
mombert@wilsonvilleoregon.gov

Villebois an urban renewal success story

Back in 2003, the Westside Urban Renewal Plan defined a vision for Wilsonville's next great neighborhood. Urban renewal was the tool that made it all possible through infrastructure and public benefit improvements that catalyzed private development, **all without raising taxes on residents.** Here's a look back at the origins of the Villebois neighborhood we all know today.

Understanding Urban Renewal

The recently-passed **Measure 3-632** gives Wilsonville voters final approval for new urban renewal initiatives. We've heard questions from the community about what urban renewal is, how it works, and how prior urban renewal areas have enhanced the health and welfare of our city.

What is Urban Renewal?

Urban Renewal, sometimes known as tax increment financing (TIF), is a funding mechanism that cities may implement to fund the construction of new public infrastructure and stimulate private development. Urban Renewal has been used by cities all across the state to construct new streets and utilities, replace outdated amenities, revitalize areas, and spur economic growth.

Does Urban Renewal raise taxes?

No. Urban Renewal/TIF is not a new tax or tax increase. Urban renewal helps grow the tax base without increasing tax rates. TIF revenues are generated from new development, redevelopment, and the annual property tax increases that happen with or without an urban renewal district. Tax increment revenues are used by the City's Urban Renewal Agency to complete projects identified in an adopted urban renewal plan.

Fund History

West Side Urban Renewal Plan: Villebois

The West Side Urban Renewal District (URD) was created to build public infrastructure in the area we now know as the Villebois neighborhood. Established on November 3, 2003, there is one remaining project in the West Side URD, improvements to Brown Road (currently under construction). When Brown Road is completed this winter, the West Side URD will close out.

Over the past 23 years, nearly \$50 million in West Side urban renewal funds have been invested in utilities, roads, parks, schools, sidewalks, and other public infrastructure in and around Villebois. Large-scale infrastructure projects rely on multiple funding sources, and urban renewal is only a fraction of the mix. Other sources include state and federal grants, plus tens of millions in fees and in-kind work paid for by developers.

By creating a completely new neighborhood, Villebois, every dollar collected through the West Side Urban Renewal has been spent on projects that enhance the health and welfare of the community. Here are some key projects that were part of the West Side URD:



Road Extensions ● ● ● Completed 2006-2017
Constructed new road extensions with bike and pedestrian improvements on Boeckman, Kinsman, and Barber.



Road Upgrades ● ● ● Completed 2012-2026
Reconstructed Tooze, Graham's Ferry and Brown to upgrade these existing roadways to meet modern safety and access standards.



Villebois Parks ● ● Completed 2016
Built new parks and gathering spaces (like Promenade, Piccadilly, Piazza) with a combination of urban renewal and private funds.



School Site Acquisition ● Completed 2006
Assisted the West Linn-Wilsonville School district with obtaining property for the future Lowrie Primary School.

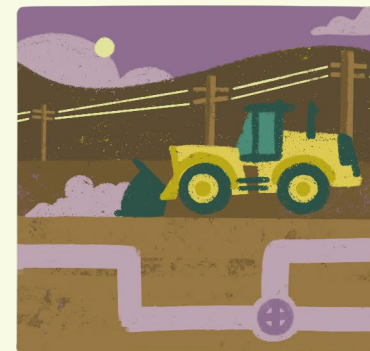


Residential Sprinkler Systems ● Completed 2019
Urban renewal helped defray the cost of installing fire sprinkler systems in all Villebois residences.



1. The Closure

In 1995, Dammasch State Hospital closes. The state plans to build a womens prison on the old site.



5. The Need

Major development can't get off the ground without new roads and utilities connecting the area to the rest of Wilsonville.

- Urban renewal
- State and federal grants, other public sources



2. The Concern

Locals protest prison plans. Residents express concern at a prison so close to their homes.



6. The Solution

The creation of the Westside Urban Renewal district allowed the City to fund new infrastructure to the area without raising taxes.

- Fees paid by developers, in-kind work performed by developers, and other private sources



3. The Compromise

Wilsonville city leaders find a visionary compromise: locate the prison further north at Coffee Creek—close to industrial areas and away from homes.



7. The Partnership

This public investment set up private development to successfully invest in the master plan for Villebois. Urban renewal helped pay for sprinklers in the new homes so that the Fire District didn't have to spend money on a new station. It also paid for the land where Lowrie Primary School was built.



4. The Opportunity

The Villebois Village Concept Plan was approved in June 2003, starting the process to become a new Wilsonville neighborhood.



8. The Results

Villebois, a new neighborhood, built over 20 years, with a mix of residence types and commercial properties, smart solutions that save public institutions money, and overall increased value for property owners and the city as a whole.

