

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, April 15, 2019. Mayor Knapp called the meeting to order at 7:05 p.m., followed by roll call and the Pledge of Allegiance.

The following City Council members were present:

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

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
- Chris Neamtzu, Community Development Director
- Pat Duke, Library Director
- Miranda Bateschell, Planning Director
- Bill Evans, Communications, & Marketing Manager
- Zach Weigel, Capital Projects Engineering Manager
- Michele Marston, Program Coordinator
- Elli Work, Grants & Program Manager
- Sheilagh Griffin, Transportation Demand Management Technician
- Dan Carlson, Building Official

Motion to approve the order of the agenda.

Motion: Councilor Stevens moved to approve the order of the agenda and move the Wilsonville Boys Basketball proclamation to the Communications section of the agenda. Councilor Lehan seconded the motion.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

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

COMMUNICATIONS

This item was moved to Communication when the order of the agenda was approved.

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A. Wilsonville Boys Basketball Proclamation

Mayor Knapp announced the names of the players on the Wilsonville Boys Basketball Team and read the proclamation declaring April 15-21, 2019 as Wilsonville Wildcats Week. He presented the proclamation to the team.

City Manager Bryan Cosgrove recognized Jack Roach and Dakota Reaver, two Wilsonville boys who were named 5A Co-Players of the Year. He noted Coach Roach was also honored as the 5A Coach of the Year.

Mayor Knapp acknowledged the Girls Team, coached by Justin Duke, had a memorable year also. Coach Duke introduced several players and noted they had five members selected to the All-League team. The team finished with a 23-6 record, the second most wins in school history, and finished third in the state.

The Mayor and Council members handed out certificates and took a series of pictures with both teams.

B. TVF&R (Chief Duyck and Chief Weiss)

Chief Weiss, Tualatin Valley Fire and Rescue (TVF&R), updated Council on the significant number of TVF&R employees eligible for retirement over the next three years. The retirement of the Division Chief, Chief Financial Officer (CFO), and Chief Duyck this year provided the opportunity to restructure TVF&R. The North and South Operations Centers would be eliminated on July 1, 2019 and the new Governmental Affairs Division would interact with municipalities, public partners, and communities. As the organization grew, TVF&R wanted to continue its focus on the eleven cities and four counties it served and this structure would better position TVF&R to serve its partners in those communities.

Chief Weiss announced he would take over as the Fire Chief on July 1, 2019, adding he was nervous to follow in Chief Duyck's footsteps – a tall man with big shoes to fill, but the agency had good people to help guide him forward. Chief Duyck had a long list of accomplishments in his ten years as career, which included bringing the Pulse Point app to Oregon that was now used by other agencies statewide. The app notifies off duty firefighters of an event in their area, like a cardiac arrest, allowing them to respond and provide care more quickly, which was significant.

Chief Duyck noted TVF&R's Board of Directors engaged in an exhaustive process to vet the candidates and chose Chief Weiss to be the next Fire Chief. Chief Weiss had already proven his abilities and was a great leader with very good vision. The reorganization and some of the changes he has already moved into motion were sound and he had no doubt TVF&R would be proud of Chief Weiss' work. He thanked the City Council, City Manager and staff for being such great partners for him, adding it had truly been an honor to be the City's Fire Chief for nearly ten years and even serving with TVF&R since it was formed in 1989. He appreciated TVF&R's great partnership with the City of Wilsonville, noting many of his peers in the fire service all over the country and around the world were not as fortunate to have such great partnerships with their local governments.

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Mayor Knapp agreed the cooperation the City had with TVF&R under Chief Duyck had been astounding and so beneficial to the community. He appreciated Chief Duyck's work as a member of the City's Urban Renewal Strategy Task Force and hoped Chief Weiss would continue in a similar role as a kind of interface between his department and the City. The community benefitted greatly from TVF&R's work, and he cited the collaboration on the Villebois sprinklering as one example. After losing a couple of kids in an apartment fire, the City's building official worked diligently with Chief Duyck to see that state codes were changed to require sprinklers in multi-family apartments. The City had been a fair amount of involvement with TVF&R over the years, which yielded better results than would have occurred absent dedicated people on both sides. He thanked Chief Duyck for that work, too.

City Manager Cosgrove expressed his appreciation for Chief Duyck's level of communication, professionalism, and cooperation, adding it was a blessing to work with somebody who was easy to work with and who communicated at a high level, and that emanated from the top. He offered Chief Duyck his thanks and congratulations.

C. Dolly Parton's Imagination Library

Jan Rippey and Hilly Alexander, Wilsonville Public Library Foundation members and Dolly Parton's Imagination Library Program Directors, presented the Imagination Library Program via PowerPoint. They described the book-gifting program funded by the Dollywood Foundation and sharing details about the Imagination Library in Wilsonville, its positive impacts on reading skills and standardized test scores, as well as the challenges involved in reaching eligible children not connected to the library. They sought the City Council's help in spreading the word about the Imagination Library and for ideas on how to reach families not connected to the library as library patrons hear about the program all the time.

Ms. Alexander and Ms. Rippey explained the Imagination Library Program starts when a baby is signed up at birth, and they would receive 60 books for their library by the time they turn five years old. Research showed those children would have a brighter future. Not all of the books were bilingual, though there had been an increase in bilingual books including board books, and books for babies up to four-year-olds. The only criteria for the Imagination Library were the age of the child and that they live in the service area.

Councilor Lehan believed it would be interesting to see how the program affected language for children and their parents getting books vocabulary books in two languages, to see if they were picking up the other language. It would be another avenue of research data to see. Ms. Rippey asked Councilor Lehan to contact her afterward, as she would love to discuss all kinds of research.

