



Commemorating:

The Year 2000 Plan

an Urban Renewal Plan and Program of the City of Wilsonville, Oregon



City of

WILSONVILLE

OREGON





City of
WILSONVILLE
In OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

**WILSONVILLE CITY COUNCIL
SPECIAL WORKSHOP MEETING
WILSONVILLE CITY HALL
30000 SW TOWN CENTER LOOP EAST**

WEDNESDAY, AUGUST 29, 1990

7:00 P.M.



Wilsonville Road

PLAN
PLAN
PLAN
PLAN
PLAN
**THE
YEAR
2000 PLAN...**
PLAN

AN URBAN RENEWAL PLAN AND PROGRAM
OF THE CITY OF WILSONVILLE, OREGON



Councilor Clarke called for the question. The motion carried 4-1 with the following votes:

Councilor Chandler - Nay
Councilor Clarke - Aye
Councilor Dant - Aye
Councilor Edwards - Aye
Mayor Ludlow - Aye

Mayor Ludlow thanked Greg McKenzie for attending the meeting and for the School District's time spent in studying this item.

Mr. Stewart explained that the Council must transmit a certified copy of the Ordinance to the Urban Renewal Agency with the instruction that the Agency file the Ordinance with the County Recording Officer.

The City is also required to publish its action within four days in a newspaper of general circulation.

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crime

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Association as an
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Salem, OR 97301.
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, M.D. and staff
1990

Spokesman

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Serving the Interests of the Wilsonville Community



002028 05/27/89 0024 **
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Bulk Rate-Car. Rt. Prepaid-U.S. Postage Paid
Wilsonville, OR 97157-Permit No. 68

NO. 40

Wednesday, October 3, 1990

ONE SECTION - 35 CENTS

Wilsonville is state's fastest growing city

It is no one's surprise who has lived here for very long, Wilsonville was the fastest growing city in Oregon during the last decade.

The United States Census Bureau has issued a preliminary population estimate of 7,079 for Wilsonville in 1990, according to City Manager Pete Wall. Wall said that figure is 142 percent higher than the 1980 population of approximately 5,000.

Wall said the new figure came as no surprise to city officials because every housing unit is computerized, and at the rate of 2.15 persons estimated for each unit, population growth was being tracked closely.

The Portland State University Center for Population Research estimates population figures every year, and Wilsonville's 1990 population was 5,200, according to its figures. "We got them to raise it to 5,800," said Wall,

"but we knew it was higher."

According to Wall, the development in Wilsonville has been of very high quality, in part because the Planning Commission and Design Review Board are both doing a good job.

"The problem, and we knew it, is that we don't have the infrastructure in place," commented Wall. "A lot will be taken care of if urban renewal passes. Our planning efforts have been good, and urban renewal will implement a large portion of our plans to solve current problems and prevent future ones.

"If urban renewal doesn't pass, we're going to have more problems accommodating growth," he continued.

Although the Wilsonville City Council has passed a \$45-million urban renewal plan, the council plans to rescind its vote if voters do not approve of the plan in Novem-

ber's general election.

Wall said much of the city's growth has occurred in the past five years, a time period that coincides with his tenure as city manager. "It's been fired by the economy, not by my being here," he noted. "It's very exciting to have seen so much happen. It's more than most city managers see in their whole career."

While Wall said growth is a controversial subject, Mayor John Ludlow goes one step further and said it has a bad press. "I think too much has been said in the media that growth is a negative word," he said.

"It's too bad. Ten years ago many people said there was not enough growth, no shops, nothing happening," he continued. "In the last one-and-a-half years, they're saying we're growing too fast."

According to Ludlow, the reason the city tax rate has

remained at \$2 per thousand is growth. "If we weren't growing, it would go up," he said. "If it's planned growth, it's good growth. Wilsonville will be devastated, in my opinion, if urban renewal doesn't pass."

"No city hits developers (for off-site improvements) as hard as we do," he said. "We get away with it because of our location on I-5." As an example, he pointed out that Mentor Graphics has spent \$2.1 million on off-site improvements for its Southwest Parkway Avenue complex.

Wilsonville is a "baby city," according to Ludlow. "It's only 21 years old, and the infrastructure isn't here. If urban renewal doesn't cure the complaints about the sewer capacity, the water capacity and the road capacity, the new city council may inherit a can of worms."

Proposal approved

The Wilsonville City Council today approved a resolution approving an Oregon Business Development Fund (OBDF) project proposal by Commercial Knife, Inc. of Wilsonville. The approval was merely a forerunner for Commercial Knife to apply for the money, according to City Manager Pete Wall, who is the project's Director.



Heart failure fells county fair manager on Monday

By TOM LAWRENCE
Of the Spokesman

Jerry Mickelson wanted to work one more Clackamas County Fair...

Without question, the most critical conditions of blight within the City are related to long-term water supply, waste water treatment capacity, water delivery system, sanitary sewer collection and transmission system, a lack of a comprehensive storm drainage system, and the existence of an inadequate and substandard street and transportation system. These various public ~~systems are deficient and blighted to the degree~~ that they inhibit and, in certain cases, prohibit the timely development of tax-paying property by the private sector.

These deficiencies have encouraged a "shot gun" pattern of development that has left large, undeveloped voids between developments. The present infrastructure, for the most part, is constructed below current City standards. The land ownership and use patterns are diverse and located such that each owner, on his/her own, is incapable of providing all segments of the required public infrastructure. There must be a substantial public intervention to construct and reconstruct the streets and utility systems in a logical and comprehensive way which incorporate contemporary engineering principals.

YOU NEED IT! URBAN RENEWAL

We the undersigned citizens and business representatives of the City of Wilsonville feel that **URBAN RENEWAL** is crucial to the future of our city and urge all concerned residents to vote **YES** on **URBAN RENEWAL Measure #3-2**.

Marv Wagner	Scott Wall	Ben Altman
Weldon Sloan	George Vlahos	George Honnell
Marian Wiedemann	Dave Woodcock	Eldon Edwards
Roger Starr	Joe Fender	Judy Williams
Lew Hendershott	Tim Knapp	Pam Melvin
Don Brabb	Bruce Nissen	Kim Robben
Bill Erb	Helen Burns	Johny Ragin Jr.
Mike Nichols	Mary Clarke	Mack Johnson
Maureen Larsen	Jerry Krummel	Sue Ludlow
Joanne Erb	Jan Davis	John Hamalainen
Robert Dant	Mandi Braymen	Chuck Boozier
Ellen Kyle	Mike Williams	Vernon Burda
Bill Pratt	Linda Mines-Elliott	Ray Hess
Patricia Dant	John Jameson	Buck Buchanan
Marie Buck	Jacque Edwards	Ruth Ann Ragin
Richard Clarke	Jill Nissen	Ken Wilson
Vickie Speer	Gerry Krummel	Merrill Alexander
Sally Fender	Ernie Bryan	Grant Maddy
Richard Ligon	Lawrence Nelson	Barbara Boozier
Eric Woodard	Margaret Buchanan	Joanne Ransom
Dee Thom	Joan Maddy	Joy Abele
Phyllis Pratt	John Ludlow	Fay Otten
Ron Anderson	Gleann Ransom	Dean Braymen
Donna Woodcock	Debbie Alexander	Melodee Knapp
Cathie Gleeson	Miles Schlesinger	Debbie Hamalainen
Pete Wall	Phyllis Fillmore	
Diane Clarke	Bill Elliott	

This is a small sample of people who are convinced that **THEY** need it. **YOU NEED IT TOO!**

Authorized and paid for by the YES FOR WILSONVILLE Committee, P.O. Box 513, Wilsonville, Oregon 97070

"A lot of people think we're just a babysitting service," said Miller. "We provide that - in fact, a lot of our babysitters are Red Cross certified - but we can do a broad spectrum of things."

"Our detailing, data entry, tutoring, specialized pet care, serving at parties, yard clean up, clerical work and flyer distribution are just some of the skills offered through the teen program."

"It's a great service and we've got a lot of talented teens," said Miller. "We want the kids to learn skills. They might have to be worked with a little at first but they're ready and willing to learn."

"Teenagers in the referral program are between the ages of 12 and 18," according to Miller. "We welcome kids into the program but more important right now is getting more volunteers."

Agencies are determined by the teen and the prospective employer, Miller said. For more information, call Miller at Wilsonville City Hall at 970-1111.



Photo by Barbara Sherman

On the cutting edge

A laser-cutting system loaned by U.S. Amada, Ltd. is one of the technologies available for training students at the new Oregon Advanced Technology Center which was dedicated Tuesday. See story on page 9.

Both sides expect close call on urban renewal

Foes say plan is too costly

By TOM LAWRENCE

Of the Spokesman

City Councilor Sandra Chandler would like to go on the record: she doesn't oppose urban renewal.

It's just this present package, The Year 2000 Plan, that Chandler opposes. Many other people in town do too, judging from the calls she receives and the people who stop to talk to her, she said.

"A few weeks ago I started to get some vibrations that something wasn't right," Chandler said. "I definitely have some questions and concerns about this."

Chandler says all the options for building better roads and a larger sewer and water system have't been explored. And she still thinks the plan will result in higher taxes - especially if a nation-wide recession affects Oregon.

That's why she'll be casting a no vote next

Tuesday. The city is "getting the cart before the horse" and that has her bothered. She's not the only one.

Jim Farrell has lived in Wilsonville for 21 years; he is a fifth-generation resident of his house. He said Wilsonville was a pleasant city back then, with the residents working together to solve problems and to build public structures.

