



## CITY COUNCIL MINUTES

March 06, 2023 at 7:00 PM

Wilsonville City Hall & Remote Video Conferencing

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### CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:00 p.m. on Monday, March 6, 2023. Mayor Fitzgerald called the meeting to order at 7:07 p.m., followed by roll call and the Pledge of Allegiance.

### PRESENT

Mayor Fitzgerald  
Council President Akervall  
Councilor Linville  
Councilor Berry  
Councilor Dunwell

### STAFF PRESENT

Amanda Guile-Hinman, City Attorney  
Beth Wolf, Senior Systems Analyst  
Bryan Cosgrove, City Manager  
Dan Pauly, Planning Manager  
Jeanna Troha, Assistant City Manager  
Kimberly Veliz, City Recorder

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 Dunwell.

### Voting Yea:

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

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

## MAYOR'S BUSINESS

### 4. Upcoming Meetings

The Mayor reported on a number of meetings that had occurred since City Council last met:

#### Congresswoman Andrea Salina Visit to Wilsonville

- On February 23, 2023, Council President Akervall and Councilor Berry joined the Mayor in a tour of Wilsonville with Congresswoman Andrea Salinas, State Senator Aaron Woods, and Clackamas County Commissioner Martha Schrader.
- During the tour, the group had the opportunity to meet with the CEO and executives of D W Fritz Automation and learn more about their business.
- The Mayor explained D W Fritz Automation does precision automation and develops machinery that outfits factories to make specialized devices for a number of sectors.
- The Mayor recalled an interest of D W Fritz Automation was Wilsonville's school system, from elementary school through college as they are in need of more engineers. She added the more that the City can do with the school system and robotics team to assist those that want to grow into that industry the better.
- The group toured the SMART facility where they heard a presentation from Transit Director Dwight Brashear about the City's fueling infrastructure for buses powered by electricity or natural gas. It was mentioned that the group had toured the City in an EV bus.

#### Sysco Food Services Visit

- The Mayor and Council President Akervall accompanied the City's Economic Development Manager Matt Lorenzen on a visit to Sysco Food Services.
- Sysco is a full service food distribution company that can be seen driving out toward Argyle Square. The company also owns a large piece of undeveloped industrial land that surrounds their plant.
- The Mayor shared Sysco was one of Wilsonville's major corporate citizens and employers, with over four hundred workers.
- During the visit, Sysco staff explained how their California operation had started a process to develop their trucking fleet into all electric. This process would eventually come to their Oregon plant as well. The Mayor shared that one electric truck would take ten cars off the road in terms of emissions.
- The next step for the company was to power their refrigerated trucks with solar power.
- The Mayor detailed the employee benefits offered by Sysco.
- The Mayor stated some issues of concern for Sysco's leadership team included workforce and traffic flow on Interstate 5 (I-5) traffic.

### City Council Retreat

- Councilors conducted their once-every-two-years retreat to set goals for the term of the current Council.
- The Mayor described the retreat was essential work of the entire Council to develop the primary goals they want to achieve in the next two years.
- Council spent a day and a half on the goals and was in the process of refining the goals, to make sure that all have measurable results.
- It was anticipated that the goals would be completed by early April 2023, after Council reviews them and works with staff to outline the measurable aspects of the goals.

### Clackamas County Coordinating Committee (C4)

- The Mayor attended the C4 meeting where transportation and tolling was discussed.
- The audience was encouraged to visit the Oregon Department of Transportation's website to provide public comment on the topic of transportation.
- The Mayor added that Senator Woods and Representative Neron had made it clear that they are working with the Oregon Department of Transportation to advance the requests made by Wilsonville City Council and other cities in their districts. One request of the Wilsonville City Council is to push for support for the idea that people living in Charbonneau or other parts of Wilsonville are not instigating a toll to go back and forth in their city.

### Meet the Mayors Event with Greater Portland Inc. (GPI)

- About a dozen mayors shared high-level thoughts of where their cities are going in the next two years and some of their priorities.
- Homelessness was a common issue of concern expressed by the mayors. This was because all cities in Oregon are working to meet the state mandated deadline to complete an ordinance that aligns with state goals to ensure that there is a time, manner, and place for people who are experiencing homelessness to sleep.