Councilor Akervall expressed her appreciation for their involvement in and support of the Imagination Library, noting there were many layers of benefits to the program. She related how her daughter, who was now eight and their family, had benefited from the Imagination Library. Her daughter's excitement about getting mail with her name on it became associated with books and with reading. It was powerful for a child to be able to say they had their own book. The program also introduced different types of literature and books into their house that they might not have picked out at the library. She asked how families indicate they want to sign up for

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Spanish books, adding that Wilsonville had a dual language program. Many people spoke Spanish as their first language, but some families who speak English as a first language wanted their child to have an opportunity to learn Spanish.

Ms. Rippey explained the books were age appropriate, and children automatically received dual language titles by age two just by being a member of Imagination Library. The Imagination Library only had the dual language program for a little over two years and the feedback heard from mostly English-speaking parents was they were thrilled to be learning Spanish. Ideas were needed to reach out to the Spanish-speaking families more.

Councilor West believed opportunities like this were great for kids in more vulnerable populations, and making sure, they had access to quality literature, reading, and exposure to books was fantastic. He asked what happened if a child moved out of the district and was there any specific outreach to foster children within the library district. He asked if the program could go statewide and if it had gone statewide elsewhere.

Ms. Rippey explained children moving to another community with the Imagination Library Program were transferred directly to the new location and would get the next book in the next month at their new home. Unfortunately, if a child moved somewhere without the program, they drop from the program. The good news was they could always start a new Imagination Library. The Dollywood Foundation website included a listing of all the books that would be mailed over the next year. It was a great resource for parents who live in an area with no Imagination Library, so they could either order from Amazon or go to their local bookstore or library for the same books. There was an effort to expand the program statewide and Wilsonville had set a great example. In House Bill 2247A currently before the legislature, the Imagination Library Program was being considered as part of the Joint Committee on Student Success. A private foundation was offering to pay 50 percent for rural counties in Oregon to get the program started because so many of those children have less access than kids in Wilsonville. The bill has been voted out of committee and now they were just waiting. The Library's efforts to help get the Imagination Library started in about 23 counties were part of the reason Pat Duke was recognized as Librarian of the Year last year.

Councilor West asked about specific outreach to foster kids, who were one of the more vulnerable populations. He saw Ms. Alexander and Ms. Rippey at the capitol when he was advocating for foster kids, noting there was a lot of buzz around their Imagination Library Program table. He appreciated and supported their work to invest in the kids and Wilsonville's future and doing it through literature was fantastic. He wished them good luck with the bill and asked them to let him know any way he can help

Ms. Rippey said there was not a specific effort for foster kids specifically; it just depended on whether they lived in a community where the program is offered. She was a member of Community of Hope church which sponsored a camp for foster children in Clackamas County, and a couple of times, some of the books they have given to the kids that church works with were returned as undeliverable. They saw those kids about three times a year, and the intense work was during the summer. While there was not a push just for foster kids, every kid was important.

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Ms. Alexander explained families sign up by filling out a form in the brochure and dropping it off at the library or they can sign up online at ImaginationLibrary.com. She was happy to provide brochures for the Councilors to distribute. Councilor Stevens commented she saw lots of strollers when walking and running in the neighborhoods, and it would be great to hand them out.

Ms. Rippey added the books are shrink-wrapped and mailed directly to the children, who get so excited about seeing their own name. She noted Dolly Parton was a stickler for privacy and no names are sold or used for anything else. It is annoyingly secure for the library, but hopefully it was a feature that reassured parents who might be nervous about sharing their information.

City Manager Cosgrove noted the 44 percent market penetration seemed a significant number and asked how it compared to other communities. Ms. Alexander said when first starting the program, their goal was to enroll 100 percent of the children, but they learned from the Imagination Library's regional manager that they considered 60 percent full enrollment. They were actually around 60 percent at one time. However, because Wilsonville was growing, families move in, people have kids, etc., it was a moving target. It was a good problem to have, but 44 percent was just not good enough.

Mr. Cosgrove inquired about their cost and the effect of a ten percent increase in their budget. Ms. Alexander replied last year, the Foundation's cost for the books and the mailing was just under \$20,000, which was all paid by private donors and organizations that chip in. The program was incredibly efficient: twelve books mailed to a child cost just \$25 per child, per year. She could ask anybody if they could spare \$25 to support a child for an entire year. Ms. Rippey stated 94 percent of the \$20,000 budget was used for the Imagination Library Program. The Foundation also paid for brochures, newsletters and postage, and every year they held a little thank you event. With 100% volunteer work and being homed at the library there was no overhead. Every book was very inexpensive; in fact, the brochures cost 41 cents each while a book only cost \$2.10. The Dolly Parton Foundation provided a great deal.

Mr. Cosgrove acknowledged the work that Jan Rippey and Hilley Alexander did in the community and for the library, and invited them to the City's event tomorrow night held to honor its volunteers.

Ms. Alexander confirmed that with help from library staff, they regularly visit primary schools as well as preschools in the community.

Mayor Knapp noted many families in the church communities might not be regular library patrons. Ms. Rippey agreed they needed to penetrate that market more.

Mayor Knapp thanked the presenters for all their work, adding it was phenomenal that they had put 50,000 books into the Wilsonville community. He emphasized the need to be talking the Imagination Library Program and promoting the short- and long-term benefits to the community, adding it was so gratifying to have people making it happen in their community.

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Mr. Duke, Ms. Rippey, and Ms. Alexander thanked the Council for its time and suggestions, and noted they could keep the sample books, suggesting they donate them to a newborn in their area and get them started in the program.

