



# CITY COUNCIL MEETING MINUTES

March 07, 2022 at 7:00 PM

City Hall Council Chambers & Remote Video Conferencing

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## CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, March 7, 2022. The Mayor called the meeting to order at 7:12 p.m., followed by roll call and the Pledge of Allegiance.

## PRESENT

Mayor Julie Fitzgerald  
Council President Kristin Akervall  
Councilor Charlotte Lehan  
Councilor Ben West  
Councilor Joann Linville

## STAFF PRESENT

Barbara Jacobson, City Attorney  
Bryan Cosgrove, City Manager  
Dan Pauly, Planning Manager  
Dustin Schull, Parks Supervisor  
Jeanna Troha, Assistant City Manager  
Katherine Smith, Assistant Finance Director  
Kimberly Veliz, City Recorder  
Philip Bradford, Associate Planner  
Zoe Mombert, Assistant to the City Manager

3. Motion to approve the following order of the agenda.

**Motion:** Moved to approve the order of the agenda.

Motion made by Councilor West, Seconded by Councilor Lehan.

## **Voting Yea:**

Mayor Fitzgerald, Council President Akervall, Councilor Lehan, Councilor West, Councilor Linville

## MAYOR'S BUSINESS

### 4. Upcoming Meetings

The Mayor reported on the following meeting and events that occurred since the last City Council meeting on February 24, 2022:

#### \$1.9M Legislative Allocation for City's Proposed Affordable Housing

- Announced that the Oregon legislature has awarded the City \$1.9 million for the proposed Transit-Oriented Affordable Housing Development at the Wilsonville Transit Center.
- The City of Wilsonville's State Representative Courtney Neron of House District 26 was thanked for this grant. The \$1.9 million helps to fill a gap in the financing plan for the proposed affordable housing development.
- The funds will allow the City to utilize space on the ground floor for a SMART Transit Information Center and other supportive uses, such as an office for Wilsonville Community Sharing foodbank and social-services referral agency and possibly childcare.
- The City was most appreciative of Representative Neron's support for the City Council's vision of providing an affordable housing option with a Transit-Oriented Development at the Wilsonville Transit Center. With this kind of development, residents will have ready access to free SMART transit service throughout Wilsonville, and to the Portland metro area via SMART or TriMet's WES Commuter Train and to Canby and Salem.

#### Representative Neron Town Hall

- The City would be hosting Representative Neron for Wilsonville Town Hall on Saturday, March 12, 2022 at 10:00 a.m., via Zoom. Representative Neron planned to give constituents an update on the 2022 legislative short session.
- Registration information is on the City's website.

#### Affordable Housing Property-Tax Exemptions

- Reminded on the City Council meeting Consent Agenda was a series of resolutions that provide property-tax exemptions to support local affordable-housing options.
- Residents who qualify for various affordable-housing include lower-income residents and seniors on fixed incomes, as well as special populations with behavioral-health issues.
- The City Council for decades has supported efforts to provide affordable housing options for the diverse community. Council was reminded the property tax exemption resolutions on the Consent Agenda supports 365 residential units of affordable housing, a bit over half of Wilsonville's 630 total units of affordable housing.
- The total value of property-tax exemptions for these five multi-family communities is just over \$400,000, with the City providing \$78,000 and other taxing jurisdictions like the school district, fire district, County and others supporting over \$322,000.

### Aurora State Airport Master Plan Meetings

- Councilor Lehan and Community Development Director Chris Neamtzu participated on behalf of the City during the second Aurora State Airport Master Plan Planning Advisory Committee last week.
- Following the Planning Advisory Committee meeting, the Oregon Department of Aviation held an Airport Master Plan Open House that the Mayor and Councilors Linville and Lehan attended.
- The Mayor, other City Council members, Mayor Asher of Aurora and members of the attended the meeting of the Oregon Department of Aviation
- The Mayor hoped at the next the Planning Advisory Committee (PAC) meeting that the materials are made available sooner rather than one business day before the meeting.
- The Mayor felt that kind of action makes it difficult to have meaningful public engagement.

### Clackamas County Coordinating Committee (C4)

- At the last C4 meeting, Mayor Tammy Stempal of Gladstone was elected as representative to the C4 Executive Committee.
- Heard a presentation by Executive Director of the Clackamas Workforce Partnership, which is the federally designated Workforce Innovation and Opportunity Act local workforce board. This organization works with employers, colleges, schools, training programs and others to advance workforce improvements for employers and employees.
- Due to inquiry by Councilor Linville, Clackamas Workforce Partnership is considering creating an advisory board composed of local-government officials.

