

**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 Monday, November 19, 2012. Mayor Knapp called the meeting to order at p.m.7:10 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

Mayor Knapp  
Council President Núñez  
Councilor Goddard  
Councilor Starr  
Councilor Fitzgerald

Staff present included:

Bryan Cosgrove, City Manager  
Jeanna Troha, Assistant City Manager  
Mike Kohlhoff, City Attorney  
Sandra King, City Recorder  
Mark Ottenad, Public Affairs Director  
Eric Mende, Deputy City Engineer  
Blaise Edmonds, Manager of Current Planning

**Motion:** Council President Nunez moved to approve the order of the amended agenda. Councilor Goddard seconded the motion.

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

## **MAYOR'S BUSINESS**

Swear-in Councilor Elect Fitzgerald

Mayor Knapp explained the Council determined because of the short time period between the resignation of Councilor Hurst and the November election, rather than make an appointment to Council, the Council would wait until the results of the election were known and then appoint the candidate who received the highest number of votes.

**Motion:** Councilor Starr moved to nominate Julie Fitzgerald, to fill the vacant Council seat. Councilor Goddard seconded the motion.

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

Councilor elect Fitzgerald was sworn in to office by the City Recorder and took her seat at the dais.

### **A. Upcoming Meetings**

Mayor Knapp announced the next Council meeting date and City offices will be closed for Thanksgiving. The students of Kitakata Japan, Wilsonville's Sister City, made their annual visit

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to the City in October. The Mayor hosted Wilsonville Cub Scout Pack 528 for a tour of City Hall and talked with them about local government.

**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.

There was none.

**COUNCILOR COMMENTS, LIAISON REPORTS & MEETING ANNOUNCEMENTS**

Council President Núñez – Chamber Leadership and Library Board had no liaison report. The Councilor reported the Planning Commission would be conducting a work session on components of the Transportation System Plan update including master plan implementation measures and the Financial Constrained Project list. A virtual open house will be on-line December 3-14 for the TSP which will enable citizens to learn more about the proposed transportation projects and provide their comments.

Councilor Goddard –Library, Chamber Board, and Clackamas County Business Alliance liaison. Councilor Goddard reported on the actions taken at the annual meeting of the CCBA Board of Directors wherein the Councilor was reelected to the CCBA Board. The CCBA will be holding a Clackamas Business round table which will focus on priorities important to businesses located in Clackamas County. Participants will discuss ideas, list concerns and aspirations for the future of the business environment in Clackamas County. The CCBA Board supported the Portland Planning and Sustainability Commission moving forward with planning for an economic viable marine terminal facility on Hayden Island.

Councilor Starr –Development Review Boards and Wilsonville Community Seniors Inc. liaison. The Councilor did not have an update from the Wilsonville Community Seniors. He did report on the actions of the Development Review Board Panel-A which approved development resolutions for two single family subdivisions for Polygon Northwest in Villebois. Councilor Starr announced the meeting dates of the Economic Development Task Force; and the cancellation of the November 28, 2012 DRB Panel-B meeting.

**NEW BUSINESS**

A. **Resolution No. 2383**

A Resolution Of The City Of Wilsonville Authorizing An Intergovernmental Agreement Between The City Of Wilsonville And The City Of Salem For The Processing Of Sewage Sludge.

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Mr. Kohlhoff read the title of Resolution No. 2383 into the record.

Eric Mende, Deputy City Engineer, presented the staff report. Before Council is an Intergovernmental Agreement (IGA) with the City of Salem whereby the City of Salem will accept processed sewage sludge generated by the Wilsonville Wastewater Treatment Plant (WWTP) for further treatment, drying, and disposal, and will bill the City of Wilsonville at a unit rate of \$.05 per gallon for that service. If approved, the City's WWTP operating contractor, CH2M-HILL, will act as the City's agent to transport the sludge to Salem, and will reimburse the City for the cost of treatment through a credit against the monthly operating cost owed by the City to CH2M-HILL.

CH2M-HILL has proposed transporting processed sludge from the City WWTP to the City of Salem's Willow Lake Water Pollution Control Facility (WPCF), as an alternate method of meeting their Class B sludge processing requirements under the WWTP Design – Build – Operate (DBO) Agreement. The City of Salem is willing to accept the sludge, however, the City of Salem is requiring that the sludge processing Agreement be executed as an IGA with the City of Wilsonville rather than with CH2M HILL.

City staff is supportive of the idea of executing an IGA with Salem, for multiple reasons:

- 1) It permanently removes the odor generating sludge from the site, reducing the frequency and/or intensity of odor issues for our residents,
- 2) It should allow the activated carbon odor control system to work more efficiently on the remaining odor sources, and be easier to manage for CH2M-HILL, further reducing potential fugitive odors affecting Wilsonville residents, and
- 3) It allows expedited removal and replacement of the existing sludge processing equipment.

While there is no guarantee that the new odor control equipment can be in place before summer, the additional working space that is freed up by early removal of the existing sludge processing equipment will positively affect the overall critical path schedule for construction, which in turn will positively affect the schedule for the new odor control facilities.

CH2M HILL will manage all aspects of the sludge handling and transport, administration, and recordkeeping as required by the DBO Agreement between CH2M HILL and the City. Both the number and severity of odor excursions affecting nearby residents and businesses are expected to decrease.

The Salem City Council will hear this item on November 26, 2012 and if the IGA is approved CH2M HILL will begin hauling sludge to Salem on or about December 1, 2012. All expenses will be reimbursed by CH2M Hill, therefore is no financial impact to the City.

Primary benefits are the removal of major source of odor, and expedites the construction from a very tight construction site.

