



CITY COUNCIL MINUTES

September 05, 2024, at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Thursday, September 5, 2024. The Mayor called the meeting to order at 7:00 p.m., followed by roll call and the Pledge of Allegiance.

PRESENT

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

STAFF PRESENT

Amanda Guile-Hinman, City Attorney
Bill Evans, Communications & Marketing Manager
Bryan Cosgrove, City Manager
Erica Behler, Recreation Coordinator
Erika Valentine, Arts & Culture Program Coordinator
Jeanna Troha, Assistant City Manager
Kimberly Veliz, City Recorder
Kris Ammerman, Parks and Recreation Director
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 Berry.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Berry, Councilor Dunwell

Vote: Motion carried 4-0.

MAYOR'S BUSINESS

4. Upcoming Meetings

The Mayor reported on past and upcoming events.

League of Oregon Cities (LOC)

- The Mayor explained that the LOC was a valuable resource for cities across Oregon.
- Furthermore, the Mayor of Hermiston, who was also the LOC President, had an upcoming presentation for cities to address challenges faced in maintaining stable revenue sources.
- It was shared that property taxes are the main revenue source for essential services, but the current tax structure was insufficient for cities' needs.
- The LOC would explore alternative revenue streams and share successes and failures from various cities statewide.

Twist Bioscience Event

- On September 6, 2024, the Mayor, and members of Council along with other elected officials and business leaders would celebrate Twist Bioscience's first full year in operation in Wilsonville.
- The event would recognize the City's innovative Wilsonville Investment Now (WIN) economic development incentive program.
- The WIN program incentivized businesses to operate in Wilsonville by providing limited-duration property tax rebates for qualifying development projects that create family-wage jobs and substantial new assessed value.
- Twist Bioscience, a leading global synthetic biology and genomics company, was the first company to participate in the City's economic development program.
- Twist Bioscience invested over \$100 million in their Wilsonville facility and employed over 270 employees with family-wage jobs.

Boeckman Interceptor and Trail Project Open House

- On Wednesday, September 11, 2024, the City was to host the Boeckman Interceptor and Trail Project Open House at City Hall.
- This project increased the City's sewer capacity to support development of Frog Pond East and South neighborhoods and provided access for crews to clean and maintain sewer pipes.
- The project also added a long-envisioned regional trail link that connects the Frog Pond West area neighborhoods along Boeckman Road to Memorial Park, enabling people to safely walk, run and bicycle along the connected trail system.

- Completing the capital projects together minimized cost as well as time and impacts of construction for the community's benefit.
- The open house event would allow staff to share design progress, gather input from community members, and review the anticipated project timeline.

Oregon Department of Transportation (ODOT) Open House

- On September 18, 2024, the City was to host an ODOT Open House on the I-5 Boone Bridge project.
- ODOT had conducted both federal and state required studies in the lead-up to a final federal National Environmental Policy Act or NEPA study and potential funding.
- ODOT had studied the potential impacts of the proposed southbound auxiliary lane, as well as the best alternative transportation facility for bike/pedestrian access.
- In terms of bike/pedestrian facilities, ODOT was looking at either an on-highway sidewalk separated by a concrete barrier from traffic, or the City's long proposed French Prairie Bridge.
- At ODOT's last open house in November 2023, over two-thirds of participants preferred the French Prairie Bridge as the I-5 Boone Bridge's bike/pedestrian facility.
- The Open House event would allow the public to hear about these studies and express their thoughts and preferences.
- It was identified that the main reason for the traffic tie-up on the Boone Bridge was the current design.

ESS Ribbon Cutting Event

- On August 5, 2024, the Mayor participated in a ribbon-cutting event at ESS located in Wilsonville.
- ESS hosted a ribbon cutting event with the U.S. Export-Import Bank and Senator Ron Wyden celebrating a \$50M financing package that would fund an expansion at the Wilsonville facility to encourage the export of ESS batteries.
- ESS was a high-tech manufacturer of iron-flow battery technology that allows long-duration energy storage at commercial and utility scale.
- Semi-truck size ESS "Energy Warehouse" batteries were used to store electrical power generated by solar or wind.
- The batteries are then tapped for their power by utilities when the sun is not shining or wind is not blowing, or to supply peak-power demand times.

