



CITY COUNCIL & STATE OF THE CITY ADDRESS MINUTES

May 06, 2024 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

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, May 6, 2024. The Mayor called the meeting to order at 7:02 p.m., followed by roll call and the Pledge of Allegiance.

PRESENT

Mayor Fitzgerald
Council President Akervall
Councilor Linville
Councilor Berry
Councilor Dunwell – Excused

STAFF PRESENT

Amanda Guile-Hinman, City Attorney
Bill Evans, Communications & Marketing Manager
Bryan Cosgrove, City Manager
Chris Neamtzu, Community Develop. Director
Jeanna Troha, Assistant City Manager
Kimberly Veliz, City Recorder
Stephanie Davidson, Assistant City Attorney
Zach Weigel, Capital Projects Engineering Manager
Zoe Mombert, Assistant to the City Manager

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

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

Motion made by Councilor Akervall, Seconded by Councilor Linville.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

4. State of the City Address

The Mayor read aloud the Council mission statement. Then presented the 2024 State of the City Address.

Mayor Fitzgerald's 2024 State of the City Address is appended to the minutes in its entirety.

COMMUNICATIONS

5. Senator Aaron Woods

6. Representative Courtney Neron

Senator Aaron Woods and House Representative Courtney Neron, spoke immediately after the State of the City Address. Both lauded the City's collaboration on legislative issues, including work to address homelessness, make housing and childcare more affordable, and the State's plan to pause tolling on portions of I-5.

RECESS

The Mayor recessed the meeting.

RECEPTION

There was a brief break for refreshments.

The Mayor reconvened the meeting at 8:23 p.m.

COMMUNICATIONS - Continued

7. Tualatin Valley Fire & Rescue State of the District

Government Affairs Division Chief Cassandra Ulven provided the Tualatin Valley Fire and Rescue state of the district. The PowerPoint shown was added the record.

Council comments followed the presentation.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address 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 citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

The following community members provided public comment:

Maripat Hensel	Lyn Whelchel	Andrew Karr	Dr. Laura La Joie
Steve Benson	Mary Pettenger	Charlotte Lehan	

Anne Shevlin read a letter in the record on behalf of Eric Hoem

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

8. Council President Akervall

Councilor Akervall provided details on the following meetings and events:

- West Linn – Wilsonville School District Equity Summit on April 20, 2024
- May Diversity, Equity and Inclusion (DEI) Calendar Dates of Observance
 - Jewish Heritage Month
 - Asian-American Pacific-Islander Month
- Public Works Complex Grand Opening and Ribbon Cutting on May 18, 2024
- Next City Council meeting scheduled for May 20, 2024

9. Councilor Linville

Councilor Linville provided details on the following items and events:

- Public Works Complex Grand Opening and Ribbon Cutting on May 18, 2024
- Aurora State Airport Public Advisory Committee on May 30, 2024
- Opioid Settlement Prevention, Treatment and Recovery Board meeting on May 8, 2024
- Budget Committee meetings on May 9 and 15, 2024
- West Linn -Wilsonville School District Fentanyl Community Workshop on May 14, 2024
- May Building Safety Month Proclamation
- Bulky Waste Day on May 11, 2024
- Metro Household Hazardous Waste Disposal Day on May 18, 2024

10. Councilor Berry

Councilor Berry provided details on the following meetings and events:

- Earth Day Celebrations on April 20, 2024
 - Murase Arboretum Grand Opening
 - City and School District sponsored a celebration at the Center for Research in Environmental Sciences and Technologies (CREST)

- W.E.R.K. Day on May 18, 2024
 - Wilsonville Rotary Club complimentary breakfast
- Backyard Habitat Open Garden Tour on May 18, 2024
- Toured the Public Works Complex
- Tourism Promotion Committee meeting on May 1, 2024
- Clackamas County Coordinating Subcommittee meetings on April 17 and May 2, 2024

Councilor Dunwell – Excused

CONSENT AGENDA

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

11. Resolution No. 3132

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Aaken Corporation To Construct Street Lighting LED Conversion – Phase 3 Project (CIP #4722).

12. Resolution No. 3134

A Resolution To Allocate Community Enhancement Funds For Fiscal Year 2024/2025.

13. Resolution No. 3135

A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute A Contract With Absco Solutions For Updating Card Access And Security Cameras At The SMART Administration Facility.

