

Monthly Report

Building Division

Water System Safety

Most of us don't think of the dangers unsafe domestic water use can bring to our households and communities. As an example of those hazards, think of how quickly diseases start after a natural disaster has destroyed the plumbing systems in an area. Within weeks after the event, the population's health suffers from the increase in water-borne bacteria and viruses. The lack of clean water leads rapidly to unsanitary conditions. Journeyman plumbers are engaged in keeping our nation safe and well.

Besides diseases created from the lack of safe water systems, plumbers guard against other things such as:

- Excessive hot water temperatures above 120°F that may cause scalding, particularly to children
- Freezing pipes (pictured) that can destroy a building when they thaw
- Inefficient use of water and energy caused by improper pipe sizing
- Cross-connections between potable and non-potable water resulting in sickness or death
- Lead contaminated faucets, fixtures, and piping



Plumbers, plumbing inspectors, plumbing designers, and engineers each play an important part in ensuring the safety of our plumbing systems. There are also many important national listing agencies and code writing bodies providing guidelines and standards which avoid defects and unacceptable installation practices. The Oregon Plumbing Specialty Code is extensively reviewed and updated every three years. Oregon journeymen plumbers are required to successfully complete a four year apprenticeship program and a state examination. Plumbing inspectors are certified by the State of Oregon for competence and experience. The plumbing industry is profoundly serious about maintaining our high standards in order to continue to provide for the health and safety of our citizens.

The City of Wilsonville's Building Division works in partnership with our other City departments to continue to watch for any "problems" that might affect the safety of our plumbing systems. Although most installations we see are never an issue, sometimes we encounter unlicensed individuals or work that does not meet plumbing code requirements. If in doubt, please call or email a plumbing inspector so we can check it out.

Economic Development Division

Elka Bee's Update

After a series of delays and much anticipation, Elka' Bee's opened in the former Corner Coffee Shop space, next to Safeway in April.

The City celebrated their grand opening in partnership with the Chamber of Commerce in May.

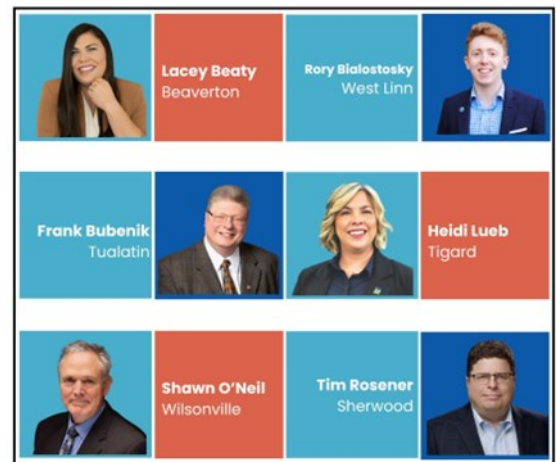
We are pleased to report that the community reception has exceeded expectations. Ownership at Elka Bee's reports that their sales have been several times higher than they had forecast. The success of Elka Bee's demonstrates the demand for more local food options in the City.



Westside Economic Alliance Mayors' Forum

Staff supported Mayor O'Neil with preparation and at the event itself on June 12, 2025.

Mayor O'Neil articulated Wilsonville's position, challenges and opportunities well. Topics discussed covered city and program highlights as well as deep dives into economic development prospects, housing, transportation and workforce.



Standard TV & Appliance

Economic Development and Planning staff attended the Standard TV & Appliance Grand Opening event on June 18. The event was well attended in a state of the art showroom. Staff visited with Standard ownership and staff, as well as many others in attendance. Standard is excited to be in Wilsonville!

Small Business Success Summit

On June 18, the City of Wilsonville was a Gold Sponsor at the Oregon Business Recovery Center (BRC), Small Business Success Summit. In attendance were over 100 small business owners and operators from Wilsonville, Sherwood, Newberg, Keizer, and surrounding areas. Economic Development staff hosted a table in the exhibition hall, together with several dozen other vendors, where we networked with one another and the businesses in attendance. Several meaningful connections were made with Wilsonville businesses, as well as other partners including Energy Trust of Oregon, the Small Business Development Center, Small Business Administration and regional small business lenders.

The Oregon BRC is an extension of the Wilsonville Area Chamber of Commerce. The Summit and Oregon BRC services are funded in part by federal dollars made available through the American Rescue Plan Act, a policy solution passed in 2021 by the 117th US Congress.