Residential Development Opportunity Tour

- Councilor Berry, the Mayor, and City staff hosted a Wilsonville residential development opportunity tour in August 2024.
- The tour was for members and associates of the Homebuilder's Association, Portland Metro Association of Realtors, Clackamas County Business Alliance, Westside Economic Alliance, and Oregon Smart Growth.
- Others on the tour included Wilsonville's state legislators Senator Aaron Woods and Representative Courtney Neron, and Metro Councilor Christine Lewis.
- In addition, on board were senior housing staff of the Governor's Office and housing managers of the Oregon Department of Land Conservation and Development.

- The tour highlighted a range of residential housing development opportunities in Wilsonville, including at Town Center, the Wilsonville Transit Center Transit Oriented Development project, Villebois, and the new Frog Pond West, South and East areas.
- The tour illustrated the importance of public infrastructure to serve new development. Without water and sewer service, roads and sidewalks, transit and parks, nothing can be developed.
- It was mentioned that City tours helped to build connections between the public and private sectors and improved understanding by local and state leaders of the challenges that local governments encounter to develop housing.
- Oregon cities needed new tools and funding sources if cities were to meet the need for new housing in the state.

Vuela Ground-Breaking

- Council President Akervall and Councilors Berry and Dunwell and Mayor were joined by several local and state elected officials for the ground-breaking of the new Wilsonville Transit Center Transit Oriented Development known as ‘Vuela,’ which is Spanish for “flying.”
- Other elected officials that attended the event included:
 - Metro Councilor Christine Lewis
 - Clackamas County Commissioner Martha Schrader
 - Senator Aaron Woods
 - Representative Courtney Neron
- The developer of this project, Palindrome, saw an opportunity to help Oregonians soar to new heights with 121 affordable housing units and convenient access to regional transit and social services.
- Residents of Vuela would have ready access to a SMART transit information center on the first floor, and SMART’s top-quality, free in-town transit service right outside their front door.
- Additionally, Vuela would house a permanent home for Wilsonville Community Sharing, the community’s social-service referral agency an Oregon Food Bank affiliate.
- Vuela would offer a range of affordable housing options to households making between 30% and 80% of area median income, with a focus on family-sized units.
- Funding sources for this \$57 million project included:
 - \$28.4 million in State tax-exempt bonds issued by Oregon Housing and Community Services.
 - \$24.6 million in equity from federal low-income housing tax credits allocated by Oregon Housing and Community Services.
 - \$8 million in regional Metro Affordable Housing Bond Funds awarded by Clackamas County.
 - \$1.9 million state legislative grant advanced by Representative Courtney Neron.
 - \$1.4 million City system development charge subsidy and land donation to Palindrome, the project’s developer.
 - \$250,000 Metro Transit Oriented Development grant.

Aurora State Airport Master Plan

- The Mayor noted the Oregon Department of Aviation’s Aurora State Airport Master Plan process had taken some interesting turns.
- In addition to proposing a five hundred feet runway extension to accommodate more larger and heavier aircraft, the Aviation Department wanted to either move the Wilsonville-Hubbard State Highway 551 or the Airport Air Traffic Control Tower to accommodate expansion of the Airport.
- As part of the Airport expansion, the Aviation Department proposed to take over a hundred acres of private property near the Airport that includes lands zone exclusive farm use, rural residential and rural industrial.
- The proposals were multi-million-dollar projects that had questionable benefits for the public.
- The nonprofit land-use conservation organization Friends of French Prairie had started a people’s petition opposing expansion of the Aurora State Airport.

City Council Meeting

- The next City Council meeting was scheduled for Monday, September 16, 2024.
5. City Council Consideration of Endorsement of Clackamas Community College Bond Measure #3-613 on November 2024 Ballot

The Mayor announced next up on the agenda was City Council consideration of endorsement of Clackamas Community College Bond Measure #3-613.

