

**CITY OF WILSONVILLE**  
**CITY COUNCIL MEETING MINUTES**

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A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Thursday, February 22, 2018. Mayor Knapp called the meeting to order at 7:10 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 - Excused
- Councilor Lehan
- Councilor Akervall

Staff present included:

- Bryan Cosgrove, City Manager
- Jeanna Troha, Assistant City Manager
- Barbara Jacobson, City Attorney
- Kimberly Veliz, City Recorder
- Kerry Rappold, Natural Resources Manager
- Nancy Kraushaar, Community Development Director
- Delora Kerber, Public Works Director
- Mark Ottenad, Public/Government Affairs Director
- Angela Handran, Assistant to the City Manager
- Chris Neamtzu, Planning Director
- Zach Weigel, Civil Engineer
- Bill Evans, Communications & Marketing Manager
- Kimberly Rybold, Associate Planner

Motion to approve the order of the agenda.

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

**Vote:** Motion carried 4-0.

**SUMMARY OF VOTES**

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

**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.

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Clark Hildum of Wilsonville, opposed the urban renewal tax increment financing. Mr. Hildum requested more education on the subject.

City Manager Cosgrove offered to meet with Mr. Hildum along with the Finance Director (Susan Cole) to explain the urban renewal process. Mr. Hildum was asked to provide his contact information to staff in order to schedule that meeting.

Mathew Miller spoke about the many traffic concerns his neighborhood is experiencing. Mr. Miller is a board member of the Wilsonville Meadows Neighborhood Association. Concerns raised by Mr. Miller included heavy traffic on neighborhood streets, speeding, drivers disregarding traffic control devices, and ignoring pedestrians in crosswalks. Mr. Miller is opposed to the traffic that will emerge from the proposed Frog Pond West neighborhood. Mr. Miller is against this traffic impacting the existing neighborhoods to the south. Mr. Miller believes that Wilsonville Road, Canyon Creek and Parkway Avenue are appropriate north to south circulation routes and were designed for that use. Furthermore, Mr. Miller remarked that nearby interior neighborhood streets are not appropriate, nor laid out for through traffic. Mr. Miller asked Council to adjust the street alignments in Frog Pond West to encourage the use of Wilsonville Road and Canyon Creek. Moreover he requested that Council reconsider the street alignment north of Willow Creek. In closing, he pleaded with Council to discourage the use of neighborhood streets as throughways and shortcuts.

Bob Leineweber of Wilsonville, echoed the same concerns as the prior speaker, Mathew Miller. Mr. Leineweber suggested that the City close off one of the streets in the Wilsonville Meadows Neighborhood. In particular Mr. Leineweber thinks Willow Creek should be closed off because it leads traffic in from Boeckman Road. Mr. Leineweber believes that closing off the street would stop vehicles unnecessarily driving through the neighborhood. Therefore, alleviating many of the traffic concerns and hazards that are currently caused by the numerous vehicles on the neighborhood streets.

Annette Kendall agrees with the comments and shares the concerns made by others on the issue of traffic in the Wilsonville Meadows Neighborhood. Ms. Kendall provided a visual to demonstrate the area of commuter traffic concerns in the Wilsonville Meadows Neighborhood. She is concerned about the Frog Pond development and hopes that Council will come up with a solution to slow down traffic or deter it from the residential streets.

Claudio Martinez agreed with the speakers before him whom spoke about the traffic concerns in the Wilsonville Meadows Neighborhood. Mr. Martinez desires that the Council close Willow Creek Road. Additionally, Mr. Martinez wished to see the speed limits lowered, along with flashing solar lights installed to display the vehicles speed. Another suggestion from Mr. Martinez is to have speed bumps installed every 50 feet along with warning signs.

Calvin Palmer of the Wilsonville, feels the speed in the Wilsonville Meadows Neighborhood is excessive for being residential. Mr. Palmer invited Council and staff to his home to sit in the driveway and see the excessive amount of cars speeding through the neighborhood. Mr. Palmer desires that the ending solution will support the neighborhood. Likewise, he hopes the solutions

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enable the neighborhood to be a place where residents are able to be out in their front lawns and/or driveways conversing with their neighbors.

Tony Carlson Wilsonville Meadows Neighborhood resident, reiterate the concerns of his neighbors. Mr. Carlson hopes that Council and staff will be able to come up with a solution to these traffic concerns in the neighborhood.