14. Resolution No. 3136

A Resolution Of The City Of Wilsonville Acting In Its Capacity As The Local Contract Review Board Authorizing The City Manager To Execute An Intergovernmental Agreement With Clackamas County To Build Fiber Infrastructure To The Elligsen And C Level Reservoirs.

15. Resolution No. 3137

A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The I-5 Pedestrian Bridge Project.

16. Resolution No. 3139

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Intergovernmental Agreement With Metro For The Wilsonville Industrial Land Readiness Project.

17. Resolution No. 3140

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Intergovernmental Agreement With The City Of Portland For Local Improvement District Services.

Motion: Moved to approve the Consent Agenda as read.

Motion made by Councilor Akervall, Seconded by Councilor Berry.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry

Vote: Motion carried 4-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

18. **Ordinance No. 891** - *1st Reading (Non-Land Use Legislative Hearing)*

An Ordinance Of The City Of Wilsonville Repealing And Replacing Wilsonville Code Sections 2.310-2.319 Regarding Public Contracts.

The City Attorney read the title of Ordinance No. 891 into the record on first reading.

The Mayor provided the public hearing format and opened the public hearing at 9:39 p.m.

The Assistant City Attorney provided the staff report and PowerPoint, which has been made a part of the record.

The Council asked clarifying questions.

The Mayor invited public testimony, seeing none the Mayor closed the public hearing on Ordinance No. 891 at 9:52 p.m.

The Mayor then requested a motion on Ordinance No. 891.

Motion: Moved to adopt Ordinance No. 891 on first reading.

Motion made by Councilor Akervall, Seconded by Councilor Linville.

It was noted that Council had many opportunities during a number of Work Session's to review this item. Furthermore, it was Council's intent to be consistent with the model rules and allow for flexibility with the exceptions.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry

Vote: Motion carried 4-0.

CITY MANAGER'S BUSINESS

The City Manager reported news of a pending half a million-dollar grant procured by Parks and Recreation staff, which is to be used for the purchase and installation of new play equipment at Memorial Park.

The Mayor requested a motion to extend the meeting past 10:00 p.m.

Motion: Moved to extend the meeting to 10:15 p.m.

Motion made by Councilor Akervall, Seconded by Councilor Linville.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry

Vote: Motion carried 4-0.

LEGAL BUSINESS

The City Attorney updated the Council on a collaboration with non-profits Wilsonville Community Sharing and Heart of the City to successfully procure more than \$500,000 over two years from Clackamas County Health, Housing and Human Services to fund programs that provide hotel vouchers and other supportive services to aid people experiencing homelessness.

19. Order Establishing The Procedure That City Council Will Follow Of Appeal Proceeding For Anticipated Appeal Of Development Review Board Resolution No. 432 To City Council

The City Attorney explained there was a proposed order establishing the procedure that City Council will follow of an appeal proceeding for the anticipated appeal of Development Review Board Resolution No. 432 to City Council.

Council was informed on April 24, 2024, the Development Review Board concluded its public hearing process regarding the Class 2 application by Dan Zoldak of Lars Anderson and Associates with respect to the real property located at 29400 Southwest Town Center Loop West.

Any appeal of the Development Review Board's decision must be filed later that week. Staff anticipated that an appeal would be filed and so sought an order from the Council establishing the procedure for the appeal should it be filed.

The City Attorney recalled the proposed order that had been provided to Council established a Special City Council meeting on May 17, 2024, at noon which followed standard practice for a Special City Council meeting for a specific item. Where the meeting procedure would be to call the meeting to order and to immediately take up the appeal. The appeal proceeding as proposed and as is practice would not be a public hearing. Therefore, additional testimony outside the appellant representatives and City staff, so outside of any questions from Council would not be allowed.

If the Council wished to proceed with the order a motion could be made as follows, I move to adopt an order establishing the procedure that City Council will follow of appeal proceeding for anticipated appeal of Development Review Board Resolution No. 432 to City Council as distributed.

Motion: Moved to adopt an order establishing the procedure that city council will follow of appeal proceeding for anticipated appeal of Development Review Board Resolution No. 432 to City Council as distributed.

Motion made by Councilor Linville, Seconded by Councilor Berry.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry

Vote: Motion carried 4-0.

ADJOURN

The Mayor adjourned the meeting at 10:00 p.m.

Respectfully submitted,

DocuSigned by:
Kimberly Veliz
E781DE10276B498...

