



CITY COUNCIL MINUTES

December 01, 2025, at 7:30 PM

Wilsonville City Hall & Remote Video Conferencing

CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

A regular meeting of the Wilsonville City Council was held at the Wilsonville City Hall beginning at 7:30 p.m. on Monday, December 1, 2025. The Mayor called the meeting to order at 7:30 p.m., followed by the roll call and the Pledge of Allegiance.

PRESENT

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

STAFF PRESENT:

Amanda Guile-Hinman, City Attorney
Bill Evans, Communications & Marketing Manager
Bryan Cosgrove, City Manager
Everett Wild, Government Affairs Manager
Jed Wilson, Chief of Police (incoming)
Jeanna Troha, Assistant City Manager
Kimberly Veliz, City Recorder
Robert Wurpes, Chief of Police (outgoing)
Zoe Mombert, Assistant to the City Manager

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

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

Motion made by Councilor Berry, Seconded by Councilor Shevlin.

Voting Yea:

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

Vote: Motion carried 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings (*Link to City Calendar: <https://www.wilsonvilleoregon.gov/calendar>*)

The Mayor opened with a reflection on the strength of the Wilsonville community following Thanksgiving, quoting Coretta Scott King about community being measured by the compassionate actions of its members.

The Mayor then addressed community concerns about recent federal immigration enforcement actions in Wilsonville. He acknowledged residents' requests for an emergency resolution like those passed in other cities but explained that after consulting with the City Attorney and analyzing similar measures, he concluded that the circumstances in other jurisdictions do not directly apply to Wilsonville. The Mayor noted that Wilsonville does not have a municipal police force but contracts with the Clackamas County Sheriff's Office, and that Wilsonville Community Sharing had not reported significant new needs directly tied to Immigration and Customs Enforcement (ICE) activity.

The Mayor emphasized that declaring an emergency would not create new tools or protections and might unintentionally mislead vulnerable community members. The Mayor provided contact information for immigration resources, including Immigration Counseling Services (503-221-1689) and Portland Immigrant Rights Coalition (1-888-622-1510).

The Mayor announced a regional community training on December 9, 2025, partnering with Central Cultural, Portland Immigrant Rights Coalition (PIRC), and the American Civil Liberties Union (ACLU) to provide practical tools for community members who want to support neighbors affected by Immigration and Customs Enforcement (ICE) activities. The training was for allies only, not intended for immigrants or families who may be at risk.

The Mayor highlighted several upcoming events:

Sewer and Stormwater Utility Fee Open Houses

- Wilsonville residents and business operators were invited to attend one of two public open houses at City Hall on December 2, 2025, about the City's sewer and stormwater utility rates. The events were identical and being offered twice to accommodate more community members. The first open house was scheduled for December 2, 2025, from 4:00 p.m. to 6:00 p.m. and the second was from 7:00 p.m. to 9:00 p.m.
- Each session would begin with a presentation by City staff detailing the results of the recent Sewer and Stormwater Rate Review, which recommended adjusting the fee structure for residents, businesses, and developers to fund about \$240 million in new capital projects over the next 20 years. Attendees would have the opportunity to ask questions of the project team after the presentation.

- Despite steep inflationary cost increases and aging infrastructure, these fees had remained static for years. The sewer fee was last adjusted in 2014; stormwater fees have been unchanged since 2021. If adopted, the new rate schedule would increase year-over-year fees from 2026-2029 to catch up from the static years and build a regular inflationary adjustment into subsequent years.
- The proposed rate adjustment had been informed by work sessions with the City Council on April 21, 2025, and November 3, 2025. On December 15, 2025, City Council would hold a public hearing and consider adoption of the new fee structure.

Tree Lighting Ceremony

- On December 4, 2025, the City of Wilsonville annual tree lighting ceremony would take place at Town Center Park. The free, family-friendly festivities included choir performances, hot cocoa, pictures with Santa, a “Letters to Winter Wonderland” station, and more. Nichols Family Agency was thanked for their generous sponsorship.

Brown Road Improvements Open House

- The City invited community stakeholders to share their thoughts and learn what is next for the Brown Road Improvements Project at an open house on December 3, 2025, at Inza R. Wood Middle School.
- The Brown Road Project would upgrade Brown Road between SW Wilsonville Road and SW Evergreen Drive to more closely meet current City standards more closely. Planned improvements included adding a shared-use path and making access to adjacent neighborhoods safer.

City Council Meeting

- The next City Council meeting was scheduled for Monday, December 15, 2025.

The Mayor submitted a written report that has been added to the record of various meetings attended and upcoming events.

