



SPECIAL CITY COUNCIL MINUTES

August 06, 2026, at 1:00 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A special meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 1:00 p.m. on Thursday, August 6, 2026. The Mayor called the meeting to order at 1:01 p.m., followed by the roll call and the Pledge of Allegiance.

PRESENT:

Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:

Aliese Cloo, Assistant City Attorney
Amanda Guile-Hinman, City Attorney
Bill Evans, Communications & Marketing Manager
Everett Wild, Government Relations Manager
Jeanna Troha, City Manager
Kimberly Veliz, City Recorder
Shasta Sasser, Library Director
Steve Rymer, Interim Assistant City Manager
Matt Lorenzen, Economic Development 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 Berry, Seconded by Councilor Shevlin.

Voting Yea:

Mayor O’Neil, Councilor Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

There was none.

COMMUNICATIONS

There was none.

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 individuals provided public comments:

John Ludlow	Tim Knapp	Wade Keenon	Klaus Gibson
Amanda Harmon	Christie Mayer	Jason Jones	Brad Williams
Andrew Engel	Bill Bagnall	George Dunn	

The following individual submitted a speaker card, however, decided not to provide additional comments:

Valorie Boucher

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

There was none.

CONSENT AGENDA

There was none.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

4. Resolution No. 3279

A Resolution Of The City Of Wilsonville Referring To The Qualified Electors Of The City The Question Of Approving The Town Center Development District Plan; Approving A Ballot Title And Explanatory Statement; Submitting Proposed Ordinance No. 905 To The Electors; And Directing The City Recorder To Take Such Actions As Are Necessary To Conduct The Election.

Jeanna Troha, City Manager, introduced Resolution No. 3279.

Matt Lorenzen, Economic Development Manager, provided an overview of the packet of documents. The Economic Development Manager explained that Resolution No. 3279 initiates the voter referral process, and that voters would be considering Proposed Ordinance No. 905 which would allow the Council to adopt the Town Center Development District Plan and its accompanying technical report along with the ballot title and an explanatory statement.

Amanda Guile-Hinman, City Attorney, reviewed the three components of the ballot title: the caption (limited to ten words), the question (limited to twenty words), and the summary (limited to 175 words). The City Attorney clarified that it was the county elections officer who decided whether all or a portion of the ballot title, including the summary, appears on the ballot. At minimum, the caption and question must appear.

The City Attorney reviewed the charter amendment requirements that govern this referral, noting that this is the City's first urban renewal vote under the new charter framework established by Measure 3-632. Under the charter amendment, the City was required to provide a proposed ordinance for electors to vote on, along with specific financial disclosures including the district's duration, maximum indebtedness, estimated interest payable, and assumed housing and commercial square footage. The City Attorney noted that, with the exception of the estimated interest payable, all required financial figures are bolded within the explanatory statement as drafted. The City Attorney indicated that room exists in the word count to add the estimated interest payable to the explanatory statement if Council directed.

Council discussion ensued.

Councilor Cunningham asked staff to clarify the process for a ballot title challenge. The City Attorney explained that if Resolution No. 3279 was passed, the City Recorder issued a notice, and any interested party has seven business days to file a petition with the Clackamas County Circuit Court. The Circuit Court was then required to resolve the challenge before the filing deadline September 3, 2026, and had authority to revise or accept the ballot title as is.

Councilor Cunningham also asked about the City's options in the event of a "no" vote in November 2026. The City Attorney clarified that a failed vote would prevent the City from pursuing urban renewal again until 2028 under the charter amendment, but would not affect the Town Center Plan itself, which would remain an adopted planning document. The City Attorney confirmed that Council could direct staff to

update or amend the Town Center Plan, though the scope of any such update would determine which other City planning documents including the housing needs analysis, housing production strategy, transportation system plan, water and sewer master plans, and comprehensive plan. In addition, it might also require review or amendment.

Councilor Shevlin expressed support for Resolution No. 3279 as presented. The Councilor noted the importance of the addition of the words "urban renewal" to the ballot title and stated her belief that the term "Town Center Development District" clearly communicates to citizens that the City was developing the infrastructure of the Town Center. Councilor Shevlin indicated no changes were needed to the resolution's exhibits.