Kimberly Veliz, City Recorder

ATTEST:

DocuSigned by:
Julie Fitzgerald
8A974AF3ADE042E...

Julie Fitzgerald, Mayor



STATE OF THE CITY ADDRESS

Presented by Mayor Julie Fitzgerald

May 06, 2024 at 7:00 PM

Welcome everyone to the State of the City for this lovely City of Wilsonville. I thank all of you for taking time to be together tonight and join us in celebrating our City. Which, I think is a really wonderful City. I'm Julie Fitzgerald and I have the privilege of telling you something that you already know which is that it is an honor to be the Mayor of the City of Wilsonville such a special City. It's such a beautiful community to live, work and play in.

What attracted my husband Bob and me when we decided to move here in 2007, is that it is, we could tell that there's something different about this City. We could tell it was a well-planned City. We could tell people have been involved. There was something unusual about how they had such a good library. Somehow, they had underground utility lines, beautiful parks, and trees, and wonderful neighborhoods. We just kept coming back and decided this is where we wanted to make our home in 2007. You know as we, that was in 2007, and we all know that growth is inevitable. What truly sets Wilsonville apart I think from other communities, one of the reasons we love it so much, is there's a community ability, there's a community interest that you can see has taken place overtime to come together and manage that growth. It's not just about the City's vision for a quality of life. It's about the people who live here and their vision and what they want to see. And you can see that coming through. So, I hope we all continue to have a lot of participation. Whether, you're participating by filling out a survey when it comes to your house asking what kind of park you think they should build, or what kinds of housing would be best in your view to participate fill out those surveys, come to the open houses, you might be volunteering on one of our boards or commissions, or helping with the Senior Center, or doing something with one of our nonprofits, but all of that helps ensure that Wilsonville continues to be a really wonderful place to live. An inclusive City that aligns with what you see and I think what we all see the more you participate the more you will see that.

So, it's my great pleasure to be able to recognize the members of the Wilsonville City Council. And I want to start by recognizing Council President Kristin Akervall, Councilor Joann Linville, Councilor Caroline Berry and I also want us all to recognize Councilor Katie Dunwell who's not able to be here with us tonight. And I want to say another word about that is Councilor Dunwell is not able to be here tonight because of a very serious family health issue and of course we hold her in our hearts, and Councilor Dunwell I know this is a very difficult time.

So, it's at this point I just want to say a little bit more about our Council and how much I thank them for what they bring to their work every day. Every week they put in a tremendous amount of thought, and discernment, research, they talk to people, they listen to, that they consider what different things they're hearing from people, and they bring that to the Council. And they all have a great deal of diversity in their background and professional experience. So, thank you all of you for all the time you put into your work. Appreciate it.

And before I go any further, I want to thank my husband Bob who is the most wonderful supportive spouse. He doesn't, but by no means does the City do its work alone. (Let's see if this clicker works.)

I just have a little slide there that says people make the place because I really believe that. And many of our partners in guiding us to where we are today and to building Wilsonville's future are here tonight with us. And over time Wilsonville really has become what it is and is thrived because of the many people and leaders who would have invested in it. And many residents and business owners who've taken part in developing master plans providing comments coming back to hearings and getting us to where we are today. We've done that through good collaboration and strong partnerships.

So, I'm really honored to be able to introduce some of our local leaders here today. We have State Senator Aaron Woods joining us from District 13, State Representative Courtney Neron from District 26, Metro Councilor Garrett Rosenthal from Metro District 3 represents our area. And we have our former, two former Mayors here today. We have past Mayor Tim Knapp right here, thank you. And we have a former Mayor and Councilor Charlotte Lehan, there she is, thank you for being here. And also, are there any other elected officials who I didn't see yet? Thank you, former City Councilor Steve Benson, thank you. I appreciate the help. Police Chief Rob Wurpes was not able to be here today, but Officer Benaki is here, thank you for being here. And we have Tualatin Valley Fire and Rescue Chief Cassandra Ulven, thank you. And I think we may have, there's a School Board meeting tonight, the same night as we meet. So, I'm not sure that we have anyone from West Linn Wilsonville Schools but let's give them a round. And in addition, all of you are here, and some of you are on our boards and commissions. And I will, would like to recognize former Chair of West Linn Wilsonville School Board Chelsea King here, thank you.