CITIZEN INPUT & COMMUNITY ANNOUNCEMENTS

Fariba Furughi and Ellie Furughi, Villebois residents and sisters, voiced their growing concerns about new developments at the center of Villebois. Planners were aiming to build 143 new apartments and retail spaces, with 70 percent as studio units and very little adequate parking space. Cars would have to move into the neighboring streets to find parking. The streets were already filled to capacity, and any additional parking would put huge pressure on current residents. The condensed living conditions that would be created would attract more traffic into the area, and increased traffic resulted in greater safety risks to children present in the community. They were also concerned about the level of crime that would be associated with any such densely populated area. They asked that these concerns be taken in consideration by the planners and by the Council.

Mayor Knapp asked if they have had a chance to meet with the City Planning Department and look at the overall Villebois concept and how it has been worked on over the last 12 or 14 years. Ms. Furughi replied she had opportunity to hear about the history of the development through her participation in Citizens Academy, but the rest of the residents they have been in contact with have not had that opportunity. She believed these were real concerns of the residents and they would like to make sure they have a say in what was happening.

Mayor Knapp asked if there might be an opportunity for concerned residents to sit down with people who have some good perspective and information. Mr. Cosgrove said he had received a few emails and he was encouraging people to reach out to the Planning Department specifically Chris Neamtzu, as he had a long history with the vision and the plan. Individual requests have been turned over to the planning department and he was sharing what information he could. He could address questions about what would happen to the apartment building that burned down based on the land use entitlements and what he knows about the landowner's intentions. The Vertical Housing issue had come to the Council in terms of a presentation and would be a land use issue would come back to a decision-making body where people would get notice and would be able to comment, so anyone within a certain number of feet would be able to testify at the DRB. He added he would be happy to organize a briefing for a homeowner's association (HOA), maybe do a mini-presentation in front of a group of residents.

Ms. Furughi believed that would be a great idea, noting she would communicate this to the neighbors they had been in contact with and see if they could set up a mutually convenient evening.

Mr. Cosgrove directed her to contact Chris Neamtzu in the Planning Department, adding that Communications and Marketing Manager Bill Evans could coordinate the briefing through the Public Affairs Office. He noted that if an application came forward, it would be held to the same parking standards as any multifamily project and all Code requirements would have to be met, which would be addressed during the land use application process.

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Ms. Furughi noted the traffic in Town Center and said she could not imagine what the traffic congestion would be if four- or five-story buildings were built in that neighborhood without any underground parking or other considerations for parking.

Mr. Cosgrove suggested she set up the meeting with the City Planners who know more about the City Codes and could probably answer most of her questions. Because parking standards for any multifamily development had to be met, onsite parking would be required for however many units they had. The retail planned for the buildings would mostly serve a local area and would not necessarily be a draw for people outside the neighborhood. No large-scale retail was planned.

Colleen Hamson, Wilsonville resident, provided handouts and spoke about the harm caused by the use of glyphosate-based formulas, like those found in Roundup. The harm these products were doing to the environment and to humans was no longer anecdotal it was factual. Exposure to these herbicides, even in what was considered safe amounts was proving to be toxic. Although glyphosate formulas were legal across the U.S., globally they were being banned at a rapid pace. Parks, city landscape, and communal areas were sprayed several times a year, and studies show that the herbicide spray drift has been found to go as far as two miles, with the highest concentration being at least a mile away. According to MIT researchers, glyphosate was most probably a pathway to modern diseases such as autism, MS, inflammatory bowel disease (IBD), and cancer. She had two children diagnosed within a year of each other with life-threatening IBD, and a granddaughter with non-verbal autism. She acknowledged the rise in these diseases could be from a myriad of reasons, however if they look at the USDA graphs provided in the handout, the correlation between glyphosate introduction in the 1990's and the rise in the disease was astounding. A gardener in California diagnosed with non-Hodgkin's Lymphoma was just awarded \$289 million in a lawsuit against Monsanto, the maker of glyphosate, for intentionally concealing the health risks of its Roundup products, and many other lawsuits were on the dockets. According to studies, glyphosate was also destructive to soil microbiome. It depletes the minerals within the soil over time, which affects surrounding plants and lawn beds. Alternatives would save money, and were safe and effective. She asserted this was not a small problem that only affected a few people; it was affecting everyone. She emphasized the facts were there: they could create beautiful landscapes without chemicals. This was the future, and our children are worth it.

Mayor Knapp responded Council has had discussions on a policy to restrict or limit its use.

Mr. Cosgrove noted the City just adopted a Pest Management Program that he would be happy to share, noting the City used very little glyphosate. Ms. Hamson interjected clinical studies had been proven it to be harmful even in small amounts. Mr. Cosgrove said he would be happy to meet with Ms. Hamson, or have staff meet with her initially, and she could come back to talk to Council after that conversation, if she wished. He directed her to Natural Resources Manager Kerry Rappold to set up a meeting,

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MAYOR'S BUSINESS

A. Building Safety Month 2019 Proclamation

Dan Carlson, Building Official, noted the proclamation was an important element for continuing the City's outreach efforts to Wilsonville citizens in promoting building safety and encouraging efforts to improve their built environment and the overall safety in the spaces where citizens live, work, and play. He highlighted the weekly themes and activities the Building Division would engage in during the month, noting many individuals involved in the development process. He also acknowledged the City Councilors' efforts as leaders and decision makers, adding he appreciated the time they took to listen and thoughtfully try to understand what were sometimes extremely complex technical issues. He thanked Council for proclaiming May 2019 as Building Safety Month and he looked forward to sharing more as the month went along.

Councilor Lehan asked if Staff's outreach included the high schools. Mr. Carlson clarified they did not do outreach in the schools yet; however, it was part of the longer term, strategic plan for outreach and some staff members were very interested in doing so.

