

City of

**WILSONVILLE**

OREGON



# 2012 Annual Report for our Community



# A Message From the City Manager

## Wilsonville has a lot going for it

As I reflect upon my first year as City Manager of the City of Wilsonville, I am impressed with the outstanding caliber of this community and all of the forward progress happening here. Based upon the results of a recent community survey and current economic-development strategy effort underway, many of our residents share the view that Wilsonville is a community with a high quality of life, and a robust employment base.



**City Manager**  
**Bryan Cosgrove**  
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### Highlights from the Past Year

■ **City Sets Record \$139.5 Million in Building Activity:** In spite of the slow economy, the City issued building permits in 2011 for a greater value of construction than in any prior year of the community’s history—*more than double the average year of the past decade.*

The vast majority of increased building valuation was private-sector investment in the form of new residential construction (\$52 million) primarily at Villebois and Jory Trail at the Grove (former Thunderbird Mobile Home Court); new and renovated commercial/industrial buildings (\$75.5 million), principally with Fred Meyer and Old Town Square, Lowrie Primary School and Wilsonville Road Business Park; and City projects (\$12 million), mostly at the I-5/Wilsonville Road interchange.

■ **\$38 Million Waste-Water Treatment Plant Upgrade:** The City Council selected internationally acclaimed firm CH2M Hill to design, build and operate an improved and expanded sewage treatment facility. Funded by a City bond sale with a very low interest rate of 3.447%, based on the City’s top-ranked credit rating, the total cost of the project is substantially below original estimates of \$50–\$60 million. The modernized facility will allow the City to accommodate additional residential and business growth while providing better stewardship for the environment.

■ **City Wins Over \$2 Million in Grants:** City staff successfully competed for a number of grants that supplement local tax dollars. We received a \$2 million ODOT grant for the new SMART/fleet services facility, \$235,000 grant for improvements to the Community Center kitchen and a \$200,000 award for improvements to Engleman Park.

### Expectations for the Upcoming Year

Over this next year, Wilsonville residents, workers and businesses may expect to see a number of further improvements for the community:

■ **Balanced, Hold-the-Line City Budget:** For two consecutive years, the City’s operating budget will be nearly flat. The City Council and Budget Committee continued to hold the line on spending increases. Building a rainy day fund for the City is not only prudent fiscal policy, but a primary reason the City received such an outstanding credit-rating from Moody’s for our wastewater treatment plant upgrade.

■ **I-5/Wilsonville Road Interchange Project:** The \$21 million interchange improvement, funded with \$13 million in City urban-renewal monies that leveraged \$8 million in ODOT funds, is to be completed, along with the “Beauty & the Bridge” student art project. The I-5 underpass will now accommodate 50% more traffic, including two through lanes and two I-5 on-ramp lanes in both directions; and everyone will have the opportunity to view the wonderful artwork of painted tiles by Wilsonville public school students that depicts local flora and fauna.

■ **Continued Community Leadership:** The City Council and volunteers who serve on City boards and commissions provide thoughtful, deliberative discourse on many City matters that position Wilsonville for a bright and sustainable future. We are most appreciative of the time of service offered by former City Councilor Steve Hurst. A professional, customer-driven staff will continue to provide top-quality service to our residents, businesses and visitors. To read the community survey, go online to the City’s website at [www.ci.wilsonville.or.us/2012CommunitySurvey](http://www.ci.wilsonville.or.us/2012CommunitySurvey).

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2012 Annual Report produced by the City of Wilsonville

Extra Copies of this report are available at Wilsonville City Hall, 29799 SW Town Center Loop East

**On the Web:** This report is available on the City’s website at [www.ci.wilsonville.or.us/2012AnnualReport](http://www.ci.wilsonville.or.us/2012AnnualReport)

**More Info:** Office of the City Manager, 503-570-1506; [PublicAffairs@ci.wilsonville.or.us](mailto:PublicAffairs@ci.wilsonville.or.us)



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# Wilsonville City Council - Charting the Course

## *Resilience - Leadership - Vision*

*Ensuring your tax dollars  
are spent in a smart and  
efficient manner.*



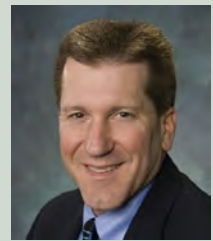
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### Our Mission

To Protect and Enhance Wilsonville's Livability by Providing Quality Service to Ensure a Safe, Attractive, Economically Vital Community While Preserving Our Natural Environment and Heritage.