City Manager Cosgrove responded that staff starts out with actions that have the least amount of costs. Staff follows the three E's, which is 1) education, 2) enforcement, and 3) engineering. Mr. Cosgrove added that speed bumps are not part of the neighborhood traffic management plan at this point. However, the starting point for staff to evaluate the concerns brought up to Council will begin with collecting and reviewing data. Data will assist staff in finding the cause of the traffic. Staff can organize a speed survey along with traffic data analyses. Another option is enforcement, which can be done with the deployment of an officer.

Mr. Cosgrove requested that the contact information for the group to be left in order for staff and residents to keep an open dialogue. Mr. Cosgrove added that he will send a staff person to attend the neighborhood association meeting so, staff can hear concerns.

Moreover, Council President Starr welcomed and encouraged residents to contact him on this issue. Mr. Starr shared that this issue is very important to him as well. Mr. Starr stated he lives in the Meadows area and uses Willow Creek often for driving, walking and jogging. Mr. Starr commented on the various solutions that he suggested to staff regarding the traffic concerns in this area. He agrees that something needs to be figured out to calm traffic and deter commuters from cutting through the neighborhood.

Mr. Cosgrove acknowledged that there will be some temporary discomfort when the frontage improvements occur along Boeckman and when the development goes in. He added that staff will be mindful of that and work with the developers in order to minimize those impacts to existing neighborhoods.

In closing Mayor Knapp appreciated the speakers for attending the Council meeting and being proactive. He assured that Council and staff will do their best to try to figure out a solution for something better, rather than ignoring the problem.

### **MAYOR'S BUSINESS**

- A. 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

Council President Starr reminded the audience of the following upcoming events:

- March 2, 2018 is the Daddy Daughter Dance, which is already sold out.

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- March 2, 2018 is the deadline for Community Opportunity Grant submissions.
- March 3, 2018 is the Wilsonville Rotary Club Heart of Gold Dinner and Auction.

B. Councilor Lehan

Councilor Lehan noted the below upcoming events:

- March 5, 2018 is the deadline for Clackamas County Tourism - Community Partnership Program (CPP) Grant submissions.
- March 14, 2018 is the Southbound I-5 Boone Bridge Congestion Study Open House, at Wilsonville City Hall.
- March 31, 2018 is the Egg Hunt, at Memorial Park.
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Furthermore, Ms. Lehan appreciated Assistant to the City Manager Angela Handran for organizing civics field trips to City Hall for second graders in Wilsonville elementary schools.

C. Councilor Akervall

Councilor Akervall shared that the topic for the pre-budget meeting, held the prior week, was on Public Employees Retirement System (PERS). Ms. Akervall remarked that she thought the PERS presentation was great. She encouraged those interested in learning more about PERS to watch the recorded video of the meeting. Ms. Akervall revealed the video is available on the City of Wilsonville's website. Ms. Akervall expressed that she felt grateful and impressed with the other volunteers on the Budget Committee. Moreover, she thanked Budget Committee members for their volunteer work.

**CONSENT AGENDA**

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

A. **Resolution No. 2667**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Braun Construction & Design LLC For The Charbonneau High Priority Utility Repair Phase III Project (CIP #7500).

B. **Resolution No. 2668**

A Resolution Of The City Of Wilsonville Authorizing A Change Order With 3Kings Environmental, Inc. For The I-5 Undercrossing Trail Improvement Phase I Project (CIP #9146).

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

**Vote:** Motion carried 4-0.

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**SUMMARY OF VOTES**

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

**PUBLIC HEARING**

**A. Ordinance No. 817**

Making Certain Determinations and Findings Relating to and Approving Year 2000 Urban Renewal Plan – 11<sup>th</sup> Amendment and Directing that Notice of Approval be Published.

Mayor Knapp announced that staff made a formal request to continue the public hearing date to May 7, 2018.

Mayor Knapp asked if there was any members of the audience that were wishing to provide public testimony on Ordinance No. 817. No members of the audience requested to provide testimony on Ordinance No. 817. Hearing none, Mayor Knapp elected to delay the opening of the public hearing. Councilor Starr then made a motion to continue the public hearing to May 7, 2018.

**Motion:** Councilor Starr moved to continue the Year 2000 Urban Renewal 11<sup>th</sup> Amendment public hearing to the May 7, 2018 meeting. Councilor Akervall seconded the motion.