So, we have a number of members of people who have, who are currently serving on our boards and commissions or have in the past with us today. We have volunteers, we have people who volunteer in a number of capacities around our City, for schools, Rotary, community service groups. We have people who live here, business operators, people who work in the businesses in Wilsonville, and we have some members of the Wilsonville Chamber of Commerce. So, it's really the work of our volunteers and the staff and the involvement of everyone who has made Wilsonville what it is today. And the theme of my talk today is going to be about how you can participate, what participation has done for Wilsonville, and what we can do to take it forward.

So, this slide here you can probably tell was not made by the City communication people. I made that myself because I just wanted to share. I was looking at a few things that, a lot of things that we do as Councilors and so many projects that we've done throughout the year. I have a copy of the Boones Ferry Messenger here, just one of them. And if you look through those from July you can see that the magnitude of things that have happened in Wilsonville and so I'm not going to go through everything. But I think what I want to say tonight is, and I had written one, I had one speech prepared and I changed it today. I decided I'm not doing that speech. I'm changing it and you're going to find out why because I think that the order of the day today is do we have a good future, what is our bright future for Wilsonville,

and what are we all going to do to make it happen. We are lucky to live in a fantastic City and it's up to us to see what we can do next to keep it being one of the best cities I've ever been in.

So, everyone knows that this is a year to endure a lot of road projects. We have (up, we went too fast with that one), we have a lot of road projects. Starting with the Willamette Water Supply Project on the west side. And obviously the Boeckman Trail Project on the east side. And I want to just give, a give a thank you to everyone who's living through and driving around all of those work areas, and to the flaggers who are working very hard. We also have had comments from people who live in those areas urging different tips, and methods and, ways that it can be better. And I think we should keep doing that because so far so good. And we have a tremendous amount of work to take care of. The Willamette Water Supply Project is a big one and that's going to go on for about a year as is the Boeckman Road Corridor Project.

So, most of these projects, those two that I mentioned, and also many of the things that we enjoy every day, whether we think about it or not are happening in conjunction with some financing tools. There has to be a way to finance things. And one of the most important financing tools that Wilsonville has used since 1990 is Urban Renewal. And we're going to talk about that a little bit tonight all of these projects have entailed the collaboration between City of Wilsonville, our School District, our Fire District, 4H, various and, our law enforcement, just to name a few of them, Clackamas Community College. So, and the purpose is to make sure that when Wilsonville is there a way for Wilsonville to grow. Oregon is really unusual. There's no other state that has the property tax system that we do. And when you're, when you realize that your property, your assessed value only increases 3% every year that means that there's very limited resources for all of the taxing districts to work with. If a City can grow, and add more businesses, add more restaurants, houses, employers then your tax assessed base can grow and diversify. And from there you're able to have parks, have a good Parks Department, have a fantastic water system, an exceptional sewer system, all of those things that we take for granted have to come from somewhere.

So, I was reading some of my materials and came in and left the room and came back and my cat was sitting there, and I took this picture. And I thought you know she doesn't really care if we never used Urban Renewal because if we never used Urban Renewal, she would be fine. She could creep around in the gravel. She could find water to drink out of a puddle. She doesn't really need a park and she doesn't go to school. So, she doesn't really care, and she has her own trails. But I do care and if you look back at from 1990 to today the features of Wilsonville that have made it really the place it is are paid for in large part by a strategic use of a financing tool called Urban Renewal.

And there is a lot of partnership this goes into this. Partnership is the theme of my talk today and I'm going to start right now. I'm going to just take a left turn and talk about some of the big accomplishments that we've had this year. Now the Boone Bridge certainly has nothing to do with Urban Renewal but when you're driving on Wilsonville Road and turning right at 5:00 trying to go left or trying to go south you can't do it because the traffic is blocked up on the Boone Bridge. You can say when are they going to get that built, what are they doing. And I know that our past City Councils have all worked on that. We are making progress, that is a Federal project, we need to work, we are working with ODOT we have made progress with it. And this on last, it has now been made, brought into the fold of four major projects and it's now called a mega project ODOT is now studying where they would put the bike ped. facility. Which they have committed to, and we believe they've committed to the auxiliary lane. We all heard the wonderful news that tolling has been halted. What's next something has to happen the state is going to have conversations, I hope, maybe all of us will be involved in conversations on how are we going to pay for a \$600 million Boone Bridge.