### Our Goals

- Enhance Livability and Safety in Wilsonville.
- Ensure Efficient, Cost-Effective and Sustainable Development and Infrastructure.
- Ensure that Constituents Receive High Quality, Timely and Efficient Products, Processes, and Services.
- Develop, Adopt and Begin Implementation of a Comprehensive Economic Development Strategy.
- Improve City Communications and Actively Engage with Our Community and the Broader Public.
- Practice Fiscal Discipline to Maintain or Improve City's Bond Rating

The Wilsonville City Council normally meets on the first and third Mondays of the month at 7:00 p.m. at City Hall. Public comment is welcome at council meetings.



For more information: [www.ci.wilsonville.or.us/Council](http://www.ci.wilsonville.or.us/Council)

# Boards and Commissions - Volunteer Leadership

## Planning Commission

The Planning Commission is a volunteer committee, appointed by the City Council, that works closely with community members to determine how and where the community will grow over the long term (20 years and beyond). The Planning Commission is responsible for updating the City's Comprehensive Plan, which is the community's guiding vision document focusing on growth management, land use, development, public facilities and services.

The seven-member team solicits input from the community and provides the Council with recommendations on a wide variety of topics, including long-range master plans for jobs and housing, specific area plans, public policy and proposed changes to the Development Code and Comprehensive Plan. The Commission seeks broad public comment on all topics in order to make informed decisions that are in the best interest of the community.

The Planning Commission also serves as the City's state-required Committee for Citizen Involvement.



*Left to right:* Peter Hurley, Eric Postma, Marta McGuire, Ben Altman, Al Levit and Ray Phelps *Not Pictured:* Amy Dvorak

## Budget Committee

The Budget Committee meets at least annually during the spring to review the City Manager's proposed budget, which may amend proposed expenses and refer an

'approved budget' to the City Council for public hearings and adoption. The 10-member committee is composed of the City Council and five appointed residents, who include Wendy Buck, Anne Easterly, Lonnie Gieber, Tony Holt and Alan Steiger.

## Development Review Board (DRB)

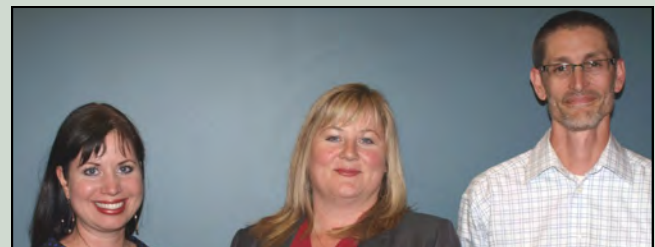
The City has two Development Review Board (DRB) panels appointed by City Council; each is comprised of 5 residents whose job is to act as "judge" on private development proposals in the community. DRB applies the criteria contained in the City's Development Code to building proposals to ensure that the community's standards are being satisfied as part of the land-use review process.

All proposals to develop land in the community go before the DRB. The DRB is responsible for reviewing Comprehensive Plan and Zoning Map changes, site plans for commercial and industrial projects, building architecture, single-family and multi-family neighborhoods and landscaping plans. The DRB panels' decision making is critical in achieving the current look and feel of the community, which has resulted in high-quality, attractive developments.



**DRB Panel A**

*Left to right:* Bob Alexander, Lenka Keith, Douglas King, Mary Fierros Bower and John Schenk



**DRB Panel B**

*Left to right:* Dianne Knight, Monica Keenan and Andrew Karr *Not pictured:* Cheryl Dorman and Jhuma Chaudhuri

# Boards and Commissions - Volunteer Leadership

## Parks and Recreation Advisory Board

The five-member Parks and Recreation Advisory Board, appointed by the City Council, provides input on parks and recreation issues or developments and helps plan for

present and future park and recreational needs. The Board allocates tourism and community grant funds. Depending on the kind of park project or program, the Board makes recommendations to the Planning Commission, Development Review Board or City Council. As the community matures and adds new parks, the Board's primary goal is to maintain the City's recreation, parks and facilities.



*Left to right:* Brent Timm, Parker Johnstone, Eric Bohard, Cindy Tyree and Ken Rice

*Volunteers are the heart and soul of the city. The City of Wilsonville is fortunate to have a dedicated group of individuals who provide time and energy to help make our community the best it can be.*

## Wilsonville Community Seniors, Inc.

The 11-member board is dedicated to ensuring that senior citizens receive quality programs and services. From fitness classes to computer training to arts, games, field trips, and fundraising, WCSI is looking out for the needs and wants of our senior population.