Councilor Lehan said it would seem any construction going on at a school would be an opportunity to have a few kids along on the inspection to see what was done when inspecting or comparing a plan, because most high school kids did not think of this as a career opportunity. It was a very intriguing career and she believed it would be interesting for high school students.

Mayor Knapp read the proclamation into the record.

B. Bike Month 2019 Proclamation

Sheilagh Griffin, Transportation Demand Management Technician, SMART, stated she recently joined she SMART staff and that her work involved encouraging people to get out of single-occupancy vehicles and seek other ways to travel. She highlighted several projects related to bike lane upgrades, noting the bikes lanes on Tooze Road were recently completed, providing a continuous bike lane from Boeckman to Grahams Ferry Road, and that more bike lanes were planned this summer for nearby Frog Pond to Stafford Meadows; and Villebois would be adding a bike-pedestrian multi-use path. She reviewed several upcoming summer activities and events celebrating biking in the city. She thanked the Mayor and City Council for proclaiming May as Bike Month.

The Mayor read the proclamation declaring May 2019 as Bike Month and presented a proclamation to staff.

C. Earth Day Proclamation

Kerry Rappold, Natural Resources Manager, stated he believed every day was Earth Day, not just one day, or one month, but the whole year was to celebrate the Earth. As the 49th anniversary of Earth Day, it was an opportunity for everyone to engage and think about what the planet meant to them, what they really appreciated about it and, hopefully, what they could provide to

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it. He highlighted the Arbor Day and City's Annual Work Day events and concluded by showing slides picturing the natural and scenic beauty of Oregon.

The Mayor read the proclamation declaring April 22, 2019 as Earth Day.

D. Upcoming Meetings

Mayor Knapp deferred announcing upcoming meetings to another time since many were already mentioned.

COUNCILOR COMMENTS

A. Council President Akervall

Reported she met with Phil Gately, a TVF&R captain at Station 52, to discuss opportunities to engage with the community when not responding to an emergency, so relationships could be built in a positive association or occurrence as well. They talked about different community events the station could be involved in, possibly something with the Lowrie school and making space to share information on emergency preparedness and safety, emergency information for families, how to build a safety plan, etc. It was a good meeting and there would be more to come from that discussion. She noted the giant eggs that Parks and Rec had been hiding every Friday at 5 p.m. in one of the city parks over the last couple of weeks that were full of goodies. The department posts a clue on social media about where the egg was hidden, along with a picture. It was a clever, fun activity that encouraged people of all ages to get out into the parks and explore. The last egg hiding was planned for this Friday.

B. Councilor Stevens

Stated she and Mayor Knapp attended the Metro Community Enhancement Committee, which included citizens and Metro Councilor Craig Dirksen, that allocated funding for City enhancement projects through a Metro program that collected tipping fees, generating anywhere from \$75,000 to \$90,000 a year for the programs. The Committee met twice last week and unanimously approved funding for projects that would be on the Council's agenda for approval in the near future. It was an engaged committee and they had thoughtful questions for the applicants. The following projects cost about \$90,000 and were completely funded by the program:

- Adding flashing lights where the pedestrian walkway from the Willamette Way area to Graham Oaks Park crossed Wilsonville Road on the west side of town near Graham Oaks Park. A speed sign would also be installed where the 45 mph county road comes into town. This project was already underway.
- Hanging flower baskets over by the bus station to celebrate SMART's 30th Anniversary. The baskets were from a local nursery and would spruce up the area where there was a lot of concrete.

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- Purchasing software for the historical archives at the library. The archives were organized by an archivist last year and would be put into a database. This would allow for searches of the approximately 6,000 items in the archive, of which about 3,000 were photographs in the History collection at the library.
- Funding for a stormwater education program and curriculum Natural Resources Manager Kerry Rappold would do at Boones Ferry Primary to work out in the field with students of all grades on stormwater management.
- A Street Tree Infill Project to fill in the gaps identified in the database from the street tree inventory done a few years ago. Public Works would work with Friends of Trees, neighborhoods, HOA's, and community groups to plant more trees in people's yards or along the streets.
- Lighting for Beauty and the Bridge. While the money had been earmarked, further discussions had been required with ODOT about its land and structures on the freeway. The idea was to light the I-5 underpass to better see the wonderful tiles of all the animals and flowers created by the students and to make the underpass a little safer.

She noted details about all the events that were ramping up for summer were available online. She noted the upcoming Bulky Waste Day, Metro's Hazardous Waste Day, and Document Shredding Day.

C. Councilor Lehan

Ms. Lehan said she did not believe it was SMART's 30-Year Anniversary because the first two or three years, it was called WART and it was just a van not a bus. She provided details about the State Heritage Tree dedication on 2 p.m. Friday, April 26, 2019, at Memorial Park would provide an opportunity to see up close the Rainbow B, a vintage 1937 towboat owned by the Bernerts. It has worked the Willamette River since 1937 and was soon to be retired.

D. Councilor West

Noted two big events he was excited about that would be great for the community as it recovered from the fire.

- The general manager of McMenamins would hold a special on April 23, 2019 from 5 p.m. to 11 p.m. where half of all proceeds would go to towards the Fire Relief Fund, which was now eclipsing \$30,000 and higher to bring immediate and future relief to those in crisis in the community. A board had been quickly formed to ensure the funds were distributed ethically and transparently. Local group Whiskey Derby was performing and hopefully they will have a packed house. Various news stations were all promoting the event.
- The Rotary Club would host a breakfast-themed dinner event at Lowrie because they expected it to be packed. It is going to be a thank you and community event that is free for everyone to come to, but it is also a fundraiser. Relief Fund Board Members were working with Rotary to get that event scheduled for May 9, 2019.