"Basically what we have is the city trying to find another way for the developers to develop by utilizing tax dollars rather than their own money," he said.

Farrell said if he was building something on his property he wouldn't ask his neighbors to help him pay for it. And that is what the tax increment financing does for the developers, he believes.

Farrell, who is the chairman of Wilsonville Involved Neighbors (WIN), is a former city employee who was fired by City Manager Pete Wall. He said he has no confidence in Wall or Ludlow.

"What we used to have here is small-town America," he said. "People played ball, organized Little League. Now you have to lock your doors and take the keys out of your car."

Continued on page 2.

Volunteer runs pro-vote group

By TOM LAWRENCE

Of the Spokesman

Joan Maddy's favorite politician doesn't live in Wilsonville. He doesn't live in the Portland area at all.

Actually, he doesn't live anywhere, anymore. Maddy admires Thomas Jefferson so much she'll quote his feelings on citizen involvement with the slightest push.

Jefferson said that people can accomplish anything that they understand. Maddy, the chairman of the Yes for Wilsonville Committee, shares those sentiments.

Maddy, 41, has been a resident of Wilsonville for three-and-a-half years. Her second husband Grant and she reside here; both have two children from previous marriages. Grant Maddy supports the urban renewal district but stays out of the political arena.

Meanwhile Joan has found herself in the

middle of what Mayor John Ludlow terms the most important election in the history of the city. The three city councilors elected will have to work with an electorate that will give either a thumbs-up or a thumbs-down to the \$45 million urban renewal district for the city.

As the election drew closer Ludlow and City Manager Pete Wall, who have staked their political clout and community influence on the project, looked around for community support. The Yes for Wilsonville Committee was formed shortly afterward.

"I met them (Wall and Ludlow and other URD supporters) since I came to Wilsonville," she said. "I got involved with politics mainly to meet people."

"Joan's one of the few citizens that's consistently been at all the council meetings and the urban renewal meetings," Ludlow said. "She was convinced something needed to be done to help pass urban renewal."

"I told her, 'Form a committee' and she did. They've done a good job, a very good job," he said.

Maddy's first husband died when they resided in North Portland. At the time she was a volunteer in HeadStart.

Continued on page 2.

INSIDE

Local residents could be the recipients of higher electricity rates if the measure to shut down the

Male hotline established

Men who have questions about birth control, sexually transmitted diseases and other subjects now have a number they can

fashions in the show will be modeled by WOW club members. Admission to the event is \$6.50.

Hospital installs channel

funded in 1980 by the hospital staff and auxiliary. For more information, call the Staff Development Department, 682-2153.

Retired group to meet

travel co hours a select s rotary d covers t

CENTER STAGE

SUMMARY OF VOTES CAST
11/20/90
14:38

CLACKAMAS COUNTY, OREGON
GENERAL ELECTION
NOVEMBER 6, 1990

ISSUE 78

JOHN F. KAUFFMAN, COUNTY CLERK

* I CERTIFY THAT THE VOTES RECORDED ON THIS ABSTRACT CORRECTLY * BY :
* SUMMARIZE THE RESULT OF VOTES CAST AT THE ELECTION INDICATED. *

* DATE OF ABSTRACT : *
* NOV 21 1990 *

John F. Kauffman

CITY OF WILSONVILLE (JT)
MEASURE 3-2
ADVISORY VOTE - URBAN RENEWAL DISTRICT

CANDIDATE KEYS:

- CAND-01 = YES
- CAND-02 = NO
- CAND-97 = OVERVOTES
- CAND-98 = UNDERVOTES
- CAND-99 = TOTAL VOTES

POLL PRE	CAND-01	CAND-02	CAND-97	CAND-98	CAND-99
201	390	405	0	57	852
202	453	548	0	124	1,125
203	291	317	0	123	731
204	225	414	2	110	751
TOTALS	1,359	1,684	2	414	3,459

IV. LEGAL BUSINESS

A. Ordinance CB-0-148-90
1st reading

An Ordinance Repealing Ordinance No. 373,
An Ordinance Relating to the year 2000 Plan,
An Urban Renewal Plan and Program of the
City of Wilsonville, Making Findings and
Conclusions in Reference Thereto,
Approving and Adopting Said plan.

Mr. Kohlhoff read Ordinance CB-0-148-90 on first reading, by title only, explaining that this Year 2000 Plan had been brought before the voters and was denied at the general election.

Mr. Wall read a prepared statement into the record (copy attached).

Councilor Edwards moved that Ordinance CB-0-148-90 be tabled. Councilor Clarke seconded the motion.

Walter Van Eck, 10245 S. W. Wilsonville Road, spoke in favor of passing Ordinance CB-0-148-90. Mr. Van Eck stated that he still felt there would be some sort of effect on the schools and it would be even greater with the passage of Ballot Measure No. 5. The amount of money the school district will receive next year will not cover the amount of the tax base allowed by the voters. Mr. Van Eck urged the Council to approve the Ordinance.

Councilor Clarke stated that he was very happy to see such a turnout at this meeting, and felt it was too bad that this many people had not attended the various Urban Renewal Meetings held. Councilor Clarke stated that he supported the plan, and would vote to table the Ordinance.

Mayor Ludlow stated that he felt the voters should get exactly what they wanted, and that he would follow the vote of the people.

Motion carried 4-1, with Mayor Ludlow voting in opposition.

002328 05/27/89 0024 **
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 Portland OR 97232-2436

Serving the Interests of the Wilsonville Community

BULK RATE: CAR. RT. PRESORT U.S. POSTAGE PAID
 WILSONVILLE, OR 97137 PERMIT NO. 68

VOL. 7 NO. 3

Wednesday, January 16, 1991

ONE SECTION - 35 CENTS

Pro-urban renewal petition calls for vote

By BARBARA SHERMAN
Of the Spokesman

Some folks decided not to wait for the new Wilsonville City Council to take action on a tabled \$44.8-million urban renewal project.

Glenn Ransom presented a petition at the new council's first meeting last Monday calling for that they chose to table it after voters

least a partial revival of the urban renewal project.

The original "Year 2000 Plan," which encompassed 857 acres, would have brought improvements to the city's streets, water system, sanitary sewer system, storm drains and parks. Although it was approved by the city council in 1990, it was tabled last Monday.

The plan in the November general election. The plan currently is being evaluated by the city staff, who will prioritize its various elements.

The petition, which was signed by 535 residents, stated: "We believe that the current urban renewal plan should be amended to include at least sewer, water and

road projects approved by the City Council. Urban Renewal should not be totally abandoned without a vote by the citizens."

According to Ransom, Gene Wolf started the ball rolling. Ransom said, "I had real strong feelings about the whole process leading up to the advisory vote. I wanted to do something -- clarify the issues and

put the record straight.

"I didn't want to create more division," he added. "I wrestled with the idea if I should work on keeping it alive. Then I heard something that was afoot."

That "something afoot" was Wolf's petition. "Several of us spent different sessions at the two urban renewal project scuttled. I took the

petition to work -- I work in Wilsonville," said Ransom.

The significant point was that we only asked for signatures started last Thursday (Jan. 3)," said Ransom, "and had that many by Monday (Jan. 7)."

Several of us spent different sessions at the two urban renewal project scuttled. I took the

Continued on page 2.

Mentor Graphics moves to town

By BARBARA SHERMAN
Of the Spokesman

What has six acres of ponds and wetlands on a 90-acre site, five buildings with a total of 560,000 square feet, two miles of sewer lines, 1 1/4 miles of water lines, and 160 miles of fiberoptic cable?

If you guessed the new Mentor Graphics' world headquarters in Wilsonville, you're right.

The new facility, which employees started moving into two weeks ago, also has 20 acres of landscaping, 15 acres of roads and parking lots including 1,959 parking spaces, 1,345 offices, 71 conference rooms, 16 training rooms and 699 thermostats.

For employees to work off the calories they consume in the cafeteria, the complex also includes a full-sized, indoor basketball/volleyball court, one soccer field, one softball field, about 1 1/4 miles of jogging trails, a gymnasium and exercise room with Cybex equipment, two saunas and one pool.

"The new headquarters campus is designed to keep the creative juices flowing while reducing stress on enthusiastic employees,"

publication, "Wilsonville Update."

To look at the luxurious new campus today, one would never imagine that only 10 years ago Mentor Graphics was founded by nine former Tektronix employees in a small office in Tigard.

In 1984, shortly after its first public stock offering, the company moved into its Southwest Creekside Place campus in Beaverton where it expanded into 10 buildings. With its lease due to expire, the company had to start looking at other options.

"By 1987, it was becoming obvious that we were not going to fit into the buildings we occupied in Beaverton," said Jim Pond, director of real estate, facilities and administrative services. "We projected our growth to show we'd need one million square feet by the year 2000 -- we had 200,000 (square feet) then."

"We looked at all the available space in Beaverton plus other options and problems -- using more small spaces, relocating other tenants, the (Highway) 217 traffic there -- or in the Sunset Corridor, the 217 Corridor, or the I-5 Corridor."



A team of Mentor Graphics' employees poses for a company photograph at the new Wilsonville world headquarters. This team, comprised of employees from various departments, has been involved with the construction of the campus and is now concentrating on the move from Beaverton to Wilsonville.

were considered. "The land cost was very favorable," said Pond. "We did traffic studies for the next 20 years -- there was better access for employees here. The tax situation was good. The (topography of the) land was favorable."

The site is now 50 percent

further in 120,000-square-foot segments with the next building to be constructed this summer. The site eventually will include about nine buildings with a total of one million square feet.