WCSI board members serve in an advisory capacity to the City on matters effecting senior programs, services, and facilities. WCSI also conducts fund-raising activities to support senior programs and events. Members are not appointed by the City Council; rather, they are elected by the participants in senior programs at the Community Center.



*Left to right:* Wes Morris, Dina Holland, Carolyn Hale, Jean Tsokos, Jean Campagna, John McDonald, Anna Dubas, Robert Thompson and Sandra Berry

## Library Board

The six-member Library Board, appointed by the City Council, is focused on providing a wide variety of programs and activities for community members. The Board recommends policies that help keep the Library a vital resource in Wilsonville and a gathering place for our residents. The Board supports and assists the Library Director in all Library planning, and advises the City Council of budgetary and policy considerations relating to operation and development of the Library.



*Left to right:* Kim Wogan, Reginald Gaines, Hilly Alexander, Alan Steiger and William Benedetto. *Not pictured* LaRue Williams

# City Financials - Annual Budget

The City of Wilsonville has an ethical and fiduciary responsibility to properly account for funds, manage municipal finances and plan adequately to provide programs and services of value to the community.

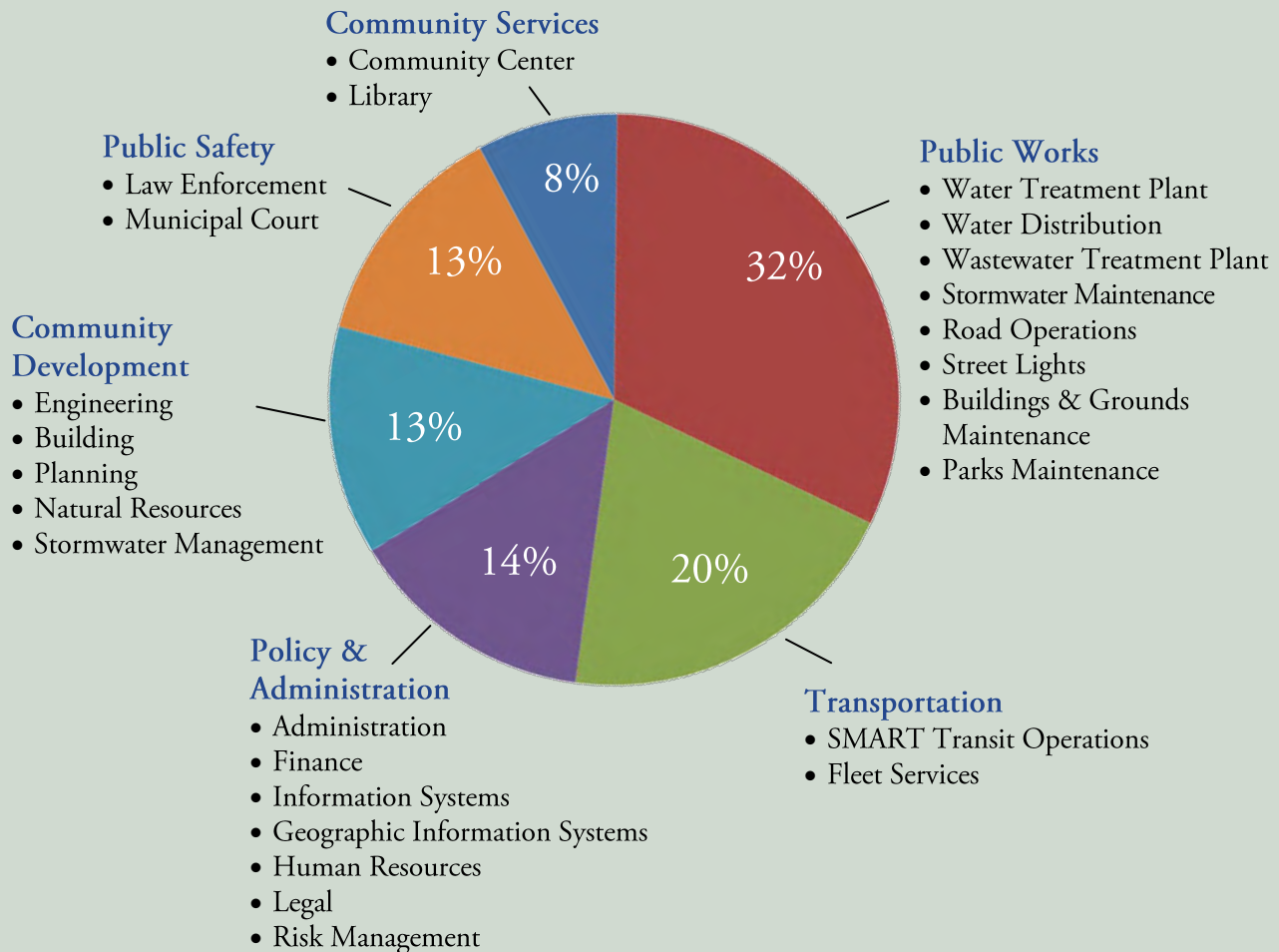
The City’s fiscal year 2012-13 (July 1, 2012 – June 30, 2013) operating budget of \$32 million is allocated across six City programs areas: Public Works, Transportation, Policy & Administration, Community Development, Public Safety and Community Services. The allocation is determined by an annual review process that is open to public comment and overseen by the City’s Budget Committee and approved by the City Council. The largest portion of the budget supports the City’s infrastructure—principally maintaining water, sewer, streets, parks, and city facilities.