### Legislative Matters

- The Mayor explained there had been a lot of activity with the legislature. Furthermore, the City of Wilsonville had some bills, which had been introduced to Representative Neron and Senator Woods.
- One of the active bills the Mayor testified on was Senate Bill (SB) 4. The Mayor explained the Joint Committee on Semiconductor, which is the name of the committee handling SB 4 held an information session.
  - At the session, the City of Hillsboro provided their plan.
  - The Mayor shared the City of Wilsonville had previously submitted a letter and she was given two minutes to testify. It was requested that Wilsonville not be named in Section 10, which is the section of the bill that enables the governor to site in the future a semiconductor plant, in a location outside of an urban growth boundary. The Mayor added that in the City of Wilsonville's testimony it was outlined that the City's urban growth boundary had upwards of five hundred acres and more already zoned for industrial development.

- Wilsonville and other cities had quite a bit of acreage that they would like to be considered for development of industries. These industrial areas could include semiconductors or related industries. The preference of the City is to use the available industrial areas. Rather than done outside of the City where the process to install would cause a significant change to the way Wilsonville works. That is if they were to site a semiconductor plant on French Prairie.
- The Mayor shared her surprise that the Clackamas County Commission came to the Joint Committee on Semiconductor and Chair Smith announced that Clackamas County Commission unanimously supported the idea of siting a semiconductor plant on the land just south of Interstate 5 in the area called French Prairie. The Mayor stated some of the richest farmland in the state of Oregon is located in the French Prairie area.
- Therefore, Council decided it was important to send a second letter to the Joint Committee on Semiconductors clarifying that Wilsonville is pro-business, had 27,000 residents, 20,000 employees working in the City, a private sector payroll of 1.5 billion, more than five hundred acres available for industrial development, and wants to work with the state to develop workforce.
- In addition, the City of Wilsonville wishes to maintain the important economic value of the rich farmland south of the Willamette Valley, which was significant economically for the state, region, and globally.
- The City's Economic Development Manager testified in support of House Bill (HB) 2663, which was a device developed around asking the state to extend and fund the Business Oregon State Regional Significant Industrial Sites program.
  - The HB 2663 would give cities like Wilsonville the money needed to install the infrastructure in industrial lands.
  - The Mayor explained, most people do not know that when a developer looks at investing money in real estate one of the least expensive ways they can begin to develop land and is residential or commercial. Industrial is slower to make a profit for developers. Therefore, it is harder to make that happen. In order to have the kind of high wage jobs that Wilsonville is known for and that the state wants it is necessary to find a way to make industrial land available in the City of Wilsonville.

#### Legislative Town Hall

- On March 4, 2023, the City hosted a State Legislative Town Hall with Senator Aaron Woods and Representative Courtney Neron both Wilsonville residents.
- Around fifty people attended the event, which lasted for an hour. The audience had an opportunity to submit questions. The audience asked questions on the topics of education and industrial land. Questions were also asked about the bill the City had put forward to ask the State of Oregon to study extending the commuter rail Wes from Wilsonville to Salem. Representative Neron was the chief sponsor of this bill, which had seen support from surrounding cities.
- It was noted that Senator Woods had been active in representing Wilsonville in the Wes commuter rail bill. Moreover, it was mentioned that Senator Woods had sixteen bills that he had been directly working on.
- The Mayor appreciated Senator Woods's interest with regard to tolling, transportation, broadband and other interests.

Next, the Mayor noted the following upcoming meetings:

League of Oregon Cities (LOC) Regional Meeting

- The City planned to host n March 15, 2023 a LOC Regional Meeting. It was anticipated that several elected officials and staff from the Portland metro would attend to hear legislative updates and discuss key policy issues.

City Council Meeting

- The next City Council meeting was scheduled for Monday, March 20, 2023.

**COMMUNICATIONS**

5. Climate-Friendly and Equitable Communities (CFEC) Overview

Dan Pauly, Planning Manager provided an overview of the State’s recent rule making on Climate Friendly and Equitable Communities (CFEC), the policy implications for Wilsonville, and what actions the City will be required to take. The PowerPoint has been made part of the record.

Council clarification questions followed the presentation.

In closing, the City Manager reminded Council that a Climate Action Plan had been identified as a Council Goal. Therefore, the CFEC would dovetail nicely into that.

**CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS**

This is an opportunity for visitors to address the City Council on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was none.

**COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS**

6. Council President Akervall

Councilor Akervall recalled she joined the tours mentioned by the Mayor of Sysco and D W Fritz Automation. Councilor Akervall added she was impressed with the opportunities for employment in Wilsonville. She was also impressed with the innovation that was happening at these companies. She felt like the companies were pushing the edge of possibility in an exciting way. Moreover, these companies had a real interest in the Wilsonville community.

Councilor Akervall announced she was looking towards the following:

- West Linn-Wilsonville School District Equity Summit on March 11, 2023
- Tour of subsidized housing in Wilsonville

The City Manager shared staff would facilitate the tour of subsidized housing in Wilsonville and invite all Councilors.