Councilor Scull stated support for moving Resolution No. 3279 forward, noting that after 10 years of planning, the community had reached a state of "analysis paralysis." The Councilor agreed that the title "Town Center Development District" appropriately captured the next phase of the project and expressed the view that the community deserves a decision.

Council President Berry expressed strong support for referring the measure to voters, citing the robust history of public outreach and planning. The Council President noted the urban renewal district would address long-standing traffic concerns and cautioned that further delay would mean higher construction costs.

The Mayor read into the record a prepared set of legislative findings and conclusions regarding proposed Resolution No. 3279, which has been appended to the minutes.

Councilor Cunningham delivered a statement acknowledging his desire to refer the question to voters, while raising substantive concerns about the ballot title language. Councilor Cunningham argued that the term "Town Center Development District" was newly coined polling-tested language that does not appear in Oregon statute and has no meaningful prior presence in City documents or public discourse. Councilor Cunningham noted approximately 260 Google search results for "urban renewal" on the City's website compared to only two results for "Town Center Development District," both appearing within the last two weeks. Councilor Cunningham reviewed prior Wilsonville urban renewal ballot measures which included Measure 3-107 (2003), Measure 3-468 (2015), and Measure 3-605 (2024), all of which used the term "urban renewal" and included explicit reference to infrastructure funding in both the caption and question. Councilor Cunningham contended that the chief purpose of the current measure was funding through urban renewal, and that the ballot title should reflect that as plainly as prior measures have. He formally asked the Council to direct staff to: (1) remove "Town Center Development District" from the ballot title and replace it with the legally recognized term "urban renewal district"; (2) include a reference to infrastructure funding in the ballot language, as past measures have done; and (3) place the required financial disclosures at the beginning of the explanatory statement rather than relying on a separate mailer, which he argued would save taxpayers approximately \$5,000 and ensure voters have financial information in the voter's pamphlet.

Councilor Cunningham also engaged in a clarifying exchange with staff regarding the reduction in assumed residential development units from 4,179 (2023 study) to 2,381 (2026 study), establishing that this change reflects updated financial feasibility assumptions not a change to the Town Center development code. He noted that the code's minimum residential density of forty units per acre in three of the four Town Center sub-districts remains unchanged, and that the City has no cap on the total amount of development that can occur so long as supporting infrastructure exists.

Councilor Shevlin responded, respectfully disagreeing with Councilor Cunningham's characterization of the Council's responsiveness to community concerns. She enumerated the changes made since the prior planning cycle: reduced housing density and assumed unit count, reduced building heights, reduced maximum indebtedness, removal of the bicycle-pedestrian bridge from the urban renewal plan, and the addition of a food cart incentive program. Councilor Shevlin stated that the only change not made was the wholesale removal of housing from the plan, which she argued the City needed, and concluded that "it's time to put this to a vote."

The Mayor offered brief additional remarks, emphasizing that when the Council votes as a body, members collectively own the outcome, and expressing concern that failure to move forward with the Town Center Plan risks state intervention in local land use decisions and loss of competitive standing for regional and federal infrastructure funding.

Motion: Moved to approve and move forward with Resolution No. 3279, a resolution of the City of Wilsonville referring to the qualified electors of the city the question of approving the Town Center Development District Plan; approving a ballot title and explanatory statement; submitting proposed Ordinance No. 905 to the electors; and directing the City Recorder to take such actions as are necessary to conduct the election.

Motion made by Councilor Berry, Seconded by Councilor Scull.

Prior to the vote, Councilor Cunningham stated for the record that despite his disagreement with the ballot title language, he would vote yes because referring the question to voters was more important than his objections to the specific wording.

Voting Yea:

Mayor O'Neil, Councilor Berry, Councilor Shevlin, Councilor Cunningham, Councilor Scull

Vote: Motion carried 5-0.

PUBLIC HEARING

There was none.

CITY MANAGER'S BUSINESS

There was none.

LEGAL BUSINESS

There was none.

ADJOURN

The Mayor adjourned the meeting at 2:50 p.m.