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The Relief Fund Board was excited about and had been working tirelessly to make these two community events happen. They were proud to be cutting the first checks to people in the community today. They were happy and honored to see how the community had galvanized because that was who they were and it had been amazing.

He had been invited to the City Club of Portland and sit with Governor Ted Kulongoski on the Public Employees Retirement System (PERS) solution issues. One big topic that came up was the larger effect on municipalities in the future to meet their basic service needs given this looming PERS crisis. Governor Brown just came out with her new plan this week, which dealt with the K-12 part of it, but local governments and municipalities were still in a lurch right now. He was still working with PERS Solution, who was meeting with a number of municipalities tonight across the state. He looked forward to sharing what they learned there with the rest of the Council to develop a strategy on how to deal with that looming crisis.

CONSENT AGENDA

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

A. Resolution No. 2731

A Resolution Of The City Of Wilsonville To Accept A Land Donation Of Approximately 31 Forested Acres In The Parkway Woods Business Park.

B. Resolution No. 2737

A Resolution Of The City Of Wilsonville Adopting An Intergovernmental Agreement With Clackamas County To Support The Work Of The Willamette Falls Locks Commission.

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

Vote: Motion carried 5 - 0.

SUMMARY OF VOTES

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

City Manager Cosgrove clarified that on Resolution No. 2731 regarding the land donation, the Staff report stated there was no financial impact, but the assessor's estimate was that the City would forego about \$3,500 a year, and the total for all taxing districts was \$32,000 per year. Therefore, there was some minor financial impact to everyone.

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PUBLIC HEARINGS

A. Ordinance No. 835 – 1st Reading

An Ordinance Of The City Of Wilsonville Adopting The Wilsonville Town Center Plan As A Sub-Element Of The Comprehensive Plan And Amending The Text Of The Wilsonville Comprehensive Plan, Comprehensive Plan Map, Zoning Map, And Development Code.

Ms. Jacobson read the title of Ordinance No. 835 into the record on first reading.

Mayor Knapp provided the public hearing format and opened the public hearing at 8:48 p.m.

Planning Director Miranda Bateschell and Capital Projects Engineering Manager Zach Weigel, along with consultants Alex Dupey and Molly Cooney-Mesker from MIG, Inc. presented the Town Center Plan via PowerPoint.

Ms. Bateschell noted the packet materials included three exhibits, and an errata sheet outlining minor, non-substantive amendments for clarity purposes. She noted the project's Task Force was a critical part of the team, adding she was proud of their hard work, for staying true to the community's input, and for their help in working through the project details. She also noted the Planning Commission's diligence and thoughtfulness, particularly around the details of the Development Code, and she recognized many division partners within the City who were part of the team that pulled the plan together. She believed this was a truly visionary plan, driven by the community and its values.

Councilor Stevens asked about the level of engagement by the current property owners. Ms. Bateschell acknowledged that it varied. Throughout the project, the team solicited the participation of property owners in Town Center. The team had solicited participation on the Task Force, sending information to every business and property owner in Town Center and number of them participated on the Task Force. Many could not participate regularly on the Task Force and some were not located locally, so they had been trying to meet at least once every six months by phone or in person to provide updates and get their input and concerns as they went through the planning process. It was an ongoing dialogue, particularly as they started to adopt the plan and there was interest and opinions about what it meant for their property.

Mayor Knapp asked if this effort was putting the City closer to cutting edge. What were most other cities doing or not doing, was is Wilsonville pushing the envelope or were they catching up from behind. He wondered what the team's perception was of this concept.

Alex Dupey said they have worked in a number of jurisdictions across the country and one of the biggest challenges was projects like Town Center, where existing development had to be addressed while also having a vision for a type of land use that might be different from what currently existed. That was something they have been working with throughout this process, to be able to engage as many businesses and community members to find a particular balance between what existed now versus over the next 20 years. This was being seen in many jurisdictions, and not just in Oregon, but in Washington, Boise, all over the country where the

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suburban land use development pattern contrasted with a changing demographic that was not necessarily looking at having the same type of development pattern. From an innovative standpoint, this was a bold vision. From a city and jurisdiction standpoint, Wilsonville was dealing with issues that were very similar to other jurisdictions with similar development patterns that were trying to change to the best of their ability – to be competitive with each other, for residents and for future businesses. They were all looking for walkability, especially employers because that was what their employees wanted. Therefore, it was bold, but it was not unusual for what they were seeing in other jurisdictions.

Councilor West said one thing he heard amongst his peers in the community was the lack of diversity, not only culture, in restaurants and things like that. People often feel they have to drive into Portland to go Le Pigeon or Ox or even places like Las Primas or the more cheap eats that provide such quality and artistry in their community. People feel like that was one little missing nugget. He asked if this would draw more of that type of industry beyond just chains or box stores, maybe some diversity in the business community. And if so, specifically why did they think it would make them look more vibrant in that way.

Mr. Dupey noted one of the earliest pieces they started with on this plan was a market assessment of whether there was a demand for more restaurants or more demand for specific services. Bob Gibbs, an internationally recognized market analyst, studied the market and confirmed there was a demand for those types of restaurants. First, a lot of employees were coming from Portland, Tigard and other places to work in Wilsonville, and there were few options for that type of dining, so there was opportunity just from a market standpoint. The Portland examples locate where there was a vibe. Town Center did not quite have that yet, but that was what Wilsonville residents were looking for. He believed that was where the Town Center Plan was trying to go, to create a space that was of interest to those types of businesses. More importantly was to think about Wilsonville's local businesses and the opportunities they would bring. There were already some great local restaurants in Town Center, and so how could they be supported to stay where they are, but also create that catalyst to begin attracting other smaller businesses that provide great service and a great amenity.