According to Pond, 1,500 employees will work at the campus

end of March. The site is expected to be completely developed, with employees topping out at 3,000, between 1995 and 2000.

The company currently employs 2,600 people, in 57 locations worldwide, including the Beaverton headquarters.

DARE to graduate students

About 90 Wilsonville Primary School fifth graders will graduate this month -- but not from school.

Instead, they will participate in a formal graduation from the Drug Abuse Resistance Education (D.A.R.E.) program with Z100 disc jockey Ricky Rocko as the featured speaker.

Clackamas County Sheriff's Deputy Barbara Waggoner, who has been teaching the D.A.R.E. curriculum to three fifth-grade classes in the school since September, will preside over the ceremonies.

"They have all worked hard on the program, and are ready to share their thoughts and stances on the issue of drug use," Waggoner said.

The public is invited to the ceremony, according to Waggoner. "The community of Wilsonville has shown strong support to the students by allowing them to display their posters in windows of businesses and by donating money to purchase the needed supplies," she said.

Waggoner said that the D.A.R.E. program started in Los Angeles, Calif., in 1983 and came to Oregon in 1988. Seven schools in Clackamas County adopted the program for this school year, according to Waggoner.

Continued on page 3.



XI. CITY MANAGER'S BUSINESS

A. City Council Goal Setting

Carter moved to table this item. Ludlow directed this be tabled until the next meeting.

XII. ADJOURNMENT

As there was no further business to discuss, Councilor Chandler moved to adjourn the meeting. Councilor Carter seconded the motion which carried 5-0.

Mayor Ludlow adjourned the meeting at 2:30 a.m.

WILSONVILLE CITY COUNCIL

SPECIAL MEETING
WILSONVILLE CITY LIBRARY
8200 SW WILSONVILLE ROAD
MONDAY, JANUARY 28, 1991
7:00 P.M.



002028 05/27/89 0024 **
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Spokesman

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VOL. 7 NO. 5

Wednesday, January 30, 1991

ONE SECTION - 35 CENTS

Ludlow resigns; Wall 'on leave'

Chandler takes reins; Kohloff interim manager

By TOM LAWRENCE
and BARBARA SHERMAN

John Ludlow resigned as the mayor of Wilsonville at 5 p.m.

the majority of the Wilsonville City Council conducts a 'witch hunt' from a hidden agenda in illegal meetings. I never had the intention to quit my term as mayor until I was forced to preside over the well-rehearsed, disgusting, and appalling City Council meeting of January 22, 1991."

It is the second time Ludlow has quit an elected position within the city: he resigned as a councilor due

"Wilsonville has many pressing concerns. These concerns include water, sewer, roads, the budget, union contract negotiations, the serial levy for police protection and roads that expires July 1st, and urban renewal (as represented by a 535 signature petition). Instead of addressing the above, the neophyte City Council saw fit to attempt to fire the City Manager and chief financial officer. This naive attempt to do so was libel at

been willing to work with Ludlow if he had stayed on the council.

All three pointed to a vote at the Jan. 22 meeting when Chandler, Carter and Ludlow teamed to pass a resolution on the Wilsonville Memorial Park Master Plan. That proved that the coalitions on the new council would have been in a constant state of flux, they claimed.

Monday night's surprise announcement by Ludlow followed

served under 20 councilors.

"It seems like a big surprise to several of us," he said.

Van Eck, Chandler and Carter admitted to having discussed the no-confidence vote prior to the meeting.

Six hours later, when the council again discussed the no-confidence vote in Wall, Ludlow commented, "It's sad that two or three council members met to discuss business."

Ludlow said that with all the

session. "This is an emergency," she said.

Council members voted 3-2 to hold an executive session. Van Eck, Chandler and Carter voted for the session; Ludlow and Councilor Jerry Krummel voted against it.

Following the executive session Ludlow told Kohloff, "It is the consensus of the council to contact Pete Wall's attorney to discuss dates for the council, Pete Wall, his attorney and you to schedule a

“I cannot continue to represent the citizens who elected me while the majority of the Wilsonville City Council conducts a "witch hunt" from a hidden agenda in illegal meetings. I never had the intention to quit my term as mayor until I was forced to preside over the well-rehearsed, disgusting, and appalling City Council meeting of January 22, 1991.

“An element of negativity, now strongly represented by a majority on the City Council, has succeeded temporarily in a shallow victory. Only the electorate can be held responsible for putting into office those who have made a mockery of justice and their legislative and judicial powers.

“Wilsonville has many pressing concerns. These concerns include water, sewer, roads, the budget, union contract negotiations, the serial levy for police protection and roads that expires July 1st, and urban renewal (as represented by a 535 signature petition). Instead of addressing the above, the neophyte City Council saw fit to attempt to fire the City manager and chief financial officer. This naive attempt to do so was libel at best - illegal at worst. Pete Wall is the finest City Manager this city has ever had.

“My thanks to my supporters who elected me and my best wishes to them and their city. The elected me to do a job. I did it until I was incapable of continuing. I hereby resign effective January 28, 1991, at 5:00 p.m. Signed John M. Ludlow”

Spokesman

Serving the Interests of the Wilsonville Community

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VOL. 7 NO. 14

Wednesday, April 3, 1991

ONE SECTION - 35 CENTS

Charlotte Lehan appointed to council

Charlotte Lehan, a lifelong Wilsonville resident, was unanimously elected Monday to fill the vacant seat on the Wilsonville City Council.

Lehan, 40, was nominated by Councilor Friedgard Van Eck; moments later, Councilor Sandra Chandler nominated Arien Pounds who was the highest runner-up in

last November's council race.

Pounds quickly withdrew his name from nomination, saying, "I desire to serve on the council and I feel I could make a difference -- a good difference. But I'm a lot more controversial person than I thought I was . . . I'm not a quitter but this is what's right for the city."

When asked if she would accept the post, Lehan said, "I would be pleased to serve on the council. This is an excellent council -- you've demonstrated that tonight."

After being voted into office, she was immediately sworn in by City Recorder Vera Rojas and took her seat beside the other council members.

The council has been short one member since former mayor John Ludlow's resignation Jan. 28. Councilor Jerry Krummel was elected mayor by other council members March 4, leaving one council seat open.

Following Lehan's swearing-in, Krummel said, "We now have a full complement on the council --

it's time to move on."

At a break in the meeting, Lehan said, "I'm excited. When I made myself available, it wasn't to cause a problem or a split or make the process take any longer. I didn't want to cause dissension."

Lehan said she had applied for an open position on the Parks and Recreation Advisory Board but had

said she would serve in any capacity. She said she had talked to council members this past week about accepting a position on the council.

Lehan is a strong supporter of environmental issues and last fall organized a new group, Friends of Goal 5. She said Monday night

Continued on page 9.

'A great partnership'

Clackamas Community College's Advanced Technology Center breaks ground in Wilsonville

By BARBARA SHERMAN
Of the Spokesman

With trucks and earth-moving equipment already ripping up the ground just a few feet away, the official ground-breaking ceremony for Clackamas Community College's Oregon Advanced Technology Center took place last Thursday.

"This is a signal of great things to come," said CCC President John Keyser. "It's already happening. This is a great partnership between government, education and industry. We're making sure we have the best possible work force in the country."



Schools act quickly after bonds pass

When the \$25.2-million school bond package passed overwhelmingly last week, school officials from the Canby Union High School and Canby Elementary School districts were ready to step into action.

The high school bond passed 63 percent to 37 percent (4,322 to 2,522). The elementary school bond had a healthy margin of victory, as well, at 59 percent to 41 percent (3,290 to 2,282).

Steve Miller, superintendent for the high school district, spent most of last week reviewing design plans with Architect Jimmy Luey of Portland and school staff.

The high school district's \$11.95-million bond will be used to replace the school's deteriorating, 1927-built, B-Wing and to build a new

Miller and Luey said the parking lot of the auditorium and some ground clearing would be the only "physical" signs of construction this year.

Construction bids and award of contract are tentatively scheduled for March and April of 1992.

At the elementary district offices, superintendent Milt Dennison and other school administrators have been working with architects from BOOR/A of Portland on the design of the new elementary school building.

The elementary district's \$13.3-million bond will pay for the new kindergarten through fourth grade-school and will help shorten a long list of needed repairs at existing schools.

Elementary school personnel have been dealing with over-

Utah woman is new city manager

Arlene Loble introduced at press conference

By BARBARA SHERMAN
Of The Spokesman

Arlene Loble, the former city manager of Park City, Utah, has been named as the new city manager of Wilsonville following an extensive, nationwide, six-month search.

Loble, 46, who was picked by the City Council Aug. 11 following a weekend of intensive interviews, was formally introduced at a press conference at City Hall Monday by Mayor Jerry Krummel.

Council members spent the week in between, which included two executive sessions, negotiating a contract with Loble. Her starting salary will be \$57,500 annually with a full benefits package. She will begin work Sept. 16.

"Arlene has distinguished herself in her career," Krummel said Monday. He said he had talked to her former associates in other cities who labeled her as "a negotiator, fair, a strong budget officer."

"We in Wilsonville are very lucky to add her to our staff," Krummel added. "She is a problem solver, an excellent team builder, a good facilitator for the City Council. I feel Arlene will help the city, particularly with our infrastructure problems."

Loble responded by saying, "It's my pleasure to be here. It's a move I'm looking forward to making."

When asked why she wanted to come to Wilsonville, Loble said, "The growth issues in Wilsonville interested me. Most cities want to keep things the same as possible."

"I wanted a community in a growth pattern," she added. "And I've always been interested in this part of the country."