In addition to the operating budget, the City budgeted \$30 million for capital improvements to fund a number

of projects. These projects include the major Wastewater Treatment Plant upgrade, I-5/Wilsonville Road interchange improvements, Kinsman Road water transmission mainline installation, realignment of Boeckman Creek at the Wilsonville Road bridge and a variety of other projects to improve and maintain the City’s infrastructure; see page 12 for more details of the City’s capital improvement projects.

Additional financial information can be found in the annual Budget Document, as well as the Comprehensive Annual Financial Report, which are available online at [www.ci.wilsonville.or.us/Finance](http://www.ci.wilsonville.or.us/Finance).

## City of Wilsonville Fiscal Year 2012-13 Operating Budget: \$32 million



# City Programs and Services

## Community Services

The Community Services Department offers recreation programs, senior services, and volunteer opportunities for individuals of all ages and ability levels. Programs and services are implemented with consideration given to public demand, available facilities, budget and alternative funding sources, City Council goals, and input from advisory boards.

The Community Services Department offers the following programs:

- Youth, Adult, and Adult 55+ Parks and Recreation programming
- Senior Services
- Nutrition programming for Adults 55+
- Social Services outreach for at risk seniors
- Mobility Equipment - free loan
- Support groups to enhance wellness
- Class scholarships for youth and seniors
- Park and Facility Rentals
- Community Garden
- Volunteer Opportunities such as WERK Day

Senior Nutrition Program July 1, 2011 to June 30, 2012	
Meals served at the Center	6,323
Home Delivered Meals	6,432



*“Active Lifestyles,  
Social Opportunities,  
Healthy Community”*

### Grant to help fund kitchen remodel

The City received a \$235,000 grant from Clackamas County for expanding the capacity of the senior nutrition program in order to serve more at-risk seniors and individuals with disabilities. The addition of a walk-in cold storage space and a dry storage space will allow the nutrition staff to prepare more in-house and home-delivered meals.



## Parks and Recreation

Parks and Recreation offers classes, programs and special events that provide an array of options for individuals of all ages and ability levels with a major focus placed on active health and wellness. Throughout the year, community events give Wilsonville residents an opportunity to come together and share the fun of the season.

In addition, the department oversees the rental use of public parks, sports fields, picnic shelters, the Stein Boozier Barn, the Community Center and the Tauchman House.

Parks and Recreation July 1, 2011 to June 30, 2012	
Youth Classes/Camps Offered	70
Youth Participants	941
Adult 55+ Classes Offered	112
Adult 55+ Participants	1,336
Adult 55+ Ongoing Activities Offered	280
Adult 55+ Ongoing Activities Participants	2,340

### ACHIEVE Healthy Community

In 2012, Wilsonville is one of four communities in the nation to become part of Action Communities for Health, Innovation, and Environmental Change (ACHIEVE). ACHIEVE brings together concerned citizens to create healthy communities and provide local leaders with education and resources to increase healthy choices.

# City Programs and Services

## SMART Public Transit

Operated by the City of Wilsonville, South Metro Area Regional Transit (SMART) maintains a fleet of over 35 vehicles ranging from 40-foot buses to minivans and a trolley-bus. SMART also operates Dial-a-Ride, which provides door-to-door service within Wilsonville and medical transport services to other nearby cities for the elderly and disabled. SMART services are free within Wilsonville, but intercity services charge a fare.