Respectfully submitted,

DocuSigned by:

Kimberly Veliz

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Kimberly Veliz, City Recorder

ATTEST:

Signed by:

Mayor Shawn M. O'Neil

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Shawn O'Neil, Mayor

**Mayor O'Neil's Legislative Findings &
Conclusions Regarding proposed Resolution No.
3279.**

8.6.2026 Special City Council Meeting

☐ The matter before us this afternoon is the proposed Town Center Urban Renewal District ballot measure as detailed in proposed Resolution No. 3279.

☐ Over the past two years, I have carefully reviewed the staff reports, supporting materials, public testimony, legal advice, and other materials comprising the record before this Council. I have also met with regional and state leaders, businesses, and members of our community. My understanding is further informed by more than a decade of civic involvement with the City prior to being Mayor.

☐ I am appreciative of the testimony we have received over the last two council meetings. It is important, but only one part of the record. I believe my responsibility is to consider the best interests of the entire Wilsonville community—including those who are not in this room.

City Attorney & Staff

☐ Our City Attorney Amanda Guile Hinman has an independent ethical and professional duty to provide legal advice that serves the best interests of this City and our community—not any individual Council member or outside interest.

☐ I have confidence in the professionalism, expertise, integrity, and legal judgment of our City Attorney, as well as our City Manager and City staff.

☐ No public institution either at the local, state or federal level is perfect, but our democracy would not survive without these institutions. They provide critical services to our communities and their expertise in what they do helps policymakers make informed, thoughtful decisions.

☐ This measure is being referred under a different legal framework than prior advisory votes on urban renewal, and it is appropriate for the City Attorney to recommend language that reflects the current Charter as amended by **Measure 3-632**.

- ☐ Drafting ballot language is a legal responsibility that requires careful consideration of the City Charter, Oregon law, and this specific Resolution before the Council. The decisions today will help define how our charter may be interpreted moving forward. Reasonable legal disagreement may arise regarding the interpretation of our Charter. That possibility is inherent in municipal government and does not alter my obligation to decide this matter based upon the record before me and the legal advice provided by our City Attorney.
- ☐ As Mayor, I begin with the presumption that the work of our professional staff has been carefully researched, thoughtfully prepared, and presented in good faith. While Council ultimately exercises independent judgment, I believe that presumption is both appropriate and necessary to effective local government.
- ☐ Reasonable people can propose different wording, but the existence of alternatives does

not mean the City's proposed language is legally or professionally deficient.

Town Center Plan History

☐ The Town Center Plan has been part of Wilsonville's Comprehensive Plan since 2019. It represents approximately 10 years of discussion and planning, including approximately 4 years of pre-adoption plan work, and **approximately \$1 million in documented public investment through 2019** when it was adopted.

☐ The documented financial investment represents only part of this community's commitment. It does not include the thousands of hours devoted by City staff, the Planning Commission, City Council, volunteers, legal counsel, public outreach, and implementation efforts since adoption. The true investment is substantially greater than documented expenditures alone.

☐ Since adoption in 2019, there have been another **seven years of reliance** on the Plan in City decision-making by the City, property owners, businesses, developers, and public agencies.

☐ The Plan was developed through extensive public involvement, technical studies, Planning Commission hearings, and City Council deliberations.

☐ Based upon this record, I conclude the Town Center Plan represents one of the City's most **significant long-term planning investments, both financially and in the countless hours devoted by staff, elected officials, volunteers, and members of our community.**

Why the Plan Matters

☐ The adopted Town Center Plan advances many of Wilsonville's long-term goals, including housing, economic development, infrastructure, private investment, and a vibrant Town Center.

☐ The Plan supports Wilsonville's future workforce and educational partners. **Oregon Institute of Technology and Clackamas Community College** are preparing the engineers, healthcare professionals, technology workers, skilled trades, and other employees our community will need for decades to come.

☐ Housing opportunities created through the Plan help make it possible for our children, grandchildren, students, faculty, workers, first responders, healthcare professionals, seniors, young families, and others to live in the community they serve.

☐ I conclude that Wilsonville's ability to attract technology companies, advanced manufacturing, innovation, and family-wage jobs depends, in part, upon providing housing opportunities in order to maintain a growing workforce and further strengthen economic development here at home.

My Understanding of Reopening the Plan

Some have suggested that we should reopen the Town Center Plan beyond addressing the height waivers Council is addressing.