Loble served as city manager

of Park City, Utah from 1980 to 1989. During that time the city had a population of 5,000 with an annual influx of 500,000 tourists. The city's annual budget was \$42 million -- twice that of Wilsonville's -- and its employees totaled 120 permanent full time and 50 seasonal.

In 1982 Loble was selected as Utah's City Manager of the Year and in 1985 was elected president of the Utah City Management Association. She also was the first woman elected to the International City Management Association Board of Directors as a regional vice president in 1988.

During Loble's tenure, Park City won a first-place award for National Historic Preservation in 1982 for restoration and relocation of historically significant buildings. The city also received a national award, the Certificate of Achievement for Excellence in Financial Reporting, from the Municipal Finance Officers Association for sound financial practices.

Prior to her work in Park City, Loble was assistant town manager in Windsor, Conn., with a population of about 30,000, from 1978 to 1980. She also worked in Helena, Mont., with a population of around 30,000, from 1971 to 1977, as development director, planner for the City/County Planning Department and assistant director of the Budget and Evaluation Department.

Loble left her job as city manager of Park City due to chronic fatigue. When asked if her health would affect her new job in Wilsonville, she responded, "I would have brought that up if I had not been asked. Obviously I feel ready. I waited a long time to be sure I'd be well and healthy."

She added that "I left my community in very good standing."

Loble, who has a 19-year-old daughter attending Swarthmore College in Pennsylvania,

Continued on page 5.



Photo by Christopher L. Curran

New Wilsonville City Manager Arlene Loble is introduced by Mayor Jerry Krummel at a press conference Monday afternoon.

Chandler, Carter unhappy with salary package for manager

City Councilors Sandra Chandler and Greg Carter say they think Arlene Loble is a great choice as the new city manager of Wilsonville. It's her salary package that they oppose.

Chandler and Carter released prepared statements at Monday's press conference, praising her selection but attacking the salary package offered her by the council.

Chandler called the contract -- \$57,500 per year plus a plush benefit package that includes \$300 per month in car allowance -- "fiscally irresponsible."

Carter agreed. Although his statement said he was "extremely confident she will do a tremendous job," he opposed the pay package.

Carter pointed out that Loble will be one of the two or three best-paid city managers in the state for a cities under 25,000 people.

"This is an extraordinary amount of money for a city of less than 10,000 people," his statement read.

Chandler and Carter did not read their statements into the record Monday night, since the council postponed voting on the package until Loble arrives.

Chandler had planned to ask for separate votes on hiring Loble and approving her contract. She said she would join the other councilors in a 5-0 vote to hire Loble but she and Carter would vote against the salary package.

That was skirted around in the council meetings when the council voted 5-0 to accept her as city manager.

"Arlene Loble is worth the dollars we are paying her but my personal feeling is that the amount warranted at least a year on the job," the statement read.

Photo by Tom Lawrence

City of Hope.

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Stoddard

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Spokesman

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Portland, OR 97232-2436

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WILSONVILLE, OR 97170-PERMIT NO. 68

VOL. 7 NO. 23

Wednesday, June 5, 1991

ONE SECTION - 35 CENTS

Urban renewal proposal remains alive

By BARBARA SHERMAN
Of The Spokesman

Urban renewal may yet see the light of day in Wilsonville after being saved at the 11th hour by the City Council Monday.

The original \$45-million project remains intact - although it probably will never be enacted in its entirety - despite an attempt by Councilor Friedgard Van Eck to kill the plan in its present form and tie the hands of the council in attempting future urban-renewal plans.

Council members voted 4-1 against an ordinance repealing the original ordinances setting up the project and again 4-1 rejecting an ordinance requiring voter approval for certain forms of indebtedness, with Van Eck casting the only favorable votes.

A resolution also was proposed by Van Eck preventing the council from adopting an urban renewal plan or permitting the segregation of any tax-increment financing funds without first considering the ordinance requiring voter approval. The resolution was withdrawn by Van Eck before it came to a vote because "apparently it has no significance," she said.

Instead, council members directed City Attorney Mike Kohlhoff to draft both an ordinance delaying the effective date of the urban renewal plan for one year and a resolution directing the council to place financing options before voters for approval.

Kohlhoff was asked to present the proposals at the council's next meeting on June 17.

Van Eck, who criticized the city recently for requesting the Clackamas County assessor to freeze assessed values in the urban renewal district as of January 1990 in anticipation of future tax-increment financing to fund at least part of the project, cited the

"adverse effects" of the plan.

"The bottom line is, by entering into any kind of urban renewal, you leave yourself open to litigation," she said. "I know for sure we don't have all the facts."

Due to uncertainty over the effects of Ballot Measure 5 and how both the measure and urban renewal will affect the West Linn School District, all the council members agreed. Consultant Robert Moore said, "The one true statement is that it's very muddy water."

Continued on page 2.

Work is over -- it's time to play

700 volunteers
take part to



Storm runoff drowns proposed park plan

By BARBARA SHERMAN
Of The Spokesman

solution," said Zilis. "This puts a crimp in our timeline. It puts us

Ordinance CB-0-159-91 - An Ordinance Amending the Effective Date of The Year 2000 Plan, An Urban Renewal Plan and Program for the City of Wilsonville, Oregon. (Staff - Kohlhoff) (Action Taken _____)

Wilsonville Sportsman

Serving the Interests of the Wilsonville Community

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WILSONVILLE, OR 97170-PERMIT NO. 68

Wednesday, October 9, 1991

ONE SECTION - 35 CENTS

002028 05/27/89
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Portland OR 97232-2436

Residents: We want high school

By CHRISTOPHER L. CURRAN

The Herald

Wilsonville needs its own high school.

That was the consensus of a team full of local residents -- including the Wilsonville City Council -- who testified before the West Linn School Board at a public hearing on the district's facilities report.

In fact, very little of the testi-

mony consisted of anything other than a high school -- the top recommendation of the Facilities Study Committee's report that was presented to the board in June.

The recommendation is for the high school to be built on the district-owned Cumberland property, located near Boeckman Creek Primary School.

Monday's public hearing was the first of three on the report; the other two are set for Oct. 17 at 7:30

p.m. in the West Linn High School commons, and Oct. 21 at 8 p.m. in the Athey Creek Middle School multipurpose room.

The report includes recommendations of construction projects in the majority of the schools in the district, projects that would have a combined price tag of nearly \$40 million, according to committee estimates.

After the three hearings the board will make a decision on the

report -- a decision that could involve going to voters to pass a bond levy for construction of facilities.

Board chairman Greg McKenzie said that a decision would probably be made in November or December.

Mayor Jerry Krummel, the first to speak, set the tone when he told the board that the city supports building a high school here.

Continued on page 3.

District name change includes Wilsonville

The West Linn School Board passed the first reading of a policy to add Wilsonville to the name, making the common reference of the district the West Linn-Wilsonville School District.

If the board approves the second reading at an upcoming meeting, the name change will take effect. The change will not alter the official name of the district, Clackamas County School District No. 3JT.

Board vice-chairman Walter Van Eck, a Wilsonville resident, is in favor of the name change. "It's long overdue," he said.

Council ready

A church



May 18, 1992

- 7:45 B. Consideration of a Petition Requesting the City to Hold the Advisory Vote on Urban Renewal Prior to June 30, 1992.
(Action taken _____)
- 8:15 *C. Resolution CB-R-590-92 A Resolution Endorsing Intergovernmental Cooperation Agreement Between the Wilsonville Urban Renewal Agency and the West Linn/Wilsonville School District 3J For Joint Development And Use of Facilities.
(Staff - Kohlhoff)
(Action taken _____)
- 8:20 *D. Resolution CB-R-587-92 A Resolution Endorsing the Proposed West Linn/Wilsonville School District June 30, 1992, Ballot Measure Including the Construction of a High School in Wilsonville. (Staff - Kohlhoff)
(Action taken _____)

wilsonville Spokesman

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Wednesday, June 10, 1992

ONE SECTION - 50 CENTS

Urban renewal push underway

BY TOM LAWRENCE

Of The Spokesman

City officials and their allies are mounting an aggressive campaign for the passage of the \$6.4-million urban renewal package they have placed on the June 30 mail-in ballot.

Efforts to persuade city voters to approve the plan include mailings, a cable access television show, town hall meetings and sidewalk campaigning.

"We're trying to do as good a job of publicity as we know how," City Manager Arlene Loble said Tuesday.

Loble has been kept busy with the campaign. She said she has been involved in creating "the

heavy pieces" of the drive but said the City Council and other involved citizens deserve a great deal of the credit for the organization.

During the past weekend councilors stood outside Thriftway and Lowrie's IGA, handing out brochures and talking to voters.

Last Thursday members of the council and the West Linn-Wilsonville School Board taped a TV program promoting both the urban renewal plan and the school district's \$33.1-million proposal to build a high school in Wilsonville, a middle school in West Linn, and upgrade schools throughout the district.

Titled "Aftermath of Ballot Measure 5: Cities and Schools Investing Together," the show will

be telecast on Tualatin Valley Community Access television at 9 p.m. Friday, 6 p.m. Saturday and 7 p.m. Saturday, June 20, on channel 21 and at 8 p.m. Wednesday, June 17 on channel 27.

A town hall meeting is scheduled for 7 p.m. Thursday at Wood Middle School. In preparation for the town hall Loble met with members of city boards and commissions two weeks ago, and a meeting on urban renewal, sponsored by the Chamber of Commerce's Government Liaison committee, was held Monday night. Attendance was sparse, Loble said.