The Mayor reported on the following upcoming meetings and events:

### Representative Neron Town Hall

- Again reminded the audience of the upcoming Saturday, March 12, 10 am, Wilsonville Town Hall with Representative Courtney Neron.

### Next City Council Meeting

- The next regular City Council meeting is scheduled for Monday, March 21, 2022.
- The Council is planning to meet in person in April 2022.

## **COMMUNICATIONS**

### 5. Tualatin Valley Fire & Rescue's State of the District

Chief Kenny Frentress of Tualatin Valley Fire & Rescue (TVF&R) shared the 'state of the district' report, which summarized recent activities, including the opening of Station 54 in Charbonneau.

Councilor questions followed the presentation.

## 6. Arbor Villebois CEP Presentation

Arbor Villebois Homeowner Association (HOA) representatives Tom Vaughn and Alfred Sharpteen summarized how the HOA spent funds received from the Community Enhancement Program (CEP) to mitigate damage from the February 2021 ice storm. The duo also thanked City Council for their support.

Mayor and Councilor comments followed the update.

### **CITIZEN INPUT AND 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 AND MEETING ANNOUNCEMENTS**

## 7. Council President Akervall

Councilor Akervall reported on the following items:

- Attended the Urban Renewal Task Force meeting
  - Task force includes members from the community, businesses, taxing jurisdictions and other partner agencies, which include Washington and Clackamas Counties.
  - Holding meetings to gather feedback for a new Urban Renewal policy.
- Transit Employee Day is March 18, 2022
  - Expressed appreciation for SMART employees
- Invasion of Ukraine
  - Shared Council recognizes that the invasion of Ukraine is on the hearts and minds of many people across the world and in the City of Wilsonville.
  - Reminded there are many reputable online sites where individuals can support humanitarian aid.
  - Mentioned all can choose to show alignment and dedication to the following common values in the community such as truth and transparency; respect for the rights and dignity of others; accountability and responsible behavior; and kindness, compassion, and empathy.
  - Believed that as city leaders, Council understands that human rights, democratic principles, and peace are important for safe and prosperous communities.
  - On behalf of Council thanked community members for joining Council in fostering these beliefs in the City of Wilsonville.

Councilor West seconded the comments made Council President Akervall regarding Ukraine.

Recalled, Council had been busy with Human Resource interviews.

Informed the audience the City has grants opportunities, which consist of the Community Opportunity Grant Program and Community Tourism Grant Program. The audience was encouraged to apply for these grants. The deadline to apply was Friday, March 7, 2022.

#### 9. Councilor Lehan

Councilor Lehan also mentioned her concern for Ukraine and agreed with the comments made by Council President Akervall.

Recalled she too had been involved in the Human Resources meetings.

Councilor Lehan attended the Aurora Airport Participant Advisory Committee (PAC) meeting. Echoed the comments made by the Mayor about the meeting.

Councilor Lehan explained that as part of the City's Comprehensive Plan update to create a "Good-Neighbor" policy with the Aurora State Airport, the City's Planning Division is conducting an online community survey at [www.letstalkwilsonville.com](http://www.letstalkwilsonville.com). The survey runs through March 13, 2022.

In addition, the City is hosting two online community conversations about a "Good-Neighbor" policy with the Aurora State Airport. These community meetings were scheduled for March 9 and March 10, 2022. Information on the survey and community meetings was posted online at [www.letstalkwilsonville.com](http://www.letstalkwilsonville.com).

#### 10. Councilor Linville

Councilor Linville reported on the following items:

- Aurora Airport Participant Advisory Committee (PAC) meeting and Open House
  - Encouraged all to participate in the Oregon Department of Aviation online survey on airport needs for the next 20 years. The survey is open until March 25, 2022.
- Willamette Falls Locks Commission (WFLC)
  - Next meeting will include a status update and next steps on a closure agreement between the Army Corps of Engineers and the new Willamette Falls Locks Authority (WFLA).
  - WFLC sunsets in June 2022 and then WFLA will take over to run the Willamette Falls Locks.
- Clackamas Workforce Partnership
  - In the midst of conversations with the organization in hopes to have representation from Wilsonville. To provide input on workforce training programs planned for Clackamas County.
  - Exploring if there is interest by local officials to engage further with the public workforce system and other community networks.
  - Doodle Poll sent out to determine who is interested in and/or available to participate in these conversations.
- Clackamas County Coordinating Committee Metro Subcommittee
  - Plans to attend the upcoming meeting.

- **Saint Patrick's Day**
  - Mentioned Saint Patrick's Day was coming up and that it was her youngest daughter's birthday.
- **Ukraine Invasion**
  - Shared her heart goes out to those in Ukraine.