Funding for SMART is provided primarily by local businesses through an employer-paid payroll tax and by grants. Celebrating 20 years of service in 2012, SMART has evolved into a

full-service, dependable, transit system offering a convenient and easy way to travel within Wilsonville and to outlying areas, including Canby, Salem, and the south-end of Portland. Service to Tualatin, Tigard and Beaverton is available via Westside Express Service (WES) commuter train from SMART Central transit center on Boberg Road.



Incoming WES trains are met by SMART buses,



which then whisk riders to their local worksite within 10 minutes of arrival; riders may also transfer to an express bus directly to Salem.



*SMART Central on Boberg Road is Wilsonville's transit center and the Westside Express Service (WES) commuter rail train station and park-and-ride lot.*

The SMART Options education and outreach program promotes travel options to driving alone, such as carpooling, vanpooling, walking, bicycling, as well as using transit services.

SMART Options staff assist with compliance to the Oregon environmental rules for reducing drive-alone commuter trips to and from Portland area worksites.

**DID YOU KNOW?**  
Over 90% of Wilsonville's workforce commutes to work from outside town.

SMART also provides buses for special community events, senior lunches, shopping, and other trips in and around Wilsonville.

People of all ages are using SMART for traveling to work, daily trips to the grocery store, appointments, and attending recreational activities. By providing dependable transportation and helping to alleviate congestion on our roadways, SMART is becoming the right choice for a growing number of commuters and residents and plays a vital role in providing regional transportation options for those who, either by choice or necessity, do not drive.



# City Programs and Services

## Wilsonville Police Department

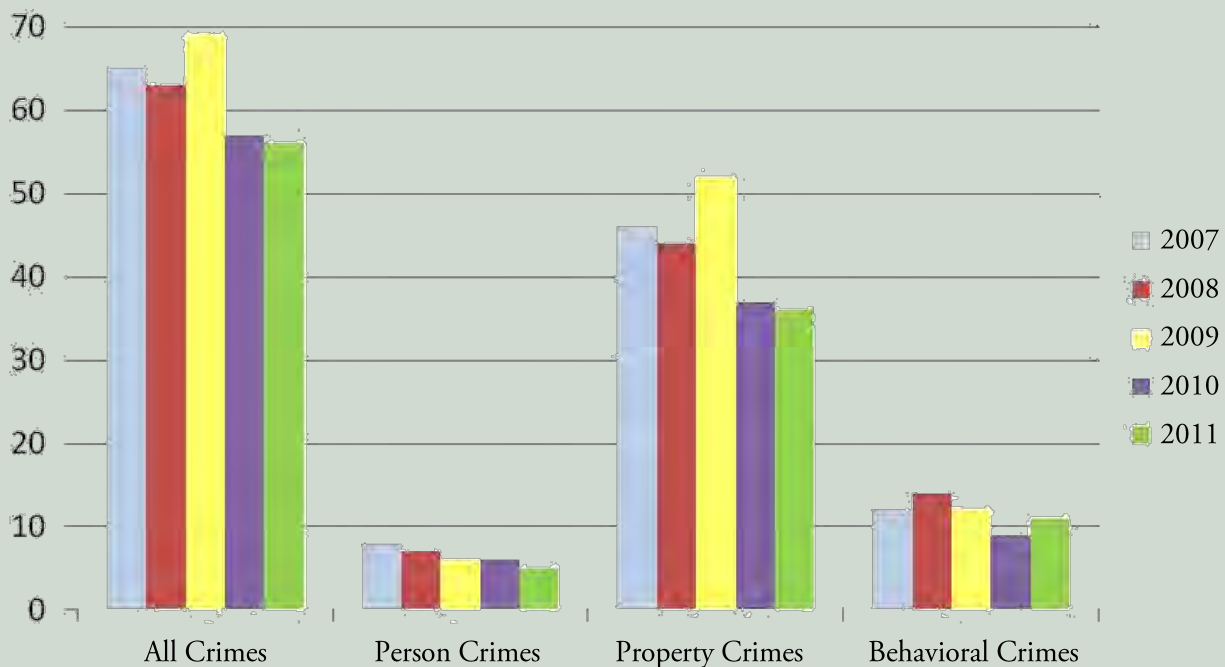
The City of Wilsonville contracts with the Clackamas County Sheriff's Office to provide law enforcement services to the City. Working with the Sheriff's Office offers the City an economical way to provide a full-range of police services, including special tactics, hazardous materials and detectives. The City also funds a school resource officer to work with the staff and students of Wilsonville High School.