Tim Bakke, chairman of the of the liaison group, said the "enthusiasm" of those present was high. "Everybody was eager to

promote this," he said. "The whole community was used a lot."

Loble said the City Council is looking for a large gathering for their meeting. "I hope we get good turnout for the town hall," she said.

"I'm too new to know," Loble said of a prediction on the outcome. "I do know there's a lot of hard feelings about last time."

"People feel there was a lot of misinformation out, a lot of wrong information. We're trying to correct that this time -- but it's complex."

Ballots will be mailed Friday, elections department officials predict most voters will cast ballots by the end of next week. Results will be announced June 30.

\$1.5 Million in matching funds toward
DOT's construction of new interchange
Wilsonville Road and I-5

\$800,000 for design of Wilsonville
Road Improvements and
Right-of-way acquisition



\$2 Million for Community Facilities:
fields, auditorium, gymnasiums
at new Wilsonville high school

Urban Renewal

Where \$6.4 Million would go
\$1.5 Million Urban Renewal Fund
\$1.5 Million 1992-93 Tax Incentive

Council takes state

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WEDNESDAY, MAY 13, 1992

ONE SECTION - 50 CENTS

Voters may be asked again on urban renewal

City may provide up to \$2 million to help build school athletic facilities

By RAY PITZ

The Spokesman

Wilsonville voters will most likely be asked June 30 if they want the city to kick in \$2 million in urban renewal agency money to help fund joint athletic facilities for a proposed high school.

During a meeting last Tuesday between the Wilsonville City Council and the West Linn-

Wilsonville School Board, council members agreed to go before voters for an advisory vote on amending the current urban renewal plan.

The move is part of a resolution passed by the council last June requiring a vote on such issues.

In addition to the new facilities — which most likely would include sports fields, a gymnasium and an auditorium — the ballot will ask voters if they're willing to approve prioritizing specific projects for the remaining \$3 million in urban renewal funds.

"We're getting facilities that would cost the city an incredible amount of money on its own," said Greg Carter, a City Council member.

Whether it was necessary to go out to voters was the subject of discussion during Tuesday's meeting.

"I would vote to kill the urban renewal district before I'd vote not to go out for an advisory vote," said Mayor Jerry Krummel.

Because the urban renewal plan taxes only specific areas of new growth, the measure would not increase taxes, said Arlene Loble, Wilsonville city manager. Also, the ballot request doesn't actually authorize the selling of bonds.

At the heart of the issue is an effort to gain support by the school district for an upcoming \$33.1 million bond measure that would provide construction money to build an \$18.5 million high school in Wilsonville. That request is also on the June 30 ballot.

A telephone survey by the district showed voters would be more willing to pass the bond if Wilsonville

contributed money to the project. Although the \$8 million proposed by pollsters as a possible amount isn't available, school officials believe the lesser amount of \$2 million will be helpful in getting voter approval.

"I think \$2 million will cut it," said Walter Van Eck, a school board member. "Two million dollars is a significant figure."

However, school and city officials said there is still a belief by many West Linn residents that the new school should be sited in the Stafford area.

But board members have made it clear that land and other essential services aren't available there and

See URBAN page 3

1100 N. 1ST AVE
WILSONVILLE, OR 97150
503-253-2222



Spokesman

Serving the Interests of the Wilsonville Community

VOL. 8 NO. 27

Wednesday, July 1, 1992

Urban renewal, school decisions due

Proposed high school, street improvements up to will of voters

BY TOM LAWRENCE
Of The Spokesman

Results of two of the biggest ballot issues in the history of Wilsonville will be announced Tuesday night. A positive vote on both would mean a high school for Wilsonville and improved

roads throughout the city.

The Clackamas County Elections Office will have final numbers at approximately 8:20 p.m. on the votes on a \$6.4-million urban renewal package, designed to alleviate three traffic headaches in the city and help build recreational facilities here, and on a \$33.1-million building bond proposal for the West Linn-Wilsonville School District.

Both issues were on mail-in ballots distributed three weeks

ago.

City Councilor Greg Carter said Sunday he was told by school board chairman Greg McKenzie that the school bond proposal would pass if it received 1,500 yes votes in Wilsonville, to balance an expected split vote in the West Linn portion of the district.

"I'm cautiously optimistic on both," he said.

School district assistant superintendent Mike Tannenbaum

said the district is hopeful of receiving 70 percent support in Wilsonville, or about 1,500 yes votes.

"We usually get 55 percent support in West Linn, but even with 45 percent, that (1,500 yes votes in Wilsonville) would probably give us what we need comfortably," he said.

County elections officials predicted a low turnout for the election but, with the great interest in local issues, turnout may be

high here.

Tannenbaum said Tuesday school officials "didn't know" what to expect.

"If you remember our advice to the board was not to go in June. That only gave us about four weeks to run a campaign. We like to have twice that long."

City officials discussed the election after the council meeting Monday night. They were non-committal on election results.

"I'm really hopeful," City Manager Arlene Loble said Friday.

City, school district hopeful relationship will stay positive

By RAY FITZ
Of The Spokesman

Regardless of whether a \$33.5 million bond measure passes, Wilsonville city officials and West Linn-Wilsonville School Board members hope the working relationship the two groups have forged will continue after the election.

At the heart of the measure is \$18 million in funding for a new high school in Wilsonville.

What Wilsonville voters will also be deciding is whether to chip in \$2 million in urban renewal funds for a joint project between the city and school district to build athletic and civic facilities at the site of the new high school, if it's approved.

As far as he knows, this is the first time in Oregon that a city and school district has agreed to share joint facilities, said Greg McKenzie, school board chairman.

"I would hope the cooperation between the city and school dis-



Photo by Ray Fitz

Mayor Jerry Krummel, left, and West Linn-Wilsonville School Board Chairman Greg McKenzie shake hands Monday at the proposed site for a Wilsonville high school.

See HOPEFUL on Page 5

SUMMARY OF VOTES CAST
7/01/92
10:18

CLACKAMAS COUNTY, OREGON
SPECIAL ELECTION
JUNE 30, 1992

ELP200 ISSUE 5
PAGE 1
JOHN KAUFFMAN, COUNTY CLERK

* I CERTIFY THAT THE VOTES RECORDED ON THIS ABSTRACT CORRECTLY * BY : *B. M. Kauffman* * DATE OF ABSTRACT : *
* SUMMARIZE THE RESULT OF VOTES CAST AT THE ELECTION INDICATED. * JUL 1 1992 *

CITY OF WILSONVILLE (JT)
MEASURE 3-3
ADVISORY VOTE AMEND URBAN RENEWAL PLAN

CANDIDATE KEYS:

- CAND-01 = YES
- CAND-02 = NO
- CAND-97 = OVERVOTES
- CAND-98 = UNDERVOTES
- CAND-99 = TOTAL VOTES

POLL PRE	CAND-01	CAND-02	CAND-97	CAND-98	CAND-99
201	494	140	0	7	641
202	519	180	0	7	706
203	364	217	0	6	587
204	295	247	1	5	548
TOTALS	1,672	784	1	25	2,482

109

Spokesman

Serving the interests of the Wilsonville Community

Wednesday, July 8, 1992

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VOL. 8 NO. 28

ONE SECTION - 50 CENTS

High school construction may begin in December

Wilsonville voters overwhelmingly back high school for city

By RAY FITZ
Of The Spokesman

Bales of hay will be replaced with bulldozers — maybe as soon as December — in preparation of a new Wilsonville high school to be built in a field next to Boeckman Creek Primary School.

Voters narrowly approved a \$33.1 million bond measure giving the go-ahead to build the high school, a new middle school in West Linn and remodeling four schools in both cities.

The measure passed 3,893 to 3,677. "We are very pleased, obviously, by the vote," said Mike Tannenbaum, deputy superintendent for West Linn-Wilsonville School District. "We really appreciate the support the community has given to us."

The district will soon decide on an architect and name a planning committee to develop educational specifications for the new school.

While the margin of passage was 51.5 percent to 48.5 percent, Tannenbaum said he wasn't too surprised.

"We've had them closer than that," Tannenbaum said. "I think everyone around here thought it was going to be very close."

Dave Nelson, a West Linn-Wilsonville School Board member and co-chairman of Yes for West Linn Schools, a citizen's advocacy group, echoed a similar prediction.

"I knew it was going to be close," Nelson said. "We had very active involvement from every end of the district."

While several pockets of West Linn precincts showed significant support, Wilsonville voters overwhelmingly supported the measure, with the city's two precincts reporting a 71 percent and 79 percent approval rate.

Nelson said the citizen's advocacy group knocked on

numerous doors and passed out informational fliers in the effort to get the bond passed.

But the city's willingness to chip in \$2 million in urban renewal funds to build joint athletic and other facilities also was a key factor in gaining approval, he said.

"The bigger issue was just the whole concept of cooperation between the city and schools," Nelson said. The district had only had about three to four weeks to sell the campaign, something that usually takes twice as long, Tannenbaum noted.

The district and its advocates were apparently able to sway undecided voters into "yes" votes. Based on a survey taken several months ago, 50 percent of those polled by telephone said they would turn down the proposal and 40 percent said they would vote for it. Another 11 percent were undecided.

Passage of the bond means construction of an \$11.5 million middle school and remodeling projects in West Linn. Wilsonville can expect:

■ An \$18.5 million high school to be built on 48 acres of property — currently used to grow cattle feed — that the district owns just south of Boeckman Creek

Primary School. The school could hold 750 students initially with the school's library, gymnasium and cafeteria designed to accommodate at least 1,000.