## **CONSENT AGENDA**

The City Attorney read the titles of the Consent Agenda items into the record.

**11. Resolution No. 2954**

A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Autumn Park Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc.

**12. Resolution No. 2955**

A Resolution Of The City Of Wilsonville Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Charleston Apartments, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc.

**13. Resolution No. 2956**

A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Creekside Woods Limited Partnership, A Low-Income Apartment Development Owned And Operated By Northwest Housing Alternatives, Inc.

**14. Resolution No. 2957**

A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Rain Garden Limited Partnership, A Low-Income Apartment Development Owned And Operated By Caritas Community Housing Corporation.

**15. Resolution No. 2958**

A Resolution Granting An Exemption From Property Taxes Under ORS 307.540 To ORS 307.548 For Wiedemann Park, A Low-Income Apartment Development Owned And Operated By Accessible Living, Inc.

**16. Resolution No. 2960**

A Resolution Of The City Of Wilsonville Supporting A 2022 Grant Application To The Oregon State Parks, Local Government Grant Program For The Trail At The Park At Merryfield Rehabilitation.

**17. Minutes of the February 24, 2022 City Council Meeting.**

**Motion:** Moved to approve the Consent Agenda as read.

Motion made by Council President Akervall, Seconded by Councilor Lehan.

**Voting Yea:**

Mayor Fitzgerald, Council President Akervall, Councilor Lehan, Councilor West, Councilor Linville

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

## **NEW BUSINESS**

None

## **CONTINUING BUSINESS**

The City Attorney shared there would not be staff presentation. She further stated no additional comments had been received for either ordinance. The City Attorney then read into the record for second reading the titles of Ordinance Nos. 854 and 855.

The Mayor read the second hearing script at 8:11 p.m.

No Councilor declared a conflict of interest, bias, or conclusion from information gained outside the hearing.

The Mayor requested a motion close the public hearing at 8:11 p.m.

**Motion:** Moved to close the public hearing.

Motion made by Council President Akervall, Seconded by Councilor West.

**Voting Yea:**

Mayor Fitzgerald, Council President Akervall, Councilor Lehan, Councilor West, Councilor Linville

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

### **18. Ordinance No. 854**

An Ordinance Of The City Of Wilsonville Annexing Approximately 9.74 Acres Of Property Located On The West Side Of SW Stafford Road North Of SW Frog Pond Lane Into The City Limits Of The City Of Wilsonville, Oregon; The Land Is More Particularly Described As Tax Lots 100, 300 And 302, And A Portion Of SW Stafford Road Right-Of-Way, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Paul C. Chaney, Janene P. Chaney, Petitioners.

**Motion:** Moved to adopt Ordinance No. 854 on second reading.

Motion made by Councilor Lehan, Seconded by Councilor Akervall.

**Voting Yea:**

Mayor Fitzgerald, Council President Akervall, Councilor Lehan, Councilor West, Councilor Linville

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

**19. Ordinance No. 855**

An Ordinance Of The City Of Wilsonville Approving A Zone Map Amendment From The Clackamas County Rural Residential Farm Forest 5-Acre (RRFF-5) Zone To The Residential Neighborhood (RN) Zone On Approximately 8.46 Acres On The West Side Of SW Stafford Road North Of SW Frog Pond Lane; The Land Is More Particularly Described As Tax Lots 100, 300 And 302, Section 12D, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon. Venture Properties, Inc., Applicant.

**Motion:** Moved to adopt Ordinance No. 855 on second reading.

Motion made by Councilor Lehan, Seconded by Councilor West.

**Voting Yea:**

Mayor Fitzgerald, Council President Akervall, Councilor Lehan, Councilor West, Councilor Linville

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

**PUBLIC HEARING**

None

**CITY MANAGER'S BUSINESS**

The City Manager provided an update on the status of the City's process to hire a new City Attorney. The Council scheduled to meet in Executive Session on Friday, November 11, 2022 at 6:00 p.m. to evaluate finalists for the position.

**LEGAL BUSINESS**

The City Attorney announced Governor Kate Brown planned to lift the COVID-19 emergency declaration. The City Attorney explained Council could retain their emergency order until it expires on June 1, 2022. Alternatively, Council could decide to rescind their order prior to the expiration date. The Council was not asked to make a decision at this time.



**ADJOURN**

Mayor Fitzgerald adjourned the meeting at 8:23 p.m.

Respectfully submitted,

DocuSigned by:

*Kimberly Veliz*

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Kimberly Veliz, City Recorder

ATTEST:

DocuSigned by:

*Julie Fitzgerald*

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Julie Fitzgerald, Mayor