Engineering Division, Capital Projects

2025-2028 Street Maintenance (4014)

The Wilsonville Annual Street Maintenance Program funds the planning, design, and construction of street surface rehabilitation projects necessary to maintain a safe and reliable street network. This project represents the next three years of planned street maintenance across Wilsonville.

- Current Construction

The City awarded the Fiscal Year 2025 (FY 25) crack sealing contract to KNL Industries in May 2025. Currently, KNL Industries is working on performing crack sealing in the Villebois, Park at Merryfield, and other nearby neighborhoods bounded by the following roads: North of Wilsonville Road, South of Boeckman, West of Kinsman, and East of Grahams Ferry Road. Crack sealing is a maintenance technique used to extend the life of roads by filling in cracks to reduce the infiltration of water. In addition to crack sealing, construction crews will also be performing small, localized pavement spot repairs, which consists of construction crews removing and replacing small sections of damaged asphalt. These repairs focus only on the areas that are cracked, crumbling, or uneven. Crack sealing and spot repairs will be completed by the end of June 2025.

In addition to the crack sealing contract, the City is in the process of awarding the Fiscal Year 2026 (FY26) slurry sealing contract to VSS International, who were selected through a Joint Cooperative Procurement with Hillsboro, Oregon. Later in the Summer, after KNL Industries has completed crack sealing and spot fixes, VSS International will slurry seal the local roads which were crack sealed in June. Slurry sealing spreading a thin layer of asphalt mixed with water and tiny gravel over the road. This layer fills in small cracks and smooths out bumps, protects the road from water and sun damage, improves traction for cars and bikes, and helps the road last longer. Slurry Sealing will be completed by the end of August 2025.

- Planned Construction

Century West is working on preparing plans and specifications for rehabilitation of the following road segments during the respective fiscal years:

- ◇ FY26

1. Parkway Center Avenue to Town Center Loop East, Parkway Center Court to Town Center Park
2. Grahams Ferry Road from Cahain Road to Day Road

- ◇ FY27

1. Boones Ferry Road from Boeckman Road to Ridder Road
2. Nike Drive from 95th Avenue to Boones Ferry Road
3. Ridder Road from 95th Avenue to Boones Ferry Road

- ◇ FY28

1. Chantilly Drive to and from Willamette Way East
2. McKenzie Court W cul-de-sac to McKenzie Court E cul-de-sac
3. Parkway Center Drive from Elligsen Road to Burns Way
4. Sun Place from Best Western to Parkway Avenue

Engineering Division, Capital Projects

Boeckman Creek Flow Mitigation (7068)

This project will look at storm water flows coming off the Siemens site towards Boeckman Creek. Historically, these flows were directed towards the Coffee Creek wetlands, but with development of the Siemens site, flows were altered to head towards Boeckman Creek in the 1980s. These flows are needed to return to their natural waterways with the installation of the new Boeckman bridge. 90% plans are being developed. Property acquisition is underway with purchase offers recently presented to property owners. Bidding is expected this winter.

Boeckman Creek Interceptor (2107)

This project will upsize the existing Boeckman Creek Interceptor sewer collection pipeline in order to support the development of the Frog Pond area. A regional trail will be installed as a part of the maintenance path from Boeckman Road to Memorial Park. Field investigations of the original area are finished, however, it was determined additional field investigations are needed to complete the routing study. Capital improvement project (CIP) 7054, Gesellschaft Water Well Channel Restoration, will also be brought into this project to minimize City design and construction costs. Investigative work on the west side of the Wilsonville Bridge at Boeckman Creek is completed. Preliminary design iterations are complete, and a several workable solutions have been identified to meet all project needs. A public open house was held on September 11 to seek input on the design to refine the layout. Results of the feedback were generally positive. 60% plans are being developed and expected to be turned into the City in the next month. City staff is reviewing impacts to the existing trail, trees, and providing guidance for revisions using previous public comments.

The right of way acquisition process began in May and is fully underway. Staff is currently working with individual property owners.