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Councilor Goddard asked if the IGA would shift responsibility for the sludge from the WWTP from the current operator to the City. Mr. Mende responded the current contract with CH2M Hill contains a bio-solids performance guarantee which requires the production of a Class B solid; however, the contract does not specify how this is to be accomplished. As long as the city of Salem produces Class B biosolids CH2M Hill will be in compliance with their agreement with the City of Wilsonville. Should the city of Salem determine in the future they no longer want to accept the City's sludge; it would still be the responsibility of CH2M Hill to process the sludge to meet the Class B requirement.

**Motion:** Councilor Goddard moved to adopt Resolution No. 2383. Councilor Starr seconded the motion.

**Vote:** Motion carried 5-0.

**PUBLIC HEARING**

A. **Ordinance No. 708** – First Reading

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Public Facility (PF) Zone To The Village (V) Zone On .89 - Acres Comprising The Southerly Portion Tax Lot 100 Of Section 15AD, T3S, R1W, Clackamas County, Oregon. Villebois Village Center LLC, Applicant.

Mr. Kohlhoff read the title of Ordinance No. 708 into the record on first reading

Mayor Knapp announced the public hearing format and opened the public hearing at 7:33 p.m.

Councilor Fitzgerald declared she lives in Villebois but not adjacent to the subject property.

Mr. Edmonds prepared and presented the staff report. The proposed Zone Map Amendment is being forwarded to the City Council by Development Review Board Panel 'B' with a recommendation of approval. The Board approved three companion applications for a Preliminary Development Plan, Tentative Partition Plat and Final Development Plan. The proposed zone change will enable the development of the Piazza. Those approvals are contingent on Council approval of the subject Zone Map Amendment.

Construction is expected to begin in early 2013 and take approximately 4 months to complete. The proposed Piazza is a private development so the Applicant is responsible to make all public and private improvements, pay applicable City application fees and systems development charges.

The land is located within the Villebois Village Master Plan area and is eligible to be rezoned to the Village (V) zone. The DRB panel appropriately heard the matter and duly approved the motion to recommend approval of the zone change to the City Council. The DRB also appropriately granted with conditions the development application subject to the Council's approval of the zone change.

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Ordinance No. 708 will provide:

- Although the Piazza will be a private park it will be available to the public and maintained by two Villebois Village Central Home Owners Associations. One of the Associations is comprised of the Apartment owners.
- The Piazza will serve as part of the central hub of activities, services, and transportation serving the larger Villebois community. This is a high density residential and mixed-use area that serves as the southern entryway to the central Piazza. It provides a multi-modal transportation system facilitating pedestrians, bicycles, transit, and automobile access that connects residents to recreation, shopping, services, and their homes.
- Its Piazza design is inspired by European squares where hardscapes and informal spaces are prevalent. The Piazza will ultimately be surrounded by four story vertical mixed use buildings that will frame the space. The Piazza will provide the opportunity for community gatherings with the adjacent streets designed to be able to be closed to expand the space. The design of the Piazza includes pervious pavers, two bocce ball courts, a shelter, ornamental lighting, children's creative play and a decorative water fountain.

The park design approved by the DRB was shown. The significant trees on the site will be preserved. Although no restroom facilities were planned in the park, facilities were available nearby and portable units would be used during special events. When the mail room is constructed, restrooms would be built into that building.

Mayor Knapp invited the applicant to comment.

Rudy Kadlub, President, Costa Pacific 11422 SW Barber St. thanked the Parks and Recreation Board, the DRB and staff for their work on the project. He had no concerns with the staff report or the DRB conditions of approval. Mr. Kadlub added the temporary mailboxes and restrooms would become permanent with the construction of an adjacent building, and that bocce ball is a sport enjoyed by a more mature audience who would occupy the 290-unit senior housing development. The Piazza is a curb less environment allowing pedestrians along with the cafes and shops to spill onto the sidewalks and become part of the park.

Carol Mayer Reid, 319 SW Washington, Portland, explained the features that would be found in the park, the lighting of the park, fountain and trees.

Mayor Knapp asked for public testimony there was none; he asked for motion to close hearing.

**Motion:** Councilor Fitzgerald moved to close the public hearing. Council President Núñez seconded the motion.

**Vote:** Motion carried 5-0.

The public hearing was closed at 8:05 p.m.

**Motion:** Councilor Starr moved to adopt Ordinance No. 708 on first reading. Council President Núñez seconded the motion.

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**Vote:** Motion carried 5-0.

**CITY MANAGER'S BUSINESS**

Mr. Cosgrove provided a recap of the Council actions during the meeting. Due to the heavy rains the Public Works crews were out cleaning the storm catch basins clogged with leaves; he asked the public to either assist with cleaning leaves from the catch basins, or to give Public Works a call.

The City Manager met with Bill Rhodes, West Linn Wilsonville School Superintendent, who would like to extend the lease for the Art Tech High School an additional 3-5 years if the City had no immediate need for the building. He asked for direction from Council on the issue. After a discussion on the history of this matter, the Councilors directed the City Manager to proceed with discussions to renew the lease as long as it meets the needs of both the City and School District.

Mr. Cosgrove asked Council members to bring their calendars with them the first meeting of January so the date for Goal Setting can be selected. He noted orientation for the newly elected Council members has been scheduled for December 7 and December 14. He invited the other Council members to attend.

**LEGAL BUSINESS** – There was no report.

**ADJOURN**

The Mayor adjourned the Council meeting at 8:20 p.m.

Respectfully submitted,

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Sandra C. King, MMC, City Recorder

ATTEST:

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TIM KNAPP, MAYOR