☐ Based upon the information I have received and reviewed, I conclude that substantially reopening the adopted Town Center Plan is **not a minor revision**. It is a major planning effort that would fundamentally restart years of planning already completed.

☐ Staff have advised that this process would require approximately **7 more years and approximately \$1.5**

million in today's dollars for any thought of changing the existing plan. That figure does not include other collateral costs to the City.

☐ Any effort to reopen the Plan would also have to wait until completion of a **Transportation System Study and Transportation System Plan, Urban Renewal Task Force, and other related needs.**

☐ It would require additional public outreach, technical studies, consultant work, Planning Commission hearings, City Council deliberations, and substantial additional staff resources.

☐ It also has significant legal and planning implications that a future Council would need to address, including updates to the **Housing Needs and Capacity Analysis, Housing Production Strategy, Transportation System Plan, Water System Plan, Sewer Distribution Master Plan, Comprehensive Plan, and other related planning documents.**

☐ As I understand the record, much of that work would likely require **General Fund resources in addition to the direct costs of reopening the Plan itself.**

Broader Community Impacts

☐ I conclude that reopening the Plan would delay critical infrastructure improvements and postpone the community benefits the Plan was designed to achieve.

☐ As I understand it, Engineering staff would need to redirect significant time and resources to this effort. **Charbonneau planning work** would likely be **deferred**. **The Stafford and Advance Road projects** would likely be delayed because of the time required to redo the Town Center Plan. Those delays would, in turn, **slow development in Frog Pond**.

☐ I conclude that reopening the Plan creates **uncertainty that discourages private investment** while that process is underway.

☐ I conclude that reopening the Plan places the City's competitiveness for **certain state, regional, and federal funding opportunities at risk**.

☐ I conclude that it may ultimately leave the future of Town Center to be shaped by outside ~~property~~ interests rather than through the shared vision adopted by this community.

☐ I see no evidence that reopening the Plan would produce greater community consensus after another seven years of planning.

Conclusions

☐ Every community eventually reaches the point where planning must give way to implementation.

☐ Based upon the public record before this Council, the information provided by our City Manager and City Attorney, and the materials I have carefully reviewed, I believe Wilsonville has reached that point.

☐ Ultimately, my decision rests upon three principles: **stewardship, understanding consequences, and creating opportunity.**

☐ **Stewardship** requires respecting the years of public planning, technical work, community involvement, and substantial public investment that produced the Town Center Plan. That work has guided City decisions from the beginning and especially since 2019 and has been relied upon by

residents, businesses, developers, and public agencies.

☐ **Understanding consequences** means looking beyond today's debate. Based on the record before me, substantially reopening the Plan would require years of additional planning, significant public expense, updates to numerous City planning documents, and delays to infrastructure and economic opportunities that our community has been working toward for more than a decade.

☐ **Creating opportunity** means planning for the people who will call Wilsonville home in the future—students, teachers, healthcare professionals, first responders, workers, seniors, young families, and future generations. A successful Town Center should create opportunities for all of them.

☐ Many Oregon communities have continued investing in vibrant downtowns and town centers that have become destinations for residents and visitors alike. Wilsonville deserves the same opportunity.

☐ Based upon the record before me, I believe Wilsonville has reached the point where years of thoughtful planning should now give way to implementation. Stewardship requires that we respect the extraordinary public investment that has brought us to this point. It also requires that we recognize there comes a time when planning must be followed by action.

☐ The remaining question before this Council is not whether each of us would make precisely the same policy choices. It is whether the people of Wilsonville should have the opportunity to decide whether to move forward with this Urban Renewal District. I believe they should. For those reasons, I will vote to refer this measure to the voters of Wilsonville.

☐ Further, after reviewing the materials and considering the advice of our City Attorney and staff, I am satisfied that the proposed ballot language as drafted by the City Attorney accurately describes the measure before the voters as required by our

current Charter and I will vote .I will vote in favor of adopting Resolution No. 3279

☐ Nothing in these legislative findings should be interpreted as suggesting that reasonable people cannot disagree. Rather, they reflect my independent evaluation of all of the information properly before me in my capacity as Mayor, including the public record, the advice of our City Attorney and professional staff, and the testimony and materials presented to this Council, together with the conclusions I have reached based upon that record.

August 6, 2026,



Shawn O'Neil, Mayor of Wilsonville