**Vote:** Motion carried 4-0.

**SUMMARY OF VOTES**

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

**NEW BUSINESS**

**A. Resolution No. 2665**

A Resolution Authorizing The City Manager To Enter Into A Lease Agreement With Clackamas 800 Radio Group For The Use Of City-Owned Property On Level C Reservoir Parcel As A Wireless Communication Facility Tower Site.

City Attorney Jacobson reported this item was removed from the agenda.

**A. Resolution No. 2669**

A Resolution Of The City Of Wilsonville City Council Adopting The FY17/18 & 18/19 Tourism Promotion Marketing Plan.

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Ms. Jacobson read the title of Resolution No. 2669 into the record.

Mark Ottenad, Public/Government Affairs Director briefed Council on the Tourism Promotion Marketing Plan.

Councilor Lehan remarked that the Tourism Promotion Marketing Plan was created by the Tourism Promotion Committee which is an excellent team. Ms. Lehan added that Wilsonville has a number of hotel rooms that surrounding cities lack. Furthermore, Ms. Lehan divulged that there are many big events such as weddings and mud runs that occur in the North Willamette Valley, and those participants need overnight accommodations.

Councilor Akervall deemed that the information in the Tourism Promotion Marketing Plan looks professional and well put together. However, she was surprised there was not many pictures of the Willamette River.

Council President Starr revealed that his hope for the future is that there will be additional visitor attractions to bring individuals to Wilsonville.

**Motion:** Councilor Lehan moved to approve Resolution No. 2669. Councilor Akervall seconded the motion.

**Vote:** Motion carried 4-0.

**SUMMARY OF VOTES**

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

**CONTINUING BUSINESS**

C. **Ordinance No. 812** – 2<sup>nd</sup> Reading

An Ordinance Of The City Of Wilsonville Adopting The Coffee Creek Industrial Form-Based Code, Coffee Creek Design Overlay District Pattern Book And Related Comprehensive Plan And Development Code Changes, And Repealing WC Section 4.134 Day Road Design Overlay District, For The Coffee Creek Industrial Master Plan Area.

Ms. Jacobson read the title of Ordinance No. 812 into the record for second reading.

**Motion:** Councilor Lehan moved to approve Ordinance No. 812 on second reading. Councilor Starr seconded the motion.

**Vote:** Motion carried 4-0.

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**SUMMARY OF VOTES**

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

**D. Ordinance No. 813 – 2<sup>nd</sup> Reading**

An Ordinance Approving The Willamette Intake Facilities Intergovernmental Agreement To Form The Willamette Intake Facilities Commission, An Intergovernmental Entity Formed Under ORS Chapter 190 Between Tualatin Valley Water District And The Cities Of Wilsonville, Hillsboro, Sherwood, Beaverton, And Tigard.

Attorney. Jacobson read the title of Ordinance No. 813 into the record for second reading.

Ms. Jacobson divulged that since the first reading of Ordinance No. 813 scrivener's errors have been corrected in the Willamette Intake Facilities Intergovernmental Agreement. Furthermore, the following additional language was added to Ordinance No. 813 in the Now Therefore clause, Section 6. The section now reads as follows:

This Ordinance shall be effective from and after 30 days following its passage or second reading and signature by the Mayor, or when the outstanding design construction issue is resolved, whichever is later, and signature by the Mayor.

Staff's presented a PowerPoint with the following bullet points on the Willamette Intake Facilities Intergovernmental Agreement:

**Documents**

1. Ground Lease
2. First Amendment to Agreement Regarding Water Treatment Plant Design, Construction, Operation, and Property Ownership
3. City of Wilsonville and TVWD Willamette Water Supply System Intake Facility Agreement
4. Willamette Intake Facilities IGA

**Pros**

1. Prepaid Rent \$17,184,127. Paid in annual installments of \$173,577, retroactive to July 1, 2016 through July 1, 2025. On July 1, 2026 a final lump sum prepayment of \$15,488,357 paid.
2. Wilsonville share of significant seismic upgrades (estimated value \$1,500,000 to \$2,000,000) is provided free of charge to Wilsonville – other partners pick up Wilsonville share.
3. Permanent designation as the Managing Owner of the Wilsonville Water Treatment Plant. TVWD will continue to own its share of the plant assets but has elected to build a new plant to be located outside of Wilsonville, with no plans to use any part of Wilsonville plant, except Intake Facility. TVWD did sell 5 MGD of its capacity to Sherwood, and will get 4.7 MGD as a part of the transaction. Sherwood will therefore continue to draw water through the Wilsonville Plant.
4. 16.67 % owner of a new, improved and expanded Intake Facility that will give Wilsonville an additional 5 MGD of capacity (total 25 MGD). Wilsonville will be the third largest owner behind TVWD (39.40%) and Hillsboro (24.13%).