Brown Road Improvements Project (1148)

The Brown Road Improvement Project provides upgrades that bring Brown Road in closer alignment with current City standards for urban roads. The section of roadway to be upgraded extends from Wilsonville Road to Evergreen Drive. Anticipated upgrades improve connectivity by adding bike lanes, sidewalks, and provide better and safer access to adjacent neighborhoods. Surveying, geotechnical explorations, transportation studies, and a tree inventory are currently in progress at the project site. The consultant team delivered the 60% design to the City in May 2025, and the City provided comments. The consultant team is currently working towards the 90% design which is expected to be delivered to the City in August 2025. A third Community Open House is being planned for summer to present updated designs and concepts with the community and any other interested partners. The City anticipates construction will begin in the spring of 2026 and will be completed by the end of 2026.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Tapani-Sundt Joint Venture is now complete with design. Property acquisitions are advancing, and very nearly complete. This project has been divided into several guaranteed maximum price (GMP) packages.

GMP 1: Temporary Traffic Signal at Stafford Road and 65th Avenue

COMPLETE

GMP 2: Meridian Creek Culverts, House Demo

COMPLETE

Engineering Division, Capital Projects

Boeckman Road Corridor Project **(4212/4206/4205/2102/7065),** **continued**

GMP 3: Bridge, Roundabout, and Road Widening

- Sewer installation, utility undergrounding, paving, striping, sidewalks are complete!
 - ◊ Minor repairs and corrections are being completed
- Bridge construction is nearly complete. Minor patching remains as well as the remaining custom panels are delayed and will be installed in July. The bridge opened on May 21 for traffic, however, lane closures and delays are expected.
- Trail construction from Boeckman under the bridge is nearly complete.
- Roundabout construction continues with repairs to defective work underway.
- The entire project is expected to be complete in fall 2025.



Traffic is flowing through the round about with the bridge in the distance.

West Side Level B Reservoir and Transmission Main (1149)

This project includes design and construction of a new 3-million-gallon water reservoir just west of City limits, along with approximately 3500 feet of 24-inch transmission main in Tooze Road. connecting to the City water system. City Council awarded the construction contract to Tapani, Inc. in June 2024. Construction began in July 2024 and is scheduled for completion in the summer/fall of 2025.

Completed Major Elements: Mass grading of the site, concrete foundation, floor, wall, roof installation, concrete pre-stressing, and transmission main installation.

Tank construction and pre-stressing were completed in March, with transmission main testing scheduled to occur in June/July, followed by disinfection of the reservoir. Final testing and commissioning of the new reservoir is scheduled for late summer of 2025.

The Tooze Road. transmission main installation is complete, except for the connection to the existing City water main, which will occur in July. Final paving of Tooze Road. is scheduled for late July or early August of 2025, followed by tank commissioning and fencing/landscaping of the reservoir site.



Reservoir piping installation

Engineering Division, Capital Projects

Water Treatment Plant (WTP) Expansion to 20 MGD (1144)

This project expands the water treatment plant capacity to 20 million gallons per day to support water demands in the City and Sherwood. Construction began in June 2022, with completion expected in the fall of 2025. The majority of work is complete, including testing, commissioning, and troubleshooting of new equipment.

Completed Major Elements: Larger pumps, electrical equipment, and generator, seismic improvements, and replacement of portions of the treatment process. Remaining work includes conversion of the former generator room into storage/workshop space in June and installation of an electrical transformer in the fall of 2025, after which the project will be complete.

Willamette Water Supply Program Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM_1.1)** Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)** Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)** The WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville began in fall 2022, with completion planned for 2025. It will connect the remaining portion of the pipeline through Wilsonville and has an alignment along Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road (see image). The Engineering Division is currently in the process of reviewing final plans and coordinating construction. The trenchless crossing under Wilsonville Road and under Boeckman Road have been completed. Pipe install on 95th Avenue from Boeckman Road to Ridder Road has been completed and restoration of the sidewalk and curb and gutter on the east side of the road is ongoing. Permanent concrete road panel restoration of 95th Avenue began in April 2025 and will extend through the end of the year. Temporary traffic control during restoration will require detours and one-way travel to accommodate construction activities. Pipe install on Ridder Road west of 95th Avenue is began in June 2025 and will require a full road closure during construction for at least seven months.



Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

The project is being purchased by a new contractor who will finish the improvements. The contractor continues to work on punchlist items for closeout. The City awaits submittal of construction drawings for the open space improvements.