Our mission is to preserve life, uphold the law, prevent crime, hold offenders accountable, and promote safety while finding innovative solutions and building partnerships with the community. Our motto is: *"Working Together to Make a Difference."*



### City of Wilsonville Crime Rates per 1,000 Population: *Overall Trend of Fewer Crimes*



# City Programs and Services



## Public Works

The Public Works Department is committed to delivering efficient operations and maintenance of the City's infrastructure and properties. Public Works' areas of responsibility includes streets, rights of way, street lights, storm water systems, parks, public properties, City facilities, water treatment and distribution and wastewater collections and treatment.

Street maintenance includes monthly sweeping of all city streets and public parking lots. Street lights are inspected and repaired monthly. The storm water system is continuously monitored and cleaned to protect local streams and rivers from pollution and prevent localized flooding.

Public Works Department 503-682-4092  
 Emergency After-Hours 866-252-3614



Public Works staff is tasked with providing beautifully maintained public parks, including locally recognized athletic facilities and water features. City staff also maintains all City facilities such as the Library, City Hall, Public Works/Police offices and the Wilsonville Community Center.

Clean drinking water is produced at the Willamette River Water Treatment Plant through the City's partnership with Veolia Water North America.



The City also partners with CH2M Hill for the operations and maintenance of the wastewater treatment plant.

The Public Works Department is comprised of 29.75 full-time equivalent (FTE) employees of which 4.50 FTE are seasonal employees. Most regular employees have been with City for over five years and many others have provided from 10 to over 30 years of public service in Wilsonville.

Public Works staff are experienced professionals who seek to provide superior service to the community on a "24/7," around-the-clock basis.



## City Programs and Services



Databases are free from home with your library card, and include *Consumer Reports*, business, genealogy, online language learning, and much more. And, with free internet access, monthly film showings, and public presentations by experts on a panoply of topics, the Library is always buzzing with activity.

### Wilsonville Public Library

The Wilsonville Public Library is considered by many in the community as the City's crown jewel. Funded entirely by the community, the Library is dedicated to promoting education, enrichment, and fun for all. The Library is open 7 days a week, so no matter what your age or circumstance, there is definitely something to capture your interest!

The Library's Youth Services Department hosts numerous weekly storytimes and other events that showcase reading, science, and fun for infants, toddlers, school-aged children, and teens. The Library's children's staff members frequently visit local schools, so children visiting the Library often recognize a familiar face. And, when the school year ends, the Library shifts into overdrive with a whole series of fun-filled summer reading programs for all ages.

In addition to an outstanding collection of books, the Library offers audiobooks, DVDs, downloadable e-books, and college-level courses on DVD and CD. Need a notary? We have several on staff. Looking for help with writing a resume, learning how to use your new e-book reader or computer? Library staff members can help with that too!



# Capital Improvement Program

## Capital Projects

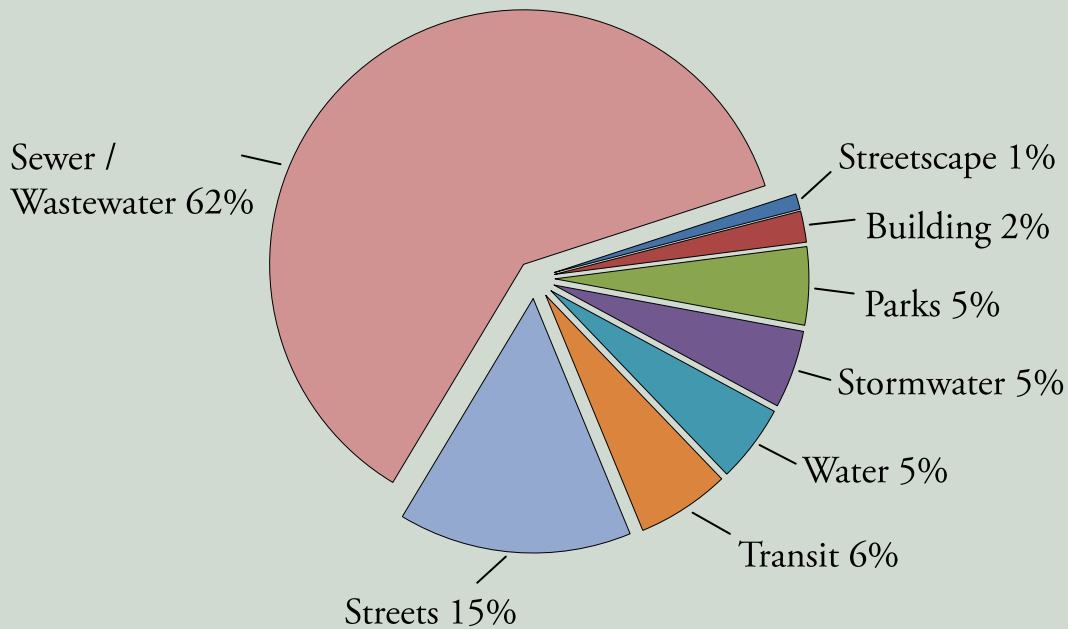
The City budgets major construction activities in one of eight capital-improvement project categories. Capital projects are generally large-dollar