Wilsonville Town Center

A Vibrant Vision Shaped by the Community

Wilsonville residents have long shared a vision for a Town Center that is more than a shopping area—it is the heart of the community. Located in the center of Wilsonville, the Town Center area includes more than 100 acres surrounding Wilsonville Road and Town Center Loop and is already home to City Hall, housing, local businesses, parks, and community gathering places.

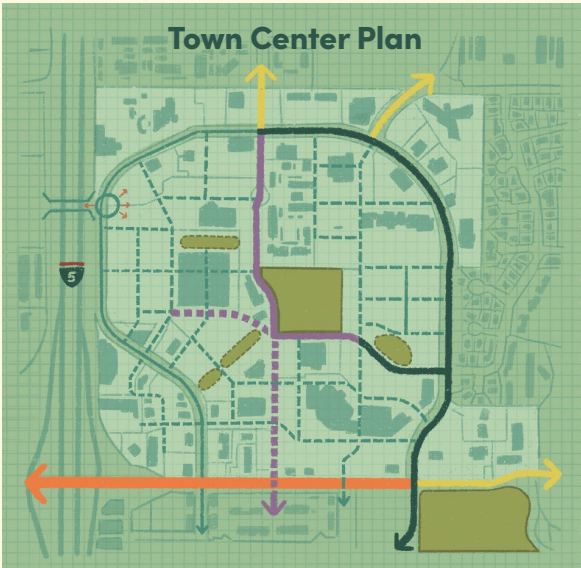
The Town Center Plan was created through a two-year public engagement process involving residents, businesses, and community stakeholders. The result is a shared vision for the future—one that reflects what the community has consistently asked for: gathering places, more shopping, dining, housing choices, access to local options, and better connections throughout the area.

The Plan

The Town Center Plan is a long-term vision to create a vibrant place with local restaurants, businesses like food carts and retail shops, housing options, and public spaces like plazas and outdoor dining areas where people can gather year-round. The goal is to create a vibrant, walkable destination where residents can:

- meet friends for dinner
- support local businesses
- attend community events
- enjoy amenities close to home

The vision also includes improvements to traffic circulation, pedestrian access, and connections throughout Town Center, making it easier and safer for residents to move around Town Center. The new imagined Town Center will preserve what people already love about Wilsonville: its friendly atmosphere, great parks, and strong sense of community.



Growing Wilsonville's Economy

Town Center is already home to a strong base of local businesses, restaurants, and recent investment. Over the last decade, public and private investment together have added new commercial and residential development, bringing more foot traffic and activity to the area.

There's still room to grow. Underused parking lots and vacant commercial properties throughout Town Center represent an opportunity: space where new restaurants, retailers, and services could locate, and where existing businesses could expand.

The Town Center Plan is designed to capture that opportunity. It focuses on attracting new investment, supporting local and small businesses, and building on the successes already underway, creating more jobs, more local shopping and dining options, and a stronger economic base for Wilsonville for years to come.

City Commitment: Sharing and Listening

The Town Center Plan was developed through extensive public outreach and community input. That commitment continues today as the City provides information, gathers feedback, and refines the vision to address community priorities and concerns.

This year, the City asked the community to weigh in through a variety of opportunities from community meetings, events to public opinion polling to better understand residents' awareness of the Town Center vision and to hear their thoughts on how infrastructure and community amenities in Town Center could be funded going forward. That feedback helped shape updates to the Town Center plan and ultimately what voters might consider on the ballot.

Empowered Community: You Decide

In May, Wilsonville voters approved Measure 3-632, requiring voter approval before any new urban renewal district can be established. That means residents will have the opportunity to decide whether urban renewal funding will be used to help implement the Town Center vision. The City Council is contemplating placing a Town Center Development District measure on the November 2026 ballot for Wilsonville voters to consider. The ballot measure is tax neutral; no tax rates will be effected in any way.

The future of Town Center is being shaped by the community. Through years of listening, planning, and public engagement, Wilsonville community members have created a vision for a more vibrant Town Center. The next steps, and ultimately the decision itself, belongs to the Wilsonville community.



← **For more information**

The City will continue to share information through City communication channels including; the *Boones Ferry Messenger*, social media and wilsonvilletowncenter.com

Images of buildings are conceptual illustrations of possible future development.





Office of the City Manager
29799 SW Town Center Loop East
Wilsonville, OR 97070



**LET'S TALK,
WILSONVILLE!**

Join “Let’s Talk, Wilsonville!”

Visit the City’s public engagement hub to provide feedback on a variety of City projects at one convenient location. As significant projects get underway, you’ll receive e-mails encouraging you to provide your input. Sign up at [LetsTalkWilsonville.com](https://www.wilsonville.com/LetsTalkWilsonville.com).

**WILSONVILLE
READY** 

Get Prepared

Wilsonville is committed to helping residents and businesses prepare for emergencies. For tips, checklists and resources to ensure you and your loved ones have what you need to stay safe in the wake of disaster, visit [WilsonvilleReady.com](https://www.wilsonville.com/WilsonvilleReady.com).