It was shared in the City Council meeting packet was information about the proposed bond measure scheduled for voters’ consideration at the November 5, 2024, general election. The bond measure would allow the college to make needed facilities improvements and better support various training and education programs. The Wilsonville campus was specifically noted for improved workforce development and employer outreach efforts.

Property owners in the Clackamas Community College district currently pay \$0.25 per \$1,000 of assessed value. If passed, this measure was estimated to continue at the same rate, meaning the tax rates would stay the same if the measure passed. Additionally, the college would be eligible for up to \$16 million in matching funds from the state. Passing the bond would secure eligibility for these matching funds.

The mayor then called for a motion for the City Council to endorse Clackamas Community College Bond Measure #3-613.

Motion: Moved to endorse proposed bond measure, Clackamas Community College 2024 proposed Bond Measure #3-613.

Motion made by Councilor Akervall, Seconded by Councilor Berry.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Berry, Councilor Dunwell

The Council discussed their support for the bond measure.

Vote: Motion carried 4-0.

COMMUNICATIONS

6. Skate Park Mural Community Enhancement Program (CEP) Project Update

Erika Valentine, Arts & Culture Program Coordinator showcased the new Skate Park Mural painted by Abigail Penfold. The art project was funded by the Wilsonville-Metro Community Enhancement Program. The PowerPoint shown has been added to the record.

Council questions and their appreciation for the artwork and dedication event were shared after the staff's presentation.

Staff shared the artist who painted the mural was based in Washington. It was further explained procurement contracting law does not give preference over local artists. The review panel looked specifically at the body of work, and the design aesthetic.

7. Kitakata Sister City Advisory Board FY 2024/25 Goals

Kitakata Sister City Advisory Board Chair Scritsmier and Vice Chair Scarpone, presented the board's 2024/25 fiscal year goals. Prior to sharing the goals, background information on the history of the Wilsonville and Kitakata Sister City relationship was shared.

Following the presentation City Council comments and questions ensued.

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 comment:

Adam Cunningham

Paul Fruin

Elizabeth Peters

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

8. Council President Akervall

Councilor Akervall reported on the following events and activities:

- Skate Park Mural Dedication on August 24, 2024
- Party in the Park on August 22, 2024
- Economic Development Department childcare survey
- Wilsonville Child Care Consortium meeting
- Hispanic Heritage Month
- DEI Speaker Series on September 17, 2024

9. Councilor Linville – Excused

10. Councilor Berry

Councilor Berry reported on the following meetings and events:

- Housing Our Future meeting on August 6, 2024
- Housing Tour on August 16, 2024
- Skate Park Mural Dedication on August 24, 2024
- Transit-Oriented Development (TOD) Groundbreaking on August 26, 2024
- Emergency Preparedness Fair on September 7, 2024
- DEI Speaker Series on September 17, 2024
- Charbonneau Annual Art Festival on October 11-13, 2024

11. Councilor Dunwell

Councilor Dunwell shared the following information:

- Appreciated the attendance and communication of the audience and community members.
- Party in the Park on August 22, 2024
- Tualatin Valley Fire and Rescue Firefighter for a Day program on September 27, 2024
 - Pictures displayed were added to the record.
- French Prairie Forum
- City Council meeting on September 16, 2024

CONSENT AGENDA

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

12. Resolution No. 3129

A Resolution Of The City Of Wilsonville Adopting The City Of Wilsonville Representation In The Updates To The Clackamas County Multi-Jurisdictional Natural Hazard Mitigation Plan.

13. Resolution No. 3131

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With Musco Athletic Lighting, LLC. To Construct The Memorial Park Athletic Field Lighting Project.

14. Resolution No. 3155

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Harper Houf Peterson Righellis Inc. (HHPR) For Engineering Consulting Services For The Brown Road Improvements Project (Capital Improvement Project No. 4216).

15. Resolution No. 3156

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With In Line Commercial Construction, Inc. For The Smart Yard Expansion Project (Capital Improvement Project #8148).

16. Minutes of the June 17, 2024, City Council Meeting.

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 Berry, Councilor Dunwell

Vote: Motion carried 4-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

The City Attorney read the title of Ordinance No. 893 into the record.