"As Wilsonville grows and we need more classroom space we can add more," Tannenbaum said. The site would also be home to athletic fields, a gymnasium and an auditorium to be shared with the city. The school would be completed for the fall of 1994.

Wilsonville Mayor Jerry Krummel said he believes the new high school will make the city more attractive to those moving in.

"I think it will give it more of a sense of community," Krummel said.

■ Five new classrooms, a science lab and a second gym at Wood Middle School at a cost of \$1.5 million.

■ Four more classrooms at Boeckman Creek that will hold an additional 100 students at a cost of \$625,000. Construction of another separate four classrooms is already underway with completion scheduled for this fall.

The remodeling projects most likely will take a back seat to the construction of the new high school and middle school buildings, Nelson noted.

Urban renewal district approved by lopsided margin

By BARBARA SHERMAN
Of The Spokesman

The few city officials not on vacation this week are elated over the stunning victory of their \$6.4-million urban renewal plan.

Wilsonville voters overwhelmingly gave their approval to the plan, which was a ballot measure in the June 30 write-in election.

"I am extremely happy about it," Mayor Jerry Krummel said. "I'm elated, to say the least. It gives us another tool to utilize for financing the needs we have."

"I look forward to getting these projects underway," he added. The projects included in urban renewal include \$1.6 million in matching funds toward the Oregon Department of Transportation's construction of a new Interstate 5/Wilsonville Road interchange and \$2 million for construction of a Day Dream Escape, to relieve congestion at the intersection of Wilsonville Road and

The plan also includes \$2 million for community facilities, including playing fields, an auditorium and gymnasiums at the new \$18.5-million high school which will be built in Wilsonville, thanks to West Linn-Wilsonville School District voters' approval of a \$33.1 million bond measure.

The final project in the urban renewal plan is allocating \$800,000 for design of Wilsonville Road improvements and right-of-way acquisitions.

"We outlined initial projects that the council saw as most urgent, and they were in the council's (1992) goals," Krummel said. "These are real answers to these goals. We didn't outline a huge list of projects."

"One of the things that will build our credibility with the community is to get going," he added. "That will really help for people to see results."

Councilor Greg Carter said, "I'm



Batter up

The men's slow-pitch softball season opens this week in Wilsonville and teams are getting ready for the first pitch. On Sunday a collection of players from the Wilsonville Meadows team practiced in Memorial Park. Mike Lorenzetti pitched up a few and Bud Clapper hit some line drives while working out with his teammates. For details on the start of the season, see Sports on Page 8.

Hotel tax won't alter collection of city fee

By RAY FITZ
Of The Spokesman

Wilsonville's mayor will recommend no changes in the way the city collects its hotel/motel tax at least for a year following the passage of ballot measure he ardently opposed.

Jerry Krummel said he will ask the City Council to hold off until at least next July any plans to change what will now be an 11 percent tax charged to city motel patrons.

Last week, Clackamas County voters overwhelmingly approved — 38,116 (72 percent) to 14,665 (28 percent) — to make distribution of a 6 percent tax on all motel rooms and to form a special committee for distributing that money based on a new tourism plan.

The margin of support in Wilsonville was 72 percent to 28 percent.

"I was disappointed it passed," said Krummel who was surprised by the margin of victory. "I don't

a Safe
Sober
of July!

See URBAN on Page 3



















City Hall



BEAUTY AND THE BRIDGE



Beauty & the Bridge

Hundreds of local students get artsy

Concerned about safety and the unwelcoming appearance of the underpass of the I-5 overpass bridge, local leaders sought to create a safer and more inviting experience, encourage bicycle/pedestrian mobility, and connect the east and west sides of the community.

The Wilsonville City Council worked with West Linn-Wilsonville School District teachers, principals, and board members to map the construction project. An Oregon artist was selected to serve as the lead artist, who collaborated with the lead art teacher at Wilsonville High School to develop the design approach. With an emphasis on the natural beauty of local flora, the planning team settled on a design theme.

The lead artist and school leaders folded the students' research, design, painting, and glazing into the art curriculum.

- Each school was assigned a task:
 - Benjamin Creek and Bonney Ferry primary school students would draw the small animals.
 - Iron & Wood Middle School students would craft the oak leaves and birds tucked into their foliage.
 - Ann & Technology High School students would represent the human local buildings.
 - Wilsonville High School students would create the large animals and complete the final work to ensure continuity and consistent quality across the mural.

PROJECT GOALS:

- Help maintain the appearance of the bridge.
- Encourage bicycle/pedestrian mobility.
- Connect the east and west sides of the community.

PROJECT CONTACT:

- Wilsonville City Council
- Wilsonville High School
- Wilsonville Public Works
- Wilsonville Parks & Recreation
- Wilsonville Police Department
- Wilsonville Fire Department
- Wilsonville Public Library
- Wilsonville Senior Center
- Wilsonville Community Center
- Wilsonville Community College
- Wilsonville Chamber of Commerce
- Wilsonville Economic Development
- Wilsonville Planning Commission
- Wilsonville Transportation Commission
- Wilsonville Water & Sewer Utility
- Wilsonville Electric Utility
- Wilsonville Gas Utility
- Wilsonville Telephone Utility
- Wilsonville Cable Utility
- Wilsonville Internet Utility
- Wilsonville Power Utility
- Wilsonville Gas Utility
- Wilsonville Telephone Utility
- Wilsonville Cable Utility
- Wilsonville Internet Utility
- Wilsonville Power Utility