amounts (\$5,000 minimum), nonrecurring and have a useful life of many years. Master plans are included as capital projects because they identify the projects to be budgeted in later years.

The Capital Improvement Program helps the City to manage the residential and business needs of our growing community. We take seriously our obligation to provide sufficient future funding for projects that offer services our community has come to expect and rely on. Many of these capital improvement projects pertain to building or making major improvements to City infrastructure, such as the wastewater treatment facility and local streets and roads.



City of Wilsonville  
Fiscal Year 2012-13  
Capital Improvements Budget: \$30 million



*“Wilsonville is growing, but still has that small town feeling. The City listens to what the community wants and is proactive in making things happen. Greatest secret place in Oregon to live!” — Katherine Budiao, resident*

# Capital Improvement Project Highlights

## Streets



### Streets

- I-5/Wilsonville Road Interchange
- Boeckman Road/Coffee Lake Creek repair
- 95th Ave. & Boones Ferry Road improvements
- Grahams Ferry Road improvements
- Boeckman Road “Dip” Bike/Ped improvements

## Sewer



### Wastewater

- Wastewater Plant Upgrade & Expansion

## Building



### Building

- Community Center Kitchen Improvements

## Water



### Water

- Kinsman Road Waterline & Metering Vault to Sherwood

## Stormwater



### Stormwater

- Repairs at Rivergreen and Morey’s Landing
- Boeckman Creek at Wilsonville Road

## Parks



### Parks

- Engleman Park Improvements
- New Skate Park Siting Location & Design

## Transit



### Transit/Fleet Operations

- New SMART and Fleet Operations Facility

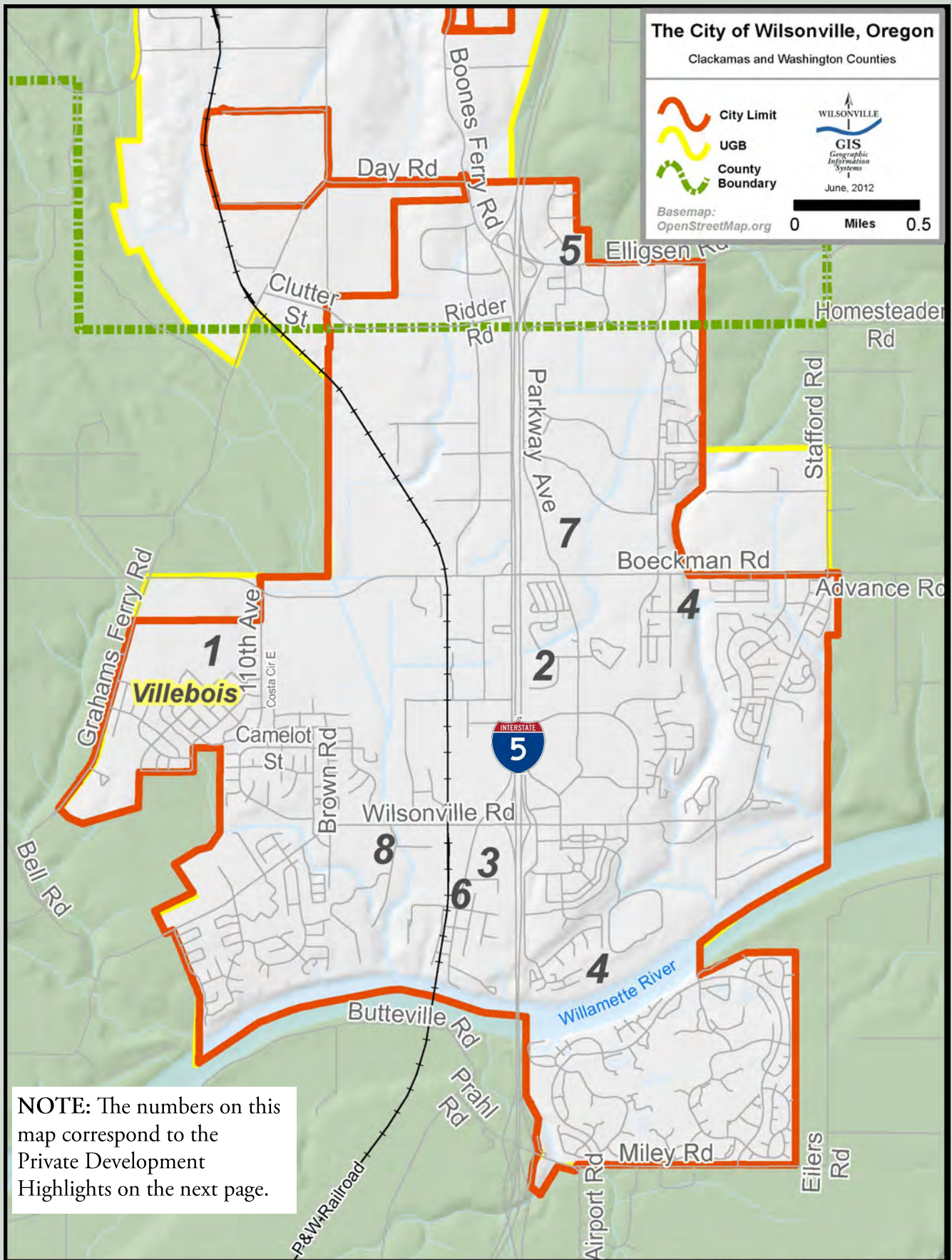
## Streetscapes



### Streetscapes

- Streetlight infill & streetscape improvements

# Private Development Highlights



# Private Development Highlights

## 1 Villebois Village

With 835 residential units already built, homebuilders Arbor, Legend, Polygon and Lennar will be working in Villebois over the next

several years. The City partnered with the West Linn-Wilsonville School District to re-site the Lowrie Primary School closer to the Villebois community; the school opens in September 2012.



## 5 TVFR Station & Command Center

Construction of a new, seismically secure 14,700-square-foot fire station and 4,850-square-foot command center began in spring 2012 and is expected to be complete in July 2013, replacing former station number 56 on Elligsen Road.