17. Ordinance No. 893 - 1st Reading (*Legislative Non-Land Use Hearing*)

An Ordinance Of The City Of Wilsonville Adding Sections 2.380 Through 2.386 To The Wilsonville Code Concerning The Diversity, Equity And Inclusion Committee.

The Mayor read the public hearing script and opened the public hearing at 8:36 p.m.

Zoe Mombert, Assistant to the City Manager presented a PowerPoint, which had been added to the record summarizing the staff report.

The following individuals provided public testimony in support of Ordinance No. 893:

Erica Pham	Karla Brashear	Aasha Patel	Bob Renfro
Imran Haider	Dina Ochs		

The following individuals provided public testimony opposing Ordinance No. 893:

Paul Fruin	Court Malieke	Steven Hunter
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Elisabeth Garcia Davidson registered to speak but chose not to when called upon.

Council inquiries and comments occurred while receiving the public comment.

It was shared by staff that many of the City's committees are written into code as opposed to being an ad hoc committee.

Councilor Dunwell, as a person of color, shared her experiences growing up near the Pine Ridge reservation, she emphasized her Indigenous heritage, and the challenges faced due to poverty and discrimination. The Councilor highlighted the importance of representation and support. Moreover, the Councilor advocated for Diversity, Equity, and Inclusion (DEI) in Wilsonville, arguing it should be integrated into the community's values and code to ensure all individuals, regardless of appearance, feel included and have opportunities. The Councilor voiced her support for the DEI Committee, believing it aligned with the community's commitment to inclusivity.

The Mayor reflected on her experience as part of the all-women City Council. The Mayor discussed the challenge of raising community awareness about meetings and encouraged more participation.

The audience was reminded that former City Councilor Ben West voted and chaired the committee that oversaw the Equitable Housing Strategic Plan. It was shared the plan, involved a deep dive into demographics and aimed to promote equity and inclusion in City projects. It was shared that the Planning Commission expressed a desire for a committee to review future City plans with an equity lens.

Staff reemphasized the importance of the DEI Committee. It was reported that many City staff and/or committees request letters of support for grant applications, noting that agencies often require an equity lens for funding requests.

The Mayor closed the public hearing at 9:39 p.m.

The City Attorney clarified for the audience the City Charter laid out that any ordinance must be adopted through two separate readings. The first reading has a public hearing tied to it. The second reading of an ordinance is held at a later Council meeting, typically the next council meeting, with exceptions where it can be done the same night as the first reading.

The City Attorney reminded the reading of Ordinance No. 893 that evening was the first reading and public hearing. After receiving testimony on the first reading, the Council would vote on Ordinance No. 893 on the first reading. This was assuming the Council voted for adoption then a second reading would be held at the next Council meeting for the council to again consider the ordinance for adoption.

It was further explained that the reason for a second reading at a future date was to provide Council a chance to explore any added information that may had been submitted at the public hearing.

Next, the Mayor called for a motion on Ordinance No. 893.

Motion: Moved to adopt Ordinance No. 893 on first reading.

Motion made by Councilor Akervall, Seconded by Councilor Dunwell.

During the discussion, the Council emphasized the DEI committee's role in fostering community strength and communication, collaborating with City boards and organizations. Councilors highlighted the importance of diversity in decision-making, citing research that shows diverse teams outperform others and enhanced innovation. Council expressed their commitment to anti-racist efforts and acknowledges the need for open discussions to address community issues, like incidents of hate speech. Moreover, they advocated for maintaining the DEI Committee for continued improvement to policies and to break down barriers, ensuring a more inclusive environment.

Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Berry, Councilor Dunwell

Vote: Motion carried 4-0.

CITY MANAGER'S BUSINESS

There was none.

LEGAL BUSINESS

There was none.

ADJOURN

The Mayor adjourned the meeting at 9:54 p.m.

Respectfully submitted,

DocuSigned by:
Kimberly Veliz
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kimberly veliz, City Recorder

ATTEST:

Signed by:
Julie Fitzgerald
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Julie Fitzgerald, Mayor