Roundabout Layout

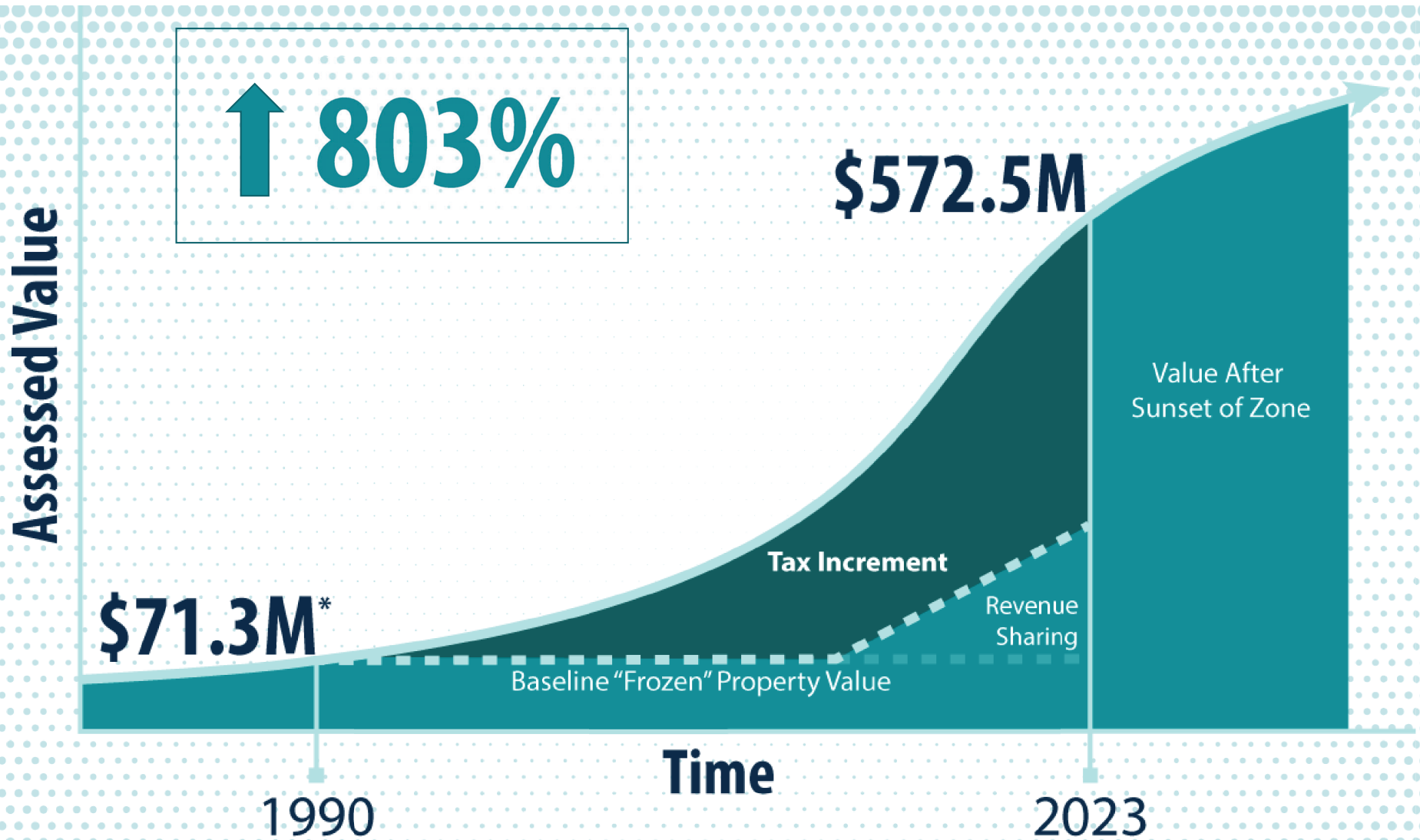
Preliminary Design Subject to Change





WILSONVILLE TOWN CENTER PLAN

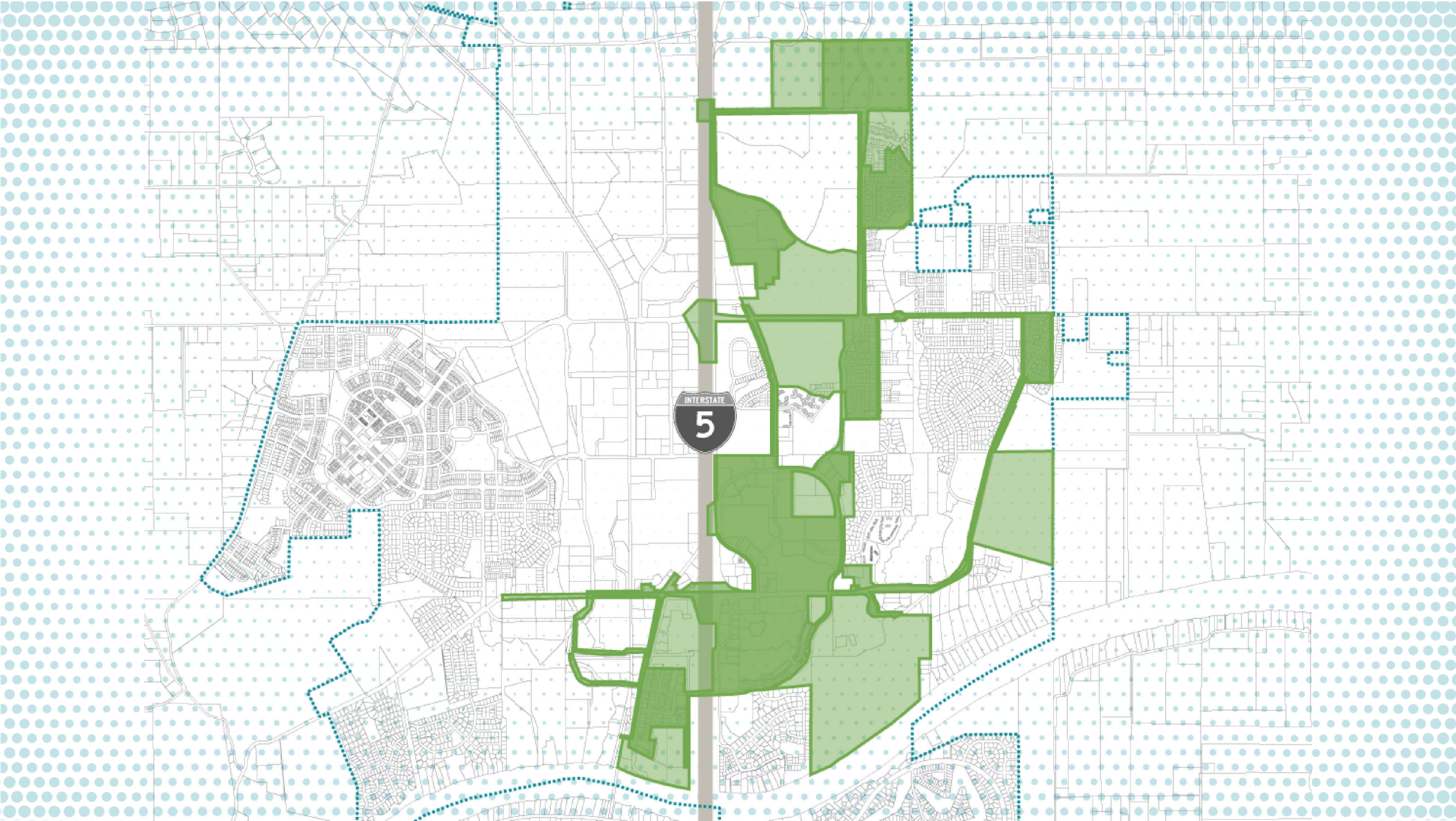
Adopted May 6, 2019
Ordinance No. 835



* The "frozen" base of \$71.3M is inflation-adjusted using CPI. The original "True Cash Value," the basis for Oregon property taxation in 1989-90, for the plan Area was \$30.3M.

Past & Present Elected Leadership







WILSONVILLE
URBAN RENEWAL

Opening Slide

Tonight we celebrate the accomplishments and impact of the Year 2000 urban renewal plan, which will be officially an artifact of history on June 30, 2023—in 11 days. Before digging into the genesis of this city plan and program, I had intended to simply rehearse the projects and the impressive tax base growth that were made possible under this plan. But as I opened the archives and started reviewing meeting minutes and newspaper headlines, I discovered a remarkable story that I would like to share with you tonight.

Slide: 90s Logo

Our story begins in 1990, or as my kids would call it, “the olden times.”

Slide: Meeting agenda heading

At 7pm on Wednesday, August 29, 1990, the Wilsonville City Council convened in a “special workshop session” to consider the adoption of the Year 2000 Plan, an urban renewal plan and program of the City of Wilsonville. This was the second reading of Ordinance No. 373, and as I imagine the meeting in my mind’s eye, there must have been significant energy and anticipation in the room.

Slide: Aerial photo

This aerial photo shows the City’s development progress in 1988. According to the US Census, at that time the population in Wilsonville was just above 7,000 residents. Notably, today’s Town Center was nothing more than a small handful of buildings and farmland and Mentor Graphics had not yet begun construction of its Boeckman Road campus.

Slide: Year 2000 Plan Cover “graphic”

Interestingly, at the August 29th 1990 meeting, the Council was potentially moving forward with the adoption of the urban renewal plan in advance of a pending advisory vote to take place the following November. While unconventional, this move was strategic.

Slide: Mentor Graphics

The Mentor Graphics campus had been completed in late 1990 and the Council aimed to secure the frozen base for the 1989-1990 tax year, which did not yet reflect the new development. The building permit value for the project was \$24 million, which would be over \$60 million in 2023 dollars. If the plan were adopted in August 1990, this new private development project within the proposed plan area would jumpstart the tax increment collections and fuel the nascent urban renewal area.

Slide: Vote Count

That night, the Council voted 4-1 in favor of adopting the Year 2000 Urban Renewal Plan. But that’s just the beginning of the story.

Slide: Fastest Growing City

The impetus for the formation of an urban renewal district in the city was rapid growth and an increasingly deficient infrastructure to support it. The findings of the Year 2000 Plan document describe the City thusly:

Slide: Typewritten description of Blight

Without question, the most critical conditions of blight within the City are related to long-term water supply, waste water treatment capacity, water delivery system, sanitary sewer collection and transmission system, a lack of a comprehensive storm drainage system, and the existence of an inadequate and substandard street and transportation system. These various public systems are deficient and blighted to the degree that they inhibit and, in certain cases, prohibit the timely development of tax-paying property by the private sector.

These deficiencies have encouraged a "shot gun" pattern of development ... There must be a substantial public intervention to construct and reconstruct the streets and utility systems in a logical and comprehensive way which incorporate contemporary engineering principals.

The City operated on a series of wells for water production and distribution, which were already overburdened. The State had recently passed policy that would preclude the permitting of any new wells. The system was prone to fluctuating pressures and surges, which was problematic in its own regard, but also costly for commercial and industrial property owners facing above average fire insurance and operational costs.

The wastewater system was also strained. There were looming capacity concerns, as well as significant odor problems. The City was facing violations for discharging low quality under-treated water into the Willamette River.

The sanitary sewer collection system was similarly deficient, with many new developments dependent on individual septic tanks and drain fields. The city needed a total gravity system.

As for parks, the findings conclude, "there is a deficiency of organized and developed park and recreation open space." The community needed and wanted more parks and recreation amenities. And this will be a relevant fact as our story unfolds.

The city's transportation infrastructure was similarly deemed deficient and deteriorating, particularly Wilsonville Road.

Slide: You Need It!

With great potential, which the 1990 City Council clearly saw, the City was facing serious growing pains on its path to urbanization. The advisory vote to bless the Year 2000 urban renewal plan would take place on November 6, 1990. The stakes were high, to say the least.

Slide: Election Results

According to the summary of votes cast in Clackamas County, 1,359 voters cast their ballot in favor of the Plan, while 1,684 voted against. That's right. The measure failed, with over 400 undervotes.

Slide: Agenda item Ord. CB-0-148-90

The Council convened on November 19th to consider an ordinance to repeal Ordinance 373 and with it the Year 2000 plan they had just adopted. Numerous community members attended the meeting and testified, expressing their thoughts and feelings about the implications of a failed ballot measure.

There was concern about the pending Measure 5 and its impact on school budgets. Several people indicated they felt that voters misunderstood tax increment finance. Can you believe it?! (sarcasm)

Others felt that those in opposition were willfully ignorant and had made up their mind from a position of principal rather than a practical understanding of the facts. One meeting attendee expressed:

If the voters had been fully and honestly informed, the Urban Renewal Plan would have been approved. I understand that objection to the Plan by the major opponents was that there could be an adverse effect upon school funding and/or those who are basically opposed to growth. I do not fault these people for their objections. I do fault information put out in such a way that it leads to false conclusions.

Another resident felt misinformation had been utilized by the opposition group:

I believe the matter of the Urban Renewal project for this city deserves more careful consideration and should not be hastily set aside. . . . All council members have a responsibility to propose comprehensive solutions - the posture of simply shooting down ideas without proposing a better one is not leadership of any kind."

Slide: Councilor Clarke...

Ultimately, the lame-duck Council voted to table the Ordinance that would repeal the adoption of the urban renewal plan, with Mayor Ludlow voting against, stating that "voters should get exactly what they wanted..." The meeting ended at 10:20pm that night with the fate of urban renewal in Wilsonville undetermined.