The fantastic news about a road project that is not even in Wilsonville that we talked about a lot and that is the 65th and Stafford Road. It's in Clackamas County it also has some Washington County affiliations. So, through a collaboration with City of Wilsonville, Washington County and a project is being led by Clackamas County to build a roundabout at that interchange. And it is just, I really thank Clackamas County for working and Washington County to come up with the money. We also committed over \$1,000,000 to that that came from the vehicle registration fees. That we all pay when we get a new license, renew our car, registration fee and it the design is going to start soon. Construction will begin about 2027. These things take a long time but that is really something to celebrate. I know Mayor Knapp worked on that and talked about it a lot and so that's going to be a huge safety improvement.

We continue to work with our neighbors. In partnership with our neighbor the City of Aurora and people who live near the Aurora Airport in working to advance the need to have a real meaningful seat at the table. As the Aurora State Airport is in their master planning process and make sure that we're taking into account how to take care of the noisy overflights. And also make sure that safety and transportation are taken into consideration we can spend the whole night on any one of these topics to conclude on this slide.

Next week I'm going with a couple of other cities and jurisdictions to Washington DC. Our Federal partners asked that we all come together. They don't want to hear from one City or one jurisdiction. So, we will all go together and make our case for our priorities.

I have a slide here just to preview or just to overview the Willamette Water Supply Program. And that again is a project that was initiated many years ago and you're now seeing it come to fruition which is Tualatin Valley Water District, City of Hillsboro, and Beaverton are they have built a beautiful raw water intake plant near our Water Treatment Center. And you can, you know next time you have a chance to walk down there you can look at its nearing completion. And they are, what you're seeing is building a 5-foot diameter pipe to take water from the Willamette River to their Water Treatment Plant. Which they will build and then supply those cities and the partnership is difficult for us to drive by the City thought of this and worked on it for a long time and we have a basically a rental agreement is one way to describe it. And the City is being reimbursed or the compensation that the City secured through this project is about \$17 million and that is going to be used to fund some of the projects that we're talking about tonight.

This is an overview of the Public Works Complex that has been completed this year. And we will have a grand opening of this wonderful facility on Saturday May 18th. I hope you'll come to that. What comes along with this is the fact that we were able to move the Public Works out of the, what we call the Community Service Block. Where you see the Police Station and three other locations where they stored equipment. It was extremely inefficient they have a basically, when you go to the grand opening which, I hope you'll do. You'll find out how that facility is going to serve as our, not only our Public Works Department for growing City. But also, emergency services coordination and emergency operations partnering is again essential. We couldn't do all this if we did not maintain relationships and develop relationships with people we need to work with.

And when the unexpected invasion of the Mediterranean Oak Beetle was determined to be in Wilsonville, I'm really admiring of our staff who got right on there. It's a huge crisis having to cut down these magnificent Oak trees and also some other species of trees that are being attacked by this insect.

The Department of Forestry and the Department of Agriculture are continuing to research this and working with Wilsonville on that. So, keep your finger, keep tuned into that.

Another big development last year was what did Wilsonville do to respond to the to the requirement to amend our camping regulations, our overnight camping bans. As every City was asked to do, and I'm not going to spend a lot of time on this, but this is an excellent example of partnership we spent several months, we first asked all of the residents to respond to a survey, and that really kind of really got a big reaction from people. We asked do you think they should, where should people be allowed to camp overnight on public land? Where should they not be allowed to camp overnight? We got a tremendous response from that. And we worked with our Clackamas County Health and Human Services people, we work with our Mental Health Coordinator, all of the City Councilors brought a lot to the table on this. And this is going to be an ongoing challenge. It isn't solved but I think we are encouraged. We also worked with some social services agencies in Wilsonville Community Sharing and Heart of the City. And so, I really applaud everybody for coming up with a program that is values based. And our staff is very involved they have a team that meets once a week and the objective is to find out who is this person who doesn't have a home, who is this person who is in their car, and or maybe doesn't have any place to sleep, what is their name, what is the problem, and what is the best way to help them get into a successful situation. So, that's a brief summary of it.