Mayor Knapp said another concern he had heard regarded the fact that the regular automobile mall was passing by and doing nothing over the next 20 years with what existed now would almost guarantee the city would lose vibrancy; lost to other places working to accommodate the more current demand and re-envision themselves. He asked if those were accurate perceptions.

Mr. Dupey agreed those as accurate perceptions, adding that a number of jurisdictions were trying to capture a market that was both young and old. Millennials were looking for the same things as retirees, including walkability and ease of access to the outdoors or services. In addition, if not provided, those folks would find a place, whether in Wilsonville or somewhere else. Town Center would be that place for Wilsonville. It would provide that walkability and that market, and having housing being a part of it was critical. That was what drove those services and those varied options. If nothing was done, Town Center could look the same way in 20 years and other places around Wilsonville would grow.

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Ms. Bateschell noted the trend being reported back from the market side was that shopping center owners in other cities had to diversify their portfolio. Those shopping centers had to change, redevelop, and add these additional uses because the retail world was shifting so much.

Mayor Knapp called for public testimony.

Garrett Stephenson, 1211 SW 5th Ave, Suite 1900, Portland, OR, 97204, said he was representing Doris Margery and Rose Dunn Trust, which owned the property Shari's was located on at Town Center Loop W. and Park Place. Trustee John Dunn was present, and he had participated in the Task Force initially when the Town Center Plan was first gelling. They were supportive of the Plan as a general matter and of the land use changes, in particular the idea of bringing in more mixed-use and density. His client recognized the importance of additional opportunities for walking, biking, and multi-modal transportation, which was par for the course in the Portland Metro area. The only reason they were there testifying tonight, other than to provide lauding of the Plan, was to make sure the Council had its eye out for protect existing business. These folks had been there for a long time, not just Shari's, but many other businesses that might not be as interesting as what the City wanted to see located there, or perhaps that was the perception. It was important to look out for the folks that had kept the home fires burning in the existing Town Center for the last 30 or 40 years, and Shari's was just one of those.

- He noted that two issues in the Plan related to specific elements of the transportation changes anticipated. These related to two main priorities that make a restaurant like Shari's work: visibility and access. They were concerned that these two transportation elements would negatively affect those priorities, if they were to happen extremely quickly and without some good, thoughtful planning.
 - The first was the proposal to eliminate the left turn movements on Town Center Loop W. They guessed most of their customers were coming in by making a left turn from Wilsonville Road and heading directly to the Shari's because they could see it. On page 10 of the DKS alternatives report, it was noted that basically it would prevent that turning movement. The other proposal was converting Park Place, which was the other potential access route to the restaurant. Converting that small section of Park Place into a multi-use path would prevent easy access if coming in from Wilsonville Road, but it would also prevent them from having a direct route to the restaurant if someone was trying to get there from the new central Town Center road, the Main Street,.
 - They wanted to bring those two very practical things to the attention of the Council. They did not desire to get in the way of this great plan or the City's progress, but they wanted to ensure Council understood the potential impacts regarding those two issues. He asserted their goal was to ensure the viability of the business through the economic life of the building, and they would never arrogate themselves to say they have to stop the entire plan for that time, but they would encourage Council to do one or two things, or perhaps both things.
- There is a modest request that the signal changes and the immediate conversion to a bike-pedestrian plan for Park Place be deferred for 7 to 10 years. Based on the development schedule, their consultants said that might not be a big deal anyway. If Council moved forward aggressively with this, they would like to have a chance to work out a specific development program for timing these improvements to make sure that, though Shari's may not be there forever, that it remains a viable business.

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- In conclusion, he encouraged them all to support the current landowners and businesses because these were the folks that would make the hard decisions that ultimately implement the Plan and see these land use transportation changes.

Mayor Knapp requested that staff and consultants return for rebuttal to the speaker's comments.

Ms. Bateschell recalled a conversation the team had with Council over a year ago about the transportation network, the proposed changes, and what the different alternatives were in the community design concepts and the related traffic analyses. There was dialogue at Council about how the different properties throughout the Town Center would be accessed if they did essentially see the extension of the Main Street, additional roads, and local streets being built, as well as the modifications to the Wilsonville Road intersections. This was something they were very mindful about when they went through that process; considering the overall pros and cons of the options in the network and trying to figure out what those meant for the system. The team could walk the Council through all the different benefits they saw from those changes.

- On the second issue related to the Park Place promenade, it was not an immediate project, but a mid- to long-term project, and was outlined in the Plan as something that would happen after all the other transportation improvements were made. Park Place was not a road they could modify into until the Main Street was constructed, the Wilsonville Road intersection improvements were done, and the Courtside extensions were completed. In addition, it was not outlined as a framework project that would really be pushed forward by the City as an immediate or high-priority project, but one that would occur alongside private development. Therefore, with regard to the issue outlined by Mr. Stephenson, there was not an immediate plan to construct that promenade and it was likely beyond the ten-year period.

Zach Weigel, Capital Projects Engineering Manager, added that one of the challenging issues with Town Center, if they look at the existing traffic conditions, was that about two-thirds of the traffic going through Town Center use Town Center Loop W. Going forward, with or without this Plan, it was not sustainable long-term for growth in the region to keep occurring and that intersection to not fail. What they looked at was the need for the extension of the Main Street and for certain improvements at each of the intersections to make that Main Street intersection work. One of those improvements was to remove the left turn lanes at Town Center Loop W. and redistribute that traffic at the Main Street and at Town Center Loop E. to distribute the traffic moving through Town Center and make those intersections work more efficiently. One of the added benefits was that they would be able to meet all of the City's operating standards at those intersections, and add multi-modal improvements to Town Center Loop W., including bike lanes and better pedestrian facilities that did not exist currently. One thing Staff heard a lot through this planning process was that people were not comfortable crossing Wilsonville Road at that intersection. These improvements would help make it a lot safer.