#### 7. Councilor Berry

Councilor Berry attended and reported on the subsequent events:

- D W Fritz Automation Tour
- Council Retreat on February 24-25, 2023
- Metro C4 meeting on transportation
- Metro C4 Subcommittee meeting on February 15, 2023

Councilor Berry planned to attend the below events:

- League of Oregon Cities (LOC) Budget 101 Training on March 7, 2023
- Wilsonville High School Robotics regional tournament on March 10-11, 2023

Shared she was impressed on how the City came together to provide testimony on Senate Bill 4, the semiconductor siting. She recalled City Council's participation in the letter campaign and the Mayor's public comment to the Joint Committee on Semiconductor.

#### 8. Councilor Dunwell

Councilor Dunwell reported she attended the French Prairie Forum where Senate Bill 4 was discussed. She then thanked the citizens of Wilsonville and surrounding communities for their active and vocal testimony. Councilor Dunwell thanked the Mayor for her testimony and the follow up letter. Citizens were encouraged to watch Senate Bill 4 carefully because it would have an impact on all if the amendments were not made.

Councilor Dunwell reported on the Diversity, Equity and Inclusion (DEI) lectures:

- Attended the March 2, 2023 lecture on "Displacing Black Portland: A History of Housing Discrimination" presented by Zachary Stocks
- Encouraged the audience to attend future lectures scheduled for April, May, June, and July 2023
- Suggested the DEI Committee host future lectures about Hispanic, Tribal, and Indigenous citizens

#### 9. Councilor Linville

Councilor Linville voiced her concerns regarding Senate Bill 4. She shared her thought that the City should have some direct communication with Governor Kotek about the impact on the City of Wilsonville if Senate Bill 4 passed. Councilor Linville informed that Governor Kotek had the ability to change the urban growth boundary at the Governor's discretion. Councilor Linville hoped that the City would continue communications with representatives, senators, and the governor's office.

Councilor Linville thanked City leadership, staff, directors, and leaders of the departments who worked with Council during the goal setting retreat. She added it was a long day and their contribution to Council's work and collaboration was incredible.

Councilor Linville informed that Sandy Carter contacted her about the Willamette Falls Locks Authority position held by former Wilsonville City Councilor Lehan. Former Councilor Lehan had proposed that perhaps it might be better to have someone from the current City Council sitting on that Authority.

The City Manager stated he would schedule a meeting with the Mayor, Councilor Linville, and the City Attorney to discuss Willamette Falls Locks Authority proposal.

Councilor Linville announced these activities:

- Best of Wilsonville Photo Contest open until March 11, 2023
- Greater Portland Inc. Small Cities Consortium on March 16, 2023
- Stein-Boozier Barn Open House on March 18, 2023

## **CONSENT AGENDA**

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

**10. Resolution No. 3040**

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

**11. Resolution No. 3041**

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

**12. Resolution No. 3042**

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

**13. Resolution No. 3043**

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

**14. Resolution No. 3044**

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

**15. Resolution No. 3048**

A Resolution Of The City Of Wilsonville Supporting A 2023 Grant Application To The Oregon State Parks, Local Government Grant Program For The Boones Ferry Restroom Replacement Project.

**16. Resolution No. 3049**

A Resolution Of The City Of Wilsonville Authorizing The Purchase Of One 40' Bucket Truck From Global Rental Co.

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

Motion made by Councilor Akervall, Seconded by Councilor Berry.

**Voting Yea:**

Mayor Fitzgerald, Councilor Akervall, Councilor Linville, Councilor Berry, Councilor Dunwell

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

**NEW BUSINESS**

There was none.

**CONTINUING BUSINESS**

There was none.

**PUBLIC HEARING**

There was none.

**CITY MANAGER'S BUSINESS**

Council was shown a video on the City of Wilsonville that was created August 7, 1984. The video was entitled "*City With A Lot Growing On.*"

The City Manager explained next steps in the goal setting process. He added the goals are not complete until Council adoption, which was scheduled for April 3, 2023. Therefore, Council still had time to amend the goals.

The City Manager acknowledged and Council agreed that more information was needed for Council discussion of the facilities and parks goal. Staff intended to bring forward this information at the March 20, 2023 Work Session.

The City Manager confirmed the Library Director would be asked to present on the outcome of Miniature Art Show at an upcoming meeting.



**LEGAL BUSINESS**

There was none.

**ADJOURN**

The Mayor adjourned the meeting at 8:16 p.m.

Respectfully submitted,

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Kimberly Veliz, City Recorder

ATTEST:

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Julie Fitzgerald, Mayor

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