Slide: Pro-UR petition calls for vote

The Council reconvened on January 7, 1991 with 3 new councilors, some of which had run on a ticket that opposed urban renewal. Again, residents turned out in numbers to express their views. Those in favor of the plan demanded alternative solutions to the city's precarious infrastructure situation and noted that the number of registered voters far exceeded the number of those that cast ballots. Furthermore, they pointed out, over 400 people cast a ballot but did not vote on the urban renewal measure. A petition with 535 names was submitted to the Council, asking them to move forward with the plan, and amend it as necessary in order to gain the support of a majority.

Slide: LifeSavers

The meeting must have been another highly emotional experience, but rest assured, it had its share of mundanity too. During Councilor's concerns, one Councilor remained silent on the issue of urban renewal but noted his dry throat syndrome and requested LifeSavers. ☺

Slide: 2:30am Adjournment

Drama continued at the January 22nd meeting, which adjourned at 2:30am after the new Council attempted to dismiss City Manager, Pete Wall in an executive session, for reasons that are unclear at best in the historical record.

Slide: Ludlow resigns

Mayor John Ludlow was a strong supporter of the city manager and on January 28, 1991 a special meeting of the Council was held, wherein the Mayor's letter of resignation was read into the record.

Slide: Letter Highlights

The letter indicated Mr. Ludlow could no longer serve in good conscience and accused the "neophyte" City Council of a witch hunt, and chastised them for neglecting the issues facing the city, including water, sewer, and roads, among others.

Slide: Charlotte Lehan Appointed;

Mr. Ludlow's resignation set in motion a chain of events that, one could argue, changed the trajectory of this city forever. Councilor Jerry Krummel was appointed as mayor and Charlotte Lehan was appointed to fill Mr. Krummel's seat.

Utah Woman is new CM

Arlene Loble was later hired as the new City Manager, from a pool of 90 applicants.

Slide: UR Remains Alive

The Council did not discuss urban renewal at length in their normal business meetings again until May 1991. In June an ordinance was adopted to amend the effective date of the Plan. According to the record, this move was intended to keep options open to adopt a scaled down plan.

Several work sessions with urban renewal on the agenda can be found in late 1991 and early 1992, but no formal minutes for those meetings exist, to my knowledge.

Slide: Residents: We want high school

By May of 1992 there were continuing and growing concerns about the ailing wastewater treatment plant, associated odors, and its contribution to pollution in the Willamette River, while the need and desire for a new high school in Wilsonville had been a top concern for Wilsonville area residents for some time. The City Council and the School Board of the West Linn School District held several joint meetings and began to discuss and coordinate efforts in order to facilitate the realization of a high school in the City.

Slide: May 18, 1992

The School District put forth a \$33 million bond measure that would fund the majority of capital construction costs associated with the proposed Wilsonville High School as well as other facilities in the district. The City Council approved ballot title language for a new advisory vote regarding the adoption of the Year 2000 Plan. There was some hand wringing about whether or not to have the two measures on the same ballot, but at last it was decided that both measures would go to the people on June 30th, 1992. It was understood that many West Linn voters would not vote for a measure they didn't see as benefitting their community. A Wilsonville contribution might make the difference.

The two agencies formalized their partnership through an intergovernmental agreement and passed joint resolutions in support of one another's ballot measures, which included a commitment of \$2 million dollars in urban renewal funds toward the High School if the Year 2000 plan passed on the June 1992 ballot. In the spirit of mutual benefit, residents of Wilsonville would enjoy joint use of the

high school athletic facilities—remember the community really wanted more parks and recreation opportunities and facilities. Indeed, the fate of Wilsonville High School's construction depended upon the success of both measures!

Slide: Urban renewal push underway

In June of '92 there was a robust public information campaign to educate the electorate. Door-to-door canvassing, a closed-circuit local tv program and direct mail were all utilized. It must have been a substantial mailing, as there was discussion at a meeting of the City Council about the amount of money being spent on printing and postage costs.

Slide: UR, school decisions due

It would be a gross understatement to say, a lot hung in the balance as many awaited the announcement of mail-in election results.

Slide: Election Results

On June 30, 1992, yes votes outnumbered no's 2-to-1. 1,672 votes in favor of amending and implementing the Year 2000 Plan, with a \$2 million appropriation to the construction cost of Wilsonville High School, and an initial sale of \$5 million in bonds to begin other projects in the plan. Many in the community breathed a sigh of relief, including a few Council members and the City Manager who were all on vacation and unavailable for comment for the newspaper after the election results were announced!

Slide: HS const. may begin in December

To say that Wilsonville's history was forever changed on June 30, 1992 is not hyperbole, but fact. In Fiscal Year 1992-93, the Urban Renewal Agency saw its first deposit of \$1.7 million in tax increment. Later in 1992 funding was allocated for planning work that would improve Wilsonville road on both sides of I-5. Wilsonville High School was completed in 1995.

Slide: WHS

Slide: WWTP

Upgrades were made to the wastewater treatment plant, which extended its life until it underwent a major upgrade and expansion in 2014.

Numerous other projects were completed under the Year 2000 plan, shaping the community and building out a first-class infrastructure system that serves the city's today's 27,000 residents and 2,000 employers very well.

Slide: Wilsonville Road

A few such projects include, as mentioned, Wilsonville Road, including the undergrounding of unsightly and unsafe overhead utilities, Boones Ferry Road, Memorial Drive,

Slide: Canyon Creek Road

Canyon Creek Road, Courtside Drive,

Slide: 5th to Kinsman

the 5th to Kinsman connection, Boeckman Road improvements and miscellaneous other streetscape and signal improvements.

Slide: Murase Plaza

Parks and recreation opportunities were expanded through the acquisition of the Boozier land and construction of Murase Plaza.

Slide: Stein-Boozier Barn

The Stein-Boozier Barn,

Slide: Town Center Park

Town Center Park, and this building,

Slide: City Hall

City Hall, were all Year 2000 plan projects.

Slide: I-5 underpass

Cooperation with the West-Linn Wilsonville School District continued after the initial partnership on Wilsonville High. The art that now adorns the I-5 underpass at Wilsonville Road was provided by students of Wilsonville schools to enhance the interchange improvements, which were also co-funded by urban renewal and ODOT.

Slide: Creekside Woods

The land to our east, where Creekside Woods Senior Housing now exists was purchased by the city and donated to the affordable housing project.

Slide: Boeckman roundabout

The final capital improvement project to be completed under the Year 2000 plan is the Boeckman Road Corridor Project, which will begin construction soon, and will certainly be a fine capstone to round out the many accomplishments made under the urban renewal plan. This project will support existing development and provide capacity for Wilsonville's next great neighborhood, Frog Pond.

Slide: Town Center Plan

Earlier tonight we talked about our efforts to further the implementation of the Town Center Plan using urban renewal to augment other funds and support the construction of public infrastructure and development within that area. Funding for the Town Center Plan came from the Year 2000 Plan, which seems quite appropriate. As we close this urban renewal district, we open the door for the next generation of development in Wilsonville, through the responsible and effective use of tax increment finance.

Slide: AV Growth Chart

Urban Renewal is a public finance tool that, as demonstrated by the story told tonight, is surrounded by some degree of disagreement and, at times, controversy. This is partially due to the fact that overlapping taxing districts forego some revenues in order to pay for urban renewal projects. Tonight we wish to thank those taxing districts, including the West Linn Wilsonville School District, Tualatin Valley Fire & Rescue, Clackamas Community College, and Clackamas County for their temporary contribution toward the permanent improvement of our community and public budgets across the board into the future. By our calculations, the assessed value of the property within the Year 2000 Plan area has increased by over 8 times, which far exceeds any plausible alternative scenario that does not include the projects funded through the Year 2000 Plan.

Please join me in thanking and applauding those taxing districts that have partnered with Wilsonville.

Slide: Blue Ribbon Leadership

We would also be remiss to not recognize the capable staff and elected stewards of the Year 2000 Plan over the past 30 years; especially those visionary leaders of the early 90s, including Charlotte Lehan who began her long and decorated career as a City Councilor, Mayor, and County Commissioner during this turbulent and pivotal period of time. Let's take a moment to show our appreciation to them too.

Slide: Historical vs. Current Boundary

The success of this plan was not accidental. Several best practices assured the successful implementation of this plan and program. Beginning in 2003 the City began removing parcels from the district in order to limit tax increment collections to approximately \$4 million per year. After FY 2010 the law changed and allowed the City to certify less than 100% of the available taxes and has limited tax increment to \$4 million ever since. This practice of "revenue sharing" allows taxing districts to enjoy the benefits of urban renewal before the plan sunsets.

Slide: UR Logo

As noted, taxing districts and the residents of the community are also involved as partners and collaborators. Wilsonville's use of urban renewal is guided by the Urban Renewal Task force, comprised of residents, affected taxing districts, land owners, developers, and area businesses.

Wilsonville has also adopted the practice of consulting the electorate through an advisory vote before the adoption of any new urban renewal plan in the City—a tradition that began with the story I told tonight.

Thank you for your time and attention. It has been my great pleasure to prepare this presentation, and to be a part of Wilsonville's legacy as we move into the future.

Thank you.

1990

Mayor John Ludlow

Councilor Eldon Edwards

Councilor Sandra Chandler

Councilor Dick Clarke

Councilor Bob Dant

1991

Mayor John Ludlow

Councilor Sandra Chandler

Councilor Greg Carter

Councilor Jerry Krummel

Councilor Friedgard VanEck

Post-resignation

Mayor Jerry Krummel

Councilor Sandra Chandler

Councilor Greg Carter

Councilor Charlotte Lehan

Councilor Friedgard VanEck