Mayor Knapp asked if drivers could turn left at that first intersection how could they get to the Shari's restaurant. Would the City provide a reasonable access to the existing businesses to enable them to still succeed even while these other changes occurred over a period of years?

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Mr. Weigel reminded that the Plan had a lot more internal connectivity between the local roadways, so they would not envision making that change until the Main Street was extended and people could turn left there and be able to use the internal roadway connections to get to Shari's.

Ms. Bateschell said the primary path would be to turn left at the new Main Street, which would only be about an eighth of a mile or less between the existing Town Center Loop W. and, depending on how development built out, another local road; they could use to connect to that property.

Mayor Knapp invited additional speakers, seeing none he closed the public hearing at 9:26 p.m.

Motion: Councilor Stevens moved to approve Ordinance No. 835 on first reading with the inclusion of the Attachment 2 errata sheet providing minor changes to the Town Center Plan. Councilor Akervall seconded the motion.

Councilor Stevens acknowledged the Planning Commission for its work on the Town Center Plan, having put in countless hours reviewing and re-reviewing the Plan. She was always heartened to see a unanimous decision, as she knew they worked out many of the details and dug deep, taking all the information from all the community members and businesses that were gathered to come up with a great plan. She appreciated all they did for the community

Council President Akervall agreed with Councilor Stevens comments and those made earlier in appreciation for the Task Force. She recognized it was not just the Task Force, as many community members put a lot of time and energy into this as well. The real strength of this Plan was having had so many people involved. It was not developed with a singular lens of what Town Center could be; it was developed and birthed from many different roles and interactions in this space. She also appreciated hearing the comments tonight and hoped to continue having that kind of dialogue and investment by all parties in this space as would make it something special. She recalled some conversations in the Task Force about how clear were the traffic patterns now if they wanted to get to a particular point in Town Center. It was sometimes hard to know what the most direct way would be. It was one thing to look at it on a map and say which street was fastest. She has lived in Wilsonville for ten years and still drove a different way to the post office every time. It was important to have a clear plan because nobody wanted intersections that were gummed up where it was a bear to get in and out of a specific area. People were paying attention to traffic issues and want traffic to flow well in that area so people could access those businesses, and the vibrancy of the commercial area there was fed by having efficient traffic flows. More people were moving to Wilsonville and Portland every day and time changes landscapes, so how could the City be proactive in working with that? She appreciated the work that had gone into the planning and called on them all to keep at it as changes happen over time because it was going to take continued energy, involvement, and investment to make this a special place in the future. She thanked everyone for their involvement and their continuing work. She was excited to see what is to come in this area.

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Councilor West stated that he wanted to make sure Shari's stayed vibrant as he patronized the business often. Shari's business model being located right off the freeway, open 24 hours, and with easy access helped its success and Shari's was a great partner to the community. With massive change like this, so many different businesses, perspectives, ideas, and agendas had to be accommodated. He noted how smoothly the community had been able to walk that tightrope to get where it was today and create something so cutting edge, as the Mayor referenced. It was a testament to how they worked as a community. Going forth, he wondered if there was a process where they could tweak something or collaborate to make sure this good business was taken care of at its location, because that was where they needed to be as a viable as a business. Shari's had been a great business and was in a great location to remain viable. Everyone was very impressed how the City had been able to roll out Town Center and how far it had come; what had been planned and where it was coming from was amazing. He commended the project team for doing an awesome job, but wanted to see what could be done to tweak that access point.

Councilor Lehan said it was an issue throughout Town Center, and she believed the City had made a lot of effort from the beginning, two years ago, for a lot of the existing businesses, most of whom did not own the land they were on. She had spoken up early on about the international flavor, especially of the Shenandoah Square, where there were Thai, Japanese, and Mexican restaurants, and a Mexican market right in a tiny area. Those were family-owned businesses there who, in most cases, did not own the building. They were the most vulnerable tenants. As seen in Lloyd Center, where they lost almost everyone; the little businesses could not hang on when Lloyd Center did its major remodel, which was a demonstration of what could happen when cities did not pay attention to their existing land and business owners as well as the tenants of the buildings—but they had to change Town Center. Bob Gibbs recognized 15 years ago when Town Center was pretty new that it was in trouble then, compared to Village at Main or even Fred Meyers, which was not even under construction yet. Nevertheless, because of the way it was laid out, because it was so auto-centric, the first thing he said then was that more rooftops, more dwelling units, and/or more office space were needed. More people were needed because the businesses were too spread out. Even then, he believed Town Center had serious limitations without change. Now, they were further down the road and there was much more consensus that it needed to adapt and move in that direction.

- Many parts of Town Center depended on other parts, so it was a matter of the timing as Ms. Bateschell explained. The intersection change was not going to happen until the internal piece was ready. All those things would happen as they happen and it might take 20 years. She believed it would be dangerous to say they were not going to change this intersection or put that road there, because all those parts would move along as they moved along. She believed this was the best vision the City could come up with now. The City had to watch out for its existing businesses, and the Plan would adapt as they went along, but she would not do anything to stop or inject into the vision. Everyone knew that intersection, that left turn, was failing now and it would fail completely very soon, and if anyone wanted to see failure, try to get in and out of Cabela's. She would go to a number of places more often if the extra half hour were not required to get in and out of Bridgeport Village. Wilsonville had to look around at other communities, which was what they had been doing. Did they want to look more like downtown Lake Oswego or Bridgeport? They were able to look around and ask, what was Wilsonville's vision? She believed this was a vision that could ultimately be better than all of those and unique to Wilsonville. She believed the City had to go with the Town Center Plan.