COMMUNICATIONS

5. Police Department Update

Robert Wurpes, Chief of Police, announced he would be retiring at the end of 2025. Remarks about Chief Wurpes were made by the Mayor; Angela Brandenburg, Sheriff; Jeanna Troha, Assistant City Manager; Imran Haider, former Diversity, Equity and Inclusion (DEI) Committee member; and Bryan Cosgrove, City Manager. The Chief Wurpes was appreciated for his 26 years of service with Clackamas County and 8 years of service with the City of Wilsonville. A PowerPoint was displayed showing the work that Chief Wurpes had been involved with during his tenure.

Captain Jed Wilson was introduced as the incoming Chief of Police. He outlined his 21-year law enforcement career, including previous experience as a deputy in Wilsonville and various roles including school resource officer, SWAT team member, negotiator, marine patrol officer, and most recently working in investigations.

6. Community Enhancement Project Update - Heart of the City (HOC) Project Report

The Mayor shared that due to the presenter's availability this item had been postponed to a future date to be determined.

7. Town Center / Urban Renewal Communication Council Goal Update

Bryan Cosgrove, City Manager introduced consultants John Horvick of DHM Research and Page Strickler and Gary Conkling of CFM Advocates. The team then presented an update on the Town Center Public Engagement project. The PowerPoint displayed has been added to the record.

The team explained that qualitative research was designed to elicit the range of opinions and experiences that people in the community hold. The goal of qualitative research was to help understand why people feel the way they do. The team noted the numbers and percentages in the report are descriptive of the focus groups but may or may not generalize to the public at large, nor are they intended to.

It was shared that for the focus groups participants were contacted and from a list of registered voters in Wilsonville. They were screened for their eligibility and asked about their demographic backgrounds. Quotas were set across the groups to best match participants' demographics with the community at large. Additionally, in the screening process, recruits were asked about their opinions on the Town Center, as well as state (gas tax) and federal (healthcare credits) issues. The purpose of the additional questions was to make it less obvious the purpose of the focus groups, though some participants understandably anticipated that the discussions would be about the Town Center. The groups were made up of participants who supported, opposed, and were uncertain about the Town Center Plan.

The purpose of the research was to:

- Assess community support, concerns, and questions about the Wilsonville Town Center Plan.
- Explore people's perspectives on using urban renewal as a funding mechanism.
- Gauge reactions to information about the Town Center Plan.

The methodology for this research included:

- Three focus groups with Wilsonville voters (N=34), which included supporters, opponents, and those who are uncertain of the Town Center Plan.
- Conducted on October 23 and October 25, 2025.
- Professionally moderated, in-person, two-hour sessions.
- Sessions consisted of both written exercises and group discussion; quotes and commentary in the report are drawn from both written exercises and transcripts.

Key takeaways from the research were Wilsonville residents value the safety, small-town feel, location, and natural beauty of the area. Participants expressed concerns about traffic and are ambivalent about growth. Moreover, there was a desire to add small local businesses for dining and shopping and gathering and connecting in Wilsonville.

Additionally, key takeaways of the Town Center Plan appeal were that participants were most excited about more local businesses and gathering places in Wilsonville. They appreciated the opportunity to spend their money within the community. Participants liked the parks and open spaces shown in the plan. They also liked imagining the ability to walk and enjoy shops and restaurants in one place, close to where they live. For some, the addition of housing is appealing as it could help keep the community affordable and allow young people to stay in Wilsonville.

The following concerns about the Town Center Plan were mentioned:

- Several participants voice their dislike for the amount of housing the Town Center Plan allows. It raises concerns about traffic and losing the small-town feel. Some participants believe that crime is greater in higher density developments.
- In reviewing images about potential Town Center development, some participants provided critical feedback about the height and design of the buildings, finding them too tall, too modern, and too much like a big city.
- There is an equal split on whether affordable housing should be a priority. Those who dislike it have a mix of concerns, including that Wilsonville should prioritize single-family homes, and that lower-income residents will not be able to support neighborhood businesses.

Participants had questions about the Town Center Plan. Participants had varying perceptions on how long the Town Center Plan would take to develop. Guesses ranged from a few years to several decades.

Participants wonder why buildings have continued to remain vacant and the City has struggled to redevelop this area.

Many were uncertain of the details of plan, including funding sources, and what it could cost to residents.

Regarding urban renewal participants were largely uninformed about urban renewal and tax increment financing. They want more information so they can thoughtfully engage with the planning process.

There was a prevailing belief that urban renewal increases property values, and therefore property taxes, for all residents inside and outside the urban renewal area.

Many participants were uncomfortable with the city incurring debt, because they do not know how much it is, how it is paid back, and over what timeframe.