## 2 Jory Trail at the Grove

Construction of a 360-unit residential development at the former Thunderbird Mobile Club began in September 2011. Beginning summer 2012, the second phase of construction is proposed to include a mix of 359 multi-family residents and 39 single-family homes.



## 6 Boone Building

A 20,000-square-foot, two-story office/retail/medical office building is scheduled to open in fall 2012. Located on Boones Ferry Road, the Boone Building is located across from the new Old Town Square shopping center and McMenamins Old Church & Pub.



## 3 Bell Tower Apartments

Marathon Management is constructing a \$10 million retail/mixed-use, 56-unit residential apartment building adjacent to the new Old Town Square shopping center. The building will have shops and tenant parking on the first floor, and residential units on the top floors.



## 7 OIT and Mentor Graphics

Oregon Institute of Technology (OIT) is consolidating four Portland-area locations to Wilsonville along Parkway Avenue. While next door, Mentor Graphics is constructing a new \$35 million data center, advancing high-tech investment in Wilsonville.



## 4 Smaller Residential Developments

Homebuilders and developers have recently submitted projects for smaller-scale residential development proposals that range from single-lot infill projects to a 21-lot subdivision (Copper Creek) and a 33-lot subdivision (Willamette Landing).



## 8 Wilsonville Road Business Park

A \$13 million, 90,700-square-foot business and light-industrial flex space development by Pacific NW Properties is complete. A second phase with a 21,700-square-foot office building is planned for the remainder of the nine-acre site.



# Civic Engagement... Wilsonville Can Only Be As Good As You Make It!

The City of Wilsonville offers the public multiple media "channels" to participate in local government.

## Boones Ferry Messenger



Monthly City newsletter distributed to every residence and business address in Wilsonville.

## Streaming Media: Watch live or rebroadcasts

- Cable TV Channel 30
- Wilsonville Web TV
- Video Vault: Past City Council and other meetings; extra content featuring specific projects and programs.



## Website: [www.ci.Wilsonville.or.us](http://www.ci.Wilsonville.or.us)

City notices, calendar of events, meeting agendas and more!



## Online Social Media

"Follow us" on Twitter, FaceBook, Flickr and YouTube...



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# Postal Customer