Recent news on that same topic is that, as you might know there, the voters passed a measure of a tax in 2020. I believe it was that tax people at the higher income ranges making 200,000 or more in businesses producing revenues of 5 million or more. And said 1% of those earnings over that amount would be taxed and would go toward a fund to help with people experiencing homelessness, to help solve this issue, and help prevent, and eliminate homelessness that is still, that's produced a lot of money. And there's a lot of activity going on to remedy the situation. I think Clackamas County is making some good headway. And just recently they offered grants directly to the cities. We were recently informed that after a collaborative project between Wilsonville Community Sharing, the City of Wilsonville, and Heart of the City, and then this group included our law enforcement, a lot of people on our staff, the team, they came together as a team and submitted a grant application to Clackamas County. And they were awarded \$500,000 to be used over the next two years to help people who are without resources, and help them keep jobs, retain jobs, and find homes. So, basically there are a lot of different steps in there but wonderful collaboration there. Great thank you. And you know I want to introduce one more person that I should have introduced earlier Lyn Whelchel of Heart of the City is here. Thank you, Lyn, and thank you for all of the time that you've spent with us developing these strategies.

If you have a relative like I do who's in Arizona, my sister, and she says she's coming to visit. Well, she says I'm going to stay in Portland. Well, I can tell her to look at ExploreWilsonville.com and she can find out about all these cool things, she can do the restaurants she can go to, and why this is the best place to stay. Take a look at ExploreWilsonville.com. This is one of our boards and commissions and they take care of how, to how to manage the hotel, and motel taxes that come to Wilsonville in a way that benefits our community. And if you think of something happening in Wilsonville that isn't on there you can let us know, that we can add it.

So, that comes, that brings me to our businesses because the businesses are very important to Wilsonville. And this slide here is showing another fantastic partnership that we've been talking about. I want to thank Representative Courtney Neron for her help with development of funding for a transit-oriented development, that will be built on a piece of land about little more than an acre near our west transit station. And it's thank you for arranging that ARPA grant that covers the main floor of that building. We hope they will break ground in the, in believe the fall, or later this year. That will be 121 units of housing for people who are earning wages at 30% to 80% of the area median wage. And on the ground floor it will have a restaurant tap room. Wilsonville Community Sharing will be located there, and a transit station, and a transit center. I should say the key to this is where did this idea kit come from it actually came this is an example of how planning takes a long time in cities. Prior to when I was Mayor, we had an initiative this, the prior Council decided they really wanted to address long term housing, how can we have a more equitable housing landscape in Wilsonville. So, that people really do have a place to live at all stages in their life. Especially as land values used houses have gone way up and the City got a grant from Metro to develop the Equitable Housing Strategic Plan. And the plan was led by one of our Councilors at the time for the Task Force was led by then Councilor Ben West. And thus, the Council unanimously approved the Equitable Housing Strategic Plan. It has a number of strategies that you will see us working on. Including now we are working on how can we develop some first-time home buyer opportunities for people who cannot get into this housing market. We're looking at this is going to take a while working with Habitat for Humanity, we'll be looking at those projects.

But the lower part of this slide is key to Wilsonville, where it says that in that Equitable Housing Strategic Plan one of the advisories that came to us from our consultants Eco Northwest, who did all the research and wrote the report was that a growing imbalance between housing costs and wages can slow job growth and industry decisions to relocate or grow. So, why is that important? Well, if you look at this slide it tells you some of our most significant employers in Wilsonville. It's very unique that a City our size has a private sector payroll of \$1.2 billion. We have, you know, all kinds of wages here but because we have a diversified tax base, we are able to have the kind of amenities that we're used to.

This brings me back to Urban Renewal again. We have two major plans that we talk about a lot. One of them closed this year it's called the East Side Plan. That plan used the Urban Renewal tool to build roads and streets and infrastructure that made it possible for Mentor Graphics to locate in Wilsonville. They made it possible for us to complete our sewer system now Siemens has Mentor Graphics and that all that area Canyon Creek Road. I mean it's amazing the number of streets that were built with the Year 2000 Plan. I know this is getting kind of technical but if you hear people saying that it would be a really bad idea to have Urban Renewal think about the kind of City that my cat would be fine with. It doesn't have streets, it doesn't have parks, it doesn't have Murase Plaza, it doesn't have Town Center Park, it doesn't have great roads, great streets going in in all directions. In fact, Villebois would not be there. If you like walking in the parks and Villebois think Urban Renewal that was required in order to get that track developers to be able to get that developed.

Now housing I'm going to go back to this slide right here. I've been able to meet with some of our employers. It's always completely fascinating every time you hear from them. They want our schools, they want more math and science students, they want more housing, and all different levels. So, that their employees even at middle and higher wages can live closer or in Wilsonville.