To feel informed about a future vote on urban renewal, participants wanted reassurance on the plan's details, timeframe, cost impact and potential tradeoffs, and execution. They also wanted a better understanding of current conditions, and how the reasons for business closures may influence the City's ability to deliver on a town center plan. "We haven't been successful to date, so why will we be successful in the future?"

The team then reported on the findings of the Wilsonville community outreach which was done through Let's Talk Wilsonville! It was noted that these findings were gained through qualitative research and percentages were not statistically valid.

Council was informed that there were 555 respondents to the online community outreach. The outreach results aligned with the focus group findings, with respondents valuing community, safety, and parks, while identifying economic vitality, vacant storefronts, and traffic as pressing issues.

Nearly 60% of respondents were "somewhat familiar" with the Town Center plan, and approximately 70% considered a vibrant Town Center "very important" or "somewhat important." Similar to the focus groups, survey respondents prioritized restaurants, retail, local businesses, walkability, and parks/recreational spaces.

On urban renewal, 43.9% of respondents supported using urban renewal for the Town Center, 30.6% opposed it, and 25% were undecided. Supporters viewed urban renewal as a pragmatic tool for coordinated development, while opponents characterized it as "corporate welfare" and expressed concerns about long-term debt. Undecided respondents wanted clearer information on the mechanics of urban renewal, individual tax impacts, and specific project lists.

Councilors asked about next steps. The City Manager explained that staff and consultants would develop a communications and public outreach strategy based on the findings which would be presented to Council for review and approval.

The Mayor expressed interest in forming a task force and scheduling town halls, including possibly a Zoom town hall, to increase accessibility and community input.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

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

The following individuals provided public comments:

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| Doris Wehler | Randal Wortman | David Mauk | Mark Koahanowski |
| Katie Greenfield | Andrew Engel | Kyle Bunch | George Dunn |
| Jeff Zundell | | | |

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

8. Council President Berry

The Council President appreciated the speakers then reported on the following meetings and events:

- Clackamas County Coordinating Committee (C4) Subcommittee Meeting November 19, 2025
- Tourism Promotion Committee on December 2, 2025
- Tree Lighting Ceremony on December 4, 2025

In closing the Council President encouraged the audience to read the Boones Ferry Messenger.

9. Councilor Cunningham

Councilor Cunningham kept his remarks brief, expressing hope that residents had a good Thanksgiving and time to reflect on what they are thankful for.

10. Councilor Shevlin

Councilor Shevlin reported that today December 1, 2025, was Rosa Parks Day, the 70th anniversary of her infamous arrest on December 1, 1955, for refusing to give up her seat on a bus to which changed the country.

The Councilor then reported on a November 23, 2025, meeting she had with Senator Courtney Neron Misslin.

11. Councilor Scull

Councilor Scull reported on his continued onboarding activities with City staff, including meetings with the technology department, police leadership, library staff, the finance director for education on urban renewal, and the operations team. The Councilor mentioned that he had one more onboarding meeting scheduled with the community development team the following week and reminded the Mayor about discussing meeting assignments.

CONSENT AGENDA

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

12. **Resolution No. 3223**

A Resolution Of The City Of Wilsonville Authorizing Acquisition Of Property Related To Construction Of The Boeckman Creek Flow Mitigation Project (CIP #7068) And Amending Resolution No. 3167.

13. **Resolution No. 3225**

A Resolution Of The City Of Wilsonville Adopting The South Metro Area Regional Transit Public Transportation Agency Safety Plan.

14. **Resolution No. 3227**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Construction Contract With R.A. Gray Construction To Construct The Elligsen Reservoir & Level C Reservoir Fall Protection & Security Improvement Projects (CIP 1152 & 1153).

15. Minutes of November 17, 2025, City Council Meeting.

Motion: Moved to adopt the Consent Agenda as read.

Motion made by Councilor Berry, Seconded by Councilor Scull.

Voting Yea:

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

Vote: Motion carried 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

The City Attorney read the title of Ordinance No. 900 into the record on second reading.

16. **Ordinance No. 900** -2nd Reading (*Legislative Non-Land Use*)

An Ordinance Of The City Of Wilsonville Implementing An Administrative Warrants Process By Amending Chapter 1 Of The Wilsonville Code To Add Sections 1.100 Through 1.180.

The Mayor read aloud the second reading script.

Council had no further comments.

The Mayor then requested a motion on Ordinance No. 900.

Motion: Moved to adopt Ordinance No. 900 on second reading.

Motion made by Councilor Berry, Seconded by Councilor Scull.

Voting Yea:

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

Vote: Motion carried 5-0.

PUBLIC HEARING

There was none.

CITY MANAGER'S BUSINESS

There was none.

LEGAL BUSINESS

There was none.

ADJOURN

The Mayor adjourned the meeting at 9:23 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Shawn O'Neil, Mayor