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5. Wilsonville costs for the new Intake Facility is capped at \$125,000. Without the cap, Wilsonville's share would have been significantly higher. No other partner has a cap (estimate without cap: \$715,000-\$1,500,000).
6. TVWD/Hillsboro will pay for six significant right-of-way enhancement projects. See Section 7.29 of the Ground Lease for project list.
  - a. Truck turning radius improvements at the northeast corner of Wilsonville Road and Kinsman Road (including correction or construction of curb ramps to meet ADA standards at all intersection corners), as depicted on Exhibit E, attached hereto and incorporated by reference herein.
  - b. Truck turning radii at the northeast and northwest corner of Boeckman Road and 95<sup>th</sup> Avenue (including correction or construction of curb ramps to meet ADA standards).
  - c. Correct curb ramps at all intersection ramps along the pipeline route to meet ADA standards.
  - d. Sidewalk infill on west side of 95<sup>th</sup> Avenue (approximately 500 feet) and associated street tree replacement.
  - e. Sidewalk infill on south side of Ridder Road (approximately 1700 feet).
  - f. Streetlight infill on 95<sup>th</sup> Avenue, just north of the intersection of 95<sup>th</sup> and Ridder Road.
7. Full environmental indemnity for any pre-existing environmental conditions.
8. Potential savings in road projects Wilsonville is able to coordinate with pipeline construction.
9. Ability to put internet conduit and other utilities into trench during pipeline construction.
10. More parties to share in ongoing Intake Facility costs, maintenance, repair, and replacement.
11. TVWD and Wilsonville retain a reciprocal first rights of refusal as to sale or lease of surplus capacity.
12. Benefits our regional partners with additional water supply (Hillsboro, TVWD, Sherwood, Tigard, Beaverton, and potentially Tualatin and others).

**Cons**

1. Significant disruptive roadway construction/traffic inconvenience, beginning summer 2018 and potentially lasting until 2026 (prediction is for an earlier finish but...)
2. More parties to own and use the shared Intake Facility; thus, some loss of control of Intake Facility.
3. Annual cost to pay for a Managing Agency for Intake Facility (first year cost estimated to be \$18,000).
4. Potential for partner disputes.
5. Loss of potential future real estate opportunities for subterranean land occupied by the Big Pipe.
6. Ongoing staff time commitment.

Councilor Lehan asked for clarification on how to word the motion to accomplish the edits to the ordinance.

City Attorney Jacobson informed that Council needs to make a motion to approve the ordinance on second reading with the additional caveat that it will not go into effect until the matter concerning the design issue are resolved.

City Manager Cosgrove read aloud the following added language:

"or when the outstanding design construction issue is resolved, whichever is later"



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It was indicated that in the motion Council could reference the language read by City Manager Cosgrove.

**Motion:** Councilor Lehan moved to adopt Ordinance No. 813 on second reading with the verbiage read by the City Manager and recommended by the City Attorney. Councilor Starr seconded the motion.

**Vote:** Motion carried 4-0.

**SUMMARY OF VOTES**

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

**CITY MANAGER'S BUSINESS**

The City Manager reported that Mayor Knapp will be the City's primary member for the Willamette Intake Facilities (WIF) Commission. It was announced that an alternative member was still needed. WIF Commission meetings will be held from 6:00 p.m. to 8:00 p.m. at Tualatin Valley Water District (TVWD) headquarters.

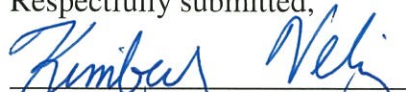
**LEGAL BUSINESS**

The City Attorney mentioned that Metro has set a briefing schedule and a timeframe to render its decision on Basalt Creek.

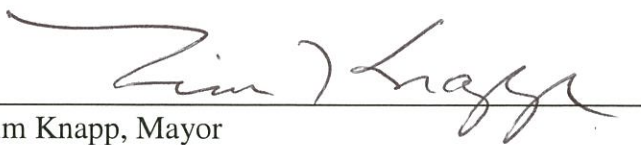
**ADJOURN**

Mayor Knapp adjourned the meeting at 8:47p.m.

Respectfully submitted,

  
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Kimberly Veliz, City Recorder

ATTEST:

  
\_\_\_\_\_  
Tim Knapp, Mayor