So, that brings me to this quick map of the Frog Pond neighborhood. I don't know if I ever you know, can't see it really detailed here, but the green area is Frog Pond West. We were talking about at the work session and as you know that Frog Pond West is mainly larger single-family homes. There are some homes that we call duplexes, larger really nice homes in that area, it does not have any homes that would be now categorized as affordable for the middle housing. That's where we come to Frog Pond East which is the one that that is pictured in the blue. Can you see that there? In Frog Pond East we were discussing at the East and South those two areas are going to accommodate middle housing. It's a very exciting plan that, it has a lot of different variety for people today. We were talking about the plans would be developed to encourage builders to build some what we call mobility ready housing for people who live with a wheelchair. We want to have smaller housing, cottage housing, and also large housing. So, Frog Pond East is going to be about 50% middle single-family housing, and then a mix of middle housing, and some multifamily. So, all of those things are needed to continue to retain our wonderful employer mix and the amenities that we have come to love here in Wilsonville. So, I encourage you, I'm not going to go through all the details on this but please go to WilsonvilleTownCenter.com. Where you can read about how we got to where we are today, and how it is that Wilsonville does have the incredible amenities that we have today.

One of the biggest ones being underground utilities when you, Wilsonville Road was expanded Urban Renewal was the was the tool that made it possible to do. The very expensive next step of burying our utilities what a resilient advantage we have in our storms, in the things ahead of us today. So, please look at that.

Right here you're seeing Boones Ferry Road that was completed last year, in the Old Town area. It's wonderful to walk along there now. This is a picture of the 5th to Kinsman which gives a great, I travel that way, it's a great way to go from your house on the west side to grocery and other shopping without trying to get tangled up in what's happening with the Boone Bridge.

The other Big Urban Renewal area is the West Side Urban Renewal. I ran out of space here. So, this is the area that the West, it will close June 30, 2024. Which means no tax increment will be collected anymore on these plans. You think about before we had Villebois, it was a farm field. There was a small amount of you know facilities there, houses and small farms, and the district was built determined around it as you do with Urban Renewal. The increased value of taxes collected from that area basically we're collected and used to build the infrastructure, sidewalk, sewer, and water, and some of the parks, to get Villebois started. You see what we now have in terms of housing that is helping our City in so many ways. Please read in the TownCenter.com and also if you go to the City website and you look up the Westside Urban Renewal Plan you can see how the Urban Renewal Plans have helped our schools tremendously. We've built a gymnasium, we've helped them build a gymnasium, improve sports fields, lighting signals to help with safety at schools, at a huge list of things over many years have come from Urban Renewal to help our partners.

So, bottom line I ask you to participate with me in reading about this and thinking about what you can do to help our City have it have the excellent future that is ahead for Town Center which is going to be I

think a dynamic active part of our City. It's been planned for many years with a tremendous amount of citizen participation and task force.

What I have here is just a quick slide showing you, this this was in the budget book we're just about to have our budget meetings next week, and you can see on the one of the pages that describes the property taxes by jurisdiction that and I actually think I should have put 2022-23 in to correct for the record that is for the last year that you're seeing that property changes from the jurisdiction back to the share the overlapping tax index districts. I will say that Urban Renewal is not the most light topic, it's very dense, and you can spend many hours reading about it. We've also partnered with our Fire District to make sure that when they forgo some tax revenue, which is what happens there, we can be sensitive to that and see what we can do to help. In that regard in Villebois the decision was made to install residential fire sprinkler sprinklers and all the houses thereby greatly increased, increasing the fire resiliency in that area. As a result, what do you get from Urban Renewal? You get the kind of City that we have, that we like, not the one that works really well for a little cat.

We've done this slide shows the level of outreach that was done over many years starting in 2016 to 2019 and we had a the City engaged the community in many different ways and Town Center Task Force, Urban Renewal Task Force and all kinds of gatherings, and feedback, and looking at drawings, and voting, and that is how we came up with the Town Center Plan and I think we're very lucky to have a City with this level of participation.

So, in closing I will say that I think Town Center is our next big thing. It will be the heart of Wilsonville, it will have places to shop, socialize, live, and work, it has housing, it will be a place, it will make our existing businesses give them more foot track of more customers, more activity it will bring so much, and it also is a place for physical activity. So, that our children ourselves and our neighbors cannot only drive there, and park in the parking structures that are parking facilities that are part of Town Center they will also be able to walk, and bike if that's their choice. So please join me in doing what you can to make Town Center a possibility for our future. Thank you.