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- It had been through a lot of work by community members, business owners, and the Planning Commission, so she would not second-guess it at this point so long as they continued to remind everybody going forward that Council wanted to watch out for the city's existing businesses to make sure they were able to come through the transitions.

Mr. Cosgrove noted that was a message Staff could send to the Economic Development Manager as well, as the City moved forward with implementation.

Mayor Knapp said he did not disagree with anything heard from the dais; all those considerations were important. It was certainly his intent that the City's existing businesses continued to have a pathway to success. Part of the intent in the end was to give them a better chance of success than they had today under the old existing model. Yes, it was critical that staff worked with each individual step as the Plan came forward to figure out the timing. If one thing was going to change, what else did that mean? Did the City need to accommodate some other piece to make it work? Council needed to be thoughtful about how the pieces went together. It was a puzzle they would have to put together one piece at a time and figure out how to make each piece as successful as possible. He concurred there was nothing appropriate to tweak today, only to acknowledge the complexity of what was proposed going forward and make a commitment to the community, including the businesses, that the City was going to work to make everybody successful in the best way possible. Change was scary sometimes and they were doing something they envisioned, but could not quite see yet. He believed Wilsonville could do this. Staff had the skills and the City had strong indications from the private sector that there was interest in moving this Plan forward. As Councilor Lehan stated, Wilsonville had the potential to make something unique and in some ways, more desirable than that found in some neighboring communities. He was enthusiastic about the commitment to make that happen given the huge upside prospects of this Plan. Not to discount the complexity and difficulty of making it happen, but to recognize it was worth the effort, the work, and the investment to make the Plan happen and have a more vibrant community, more business opportunities, more successful opportunities, and build a community where people wanted to be and that attracted people; thereby making businesses more successful and growing the community. He believed the City was on the right track, that it was a matter of just opening the door and understanding that this was not the end, but the beginning, and then figuring out how the next piece worked, and then how the next piece after that worked, and how the City would accommodate all the needs. That was what they needed to do.

Councilor Lehan added Town Center would continue to be adapted as they went on, as it had before. No one would believe how controversial it was when they split the apple. The original planners really did not want it split. Town Center was supposed to have a lake originally, like Tualatin, and they did not want that road up the middle. It was never as first envisioned, and this would probably never be either. It would be something like this, but the City was trying to move it in a better direction than it was now and it would always keep evolving as it went.

Vote: Motion carried 5-0.

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SUMMARY OF VOTES

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

CONTINUING BUSINESS**A. Ordinance No. 834 – 2nd Reading**

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.

Ms. Jacobson read the title of Ordinance No. 834 into the record for second reading.

Mayor Knapp asked about the structure of the Areas of Special Concern and the effect of the wording as it seemed a little ambiguous.

Miranda Bateschell, Planning Director, said the question that came in today was regarding the two different exhibits to the ordinance. The first was the implementation measure language being added to the Comprehensive Plan, but a description was also being provided for Areas of Special Concern M and N. When staff knew a concept plan would be done, a description of the things known about the area was provided, as well as how to plan for it in the future, which essentially set the stage for master planning, providing zoning code language, Comprehensive Plan designations, etc. later. Within the Comprehensive Plan text amendments, those two Areas of Special Concern, the Basalt Creek Planning Area and the West Railroad Planning Area were added to the Comprehensive Plan language. The question that came in regarded the DKS memo, which was Exhibit B to Ordinance No. 834, and on Page 6 of 8, there was a description of a map change. The Transportation System Plan had a map of the southwest quadrant of the city, and one of the projects shown was the Brown Road alignment. At the time the map was last updated, it provided two options for that alignment, and it was noted in a little callout box stating, “Areas of Special Concern.” The exact same language was used even though it was not referring to the same thing; it was just a special note to identify the fact that there were two potential alignments and that an alignment would need to be chosen. What was being proposed for Figure 55 on Page 6 of 8 was to remove that callout text box for that project because the alignment was chosen by City Council and adopted a year or two ago. The amendment would remove the alignment for the Bailey Street connection for Project RE-04B, Brown Road Extension, which was how it was described on Page 6 of 8. She confirmed it did not relate to removing the just drafted Areas of Special Concern M or N.

Motion: Councilor West moved to approve Ordinance No. 834 on second reading. Councilor Lehan seconded the motion.

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Mayor Knapp called for a roll call vote.

Vote: Motion carried 5-0.

SUMMARY OF VOTES

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

CITY MANAGER’S BUSINESS

City Manager Cosgrove expressed his appreciation to his staff for all their hard work on the recent Villebois fire, which occurred while he was away on vacation. He specifically thanked Assistant City Manager Troha for her leadership, Martin Montalvo from Public Works, and Dan Carlson from the Building Department. Even though they were not the first responders for the incident, they certainly provided support to the first responders, by doing a lot of evaluations of the impacts to the City’s infrastructure and coordinating with insurance carriers. Ms. Troha’s idea to convene a town hall for the Villebois community was a great idea, and he believed that Villebois residents appreciated the structure.

Mayor Knapp stated the Council certainly agreed. He commended staff for the extra work, adding the entire staff was on top of things from the minute they became aware, and it was great to have that kind of coordination and see the cooperation and professionalism that was exhibited.

LEGAL BUSINESS

No Report.

ADJOURN

Mayor Knapp adjourned the meeting at 9:53 p.m.

Respectfully submitted,

DocuSigned by:

 E781DE10276B498...

 Kimberly Veliz, City Recorder

ATTEST:

DocuSigned by:

 C2B8698B3949461...

 Tim Knapp, Mayor