Frog Pond West

Frog Pond West continues to see significant construction activities. Home construction in the Frog Pond Crossing, Frog Pond Estates, Frog Pond Oaks, Frog Pond Terrace, Frog Pond Overlook, and Frog Pond Vista subdivisions is ongoing.

- Frog Pond Cottage Park Place, Phase I, a 12-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Ridgecrest subdivision, has submitted plans for infrastructure construction review. Construction has been delayed until spring 2026.
- Frog Pond Petras, a 21-lot subdivision located on the northern corner of Frog Pond Lane and Stafford Road, has started infrastructure construction. The contractor is working on mass grading. Infrastructure is anticipated to be completed in early 2026.
- Construction has started again at Frog Pond Primary, the new West Linn-Wilsonville School District primary school on Boeckman Road. Sidewalks have been installed on the south side of Brisband Street.
- Frog Pond Ridgecrest, a 54-lot subdivision located on the south side of Frog Pond Lane, just east of the Frog Pond Terrace subdivision, has started infrastructure construction. The contractor is working on mass grading. Infrastructure construction is anticipated to be completed in early 2026.



Frog Pond Petras Grading



Frog Pond Primary



Frog Pond Ridgecrest Grading

Natural Resources Division

Celebrating Pollinators!

National Pollinator Week was June 16 – 22. However, it's never too late to celebrate pollinators and recognize the critical role they play in sustaining life on Earth. Birds, bats, bees, butterflies, beetles, and small mammals that pollinate plants are responsible for bringing us one out of every three bites of food. They also sustain our ecosystems and produce our natural resources by helping plants reproduce.

Some steps to help pollinators include:

- Add local native flowering plants in your landscape.
- Choose plants with a variety of colors.
- Choose flowers with different shapes and sizes.
- Choose plants with different flowering times to provide forage all season.
- Select plants with different heights and growth habits.
- Include plants that are favored food for butterfly caterpillars; the loss of foliage is well worth it!
- Reduce or eliminate the use of pesticides (including herbicides).

In August 2017, the City Council adopted a resolution designating Wilsonville a Bee City USA affiliate. Bee City USA is a nationwide effort to foster ongoing dialogue in urban areas to raise awareness of pollinators and the role they play in our communities and what each of us can do to provide them with healthy habitat. Bee City USA corresponds with many of the existing "Bee Stewards" program initiatives, such as creating pollinator habitat, adopting an integrated pest management plan for City properties and facilities, and raising community awareness and participation in pollinator conservation.



Pollinator WEEK

June 16-22, 2025



Planning Division, Current

Administrative Land Use Decisions Issued

- 8 Type A Tree Permits
- 10 Type B Tree Permits
- 3 Class 1 Administrative Reviews
- 1 Class 1 Sign Permit

Construction Permit Review, Development Inspections, and Project Management

In June, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- CIS Office Building at Wilsonville Road and Kinsman Road
- Frog Pond Primary School
- Industrial development on Day Road and Garden Acres Road
- New PGE substation on Parkway Avenue north of Boeckman Road
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A did not meet in June.

DRB Panel B did not meet in June.

DRB Projects Under Review

During June, Planning staff actively worked on the following projects in preparation for public hearings before the Development Review Board:

- Modular offices at Republic Services
- Sign Waiver and Site Design Review for Parkworks campus sign and graphics

Planning Division, Long Range

Climate Friendly and Equitable Communities (CFEC) Parking Compliance

On March 10, 2022, Governor Kate Brown issued Executive Order 20-04, directing state agencies to reduce climate pollution, now known as the Climate Friendly and Equitable Communities (CFEC) program. Among the CFEC requirements is parking reform to remove or substantially reform minimum parking requirements in local government codes based on the State's findings that minimum parking requirements overproduce parking leading to, among other things, inefficient land use, less walkability, and more pollution from driving. In June, the Planning Commission conducted a public hearing and recommended that the City Council adopt amendments to the Development Code to ensure compliance with state rules. Additionally, the project team hosted a virtual open house on June 30 to present the findings of citywide parking studies and to discuss strategies for effective parking management.

Housing Our Future

This multi-year project analyzed Wilsonville's housing capacity and need followed by developing strategies to produce housing to meet the identified housing needs. This builds upon previous work, including the 2014 Housing Needs Analysis and 2020 Equitable Housing Strategic Plan. In June, City Council held a public hearing on the project, adopting the Housing Needs and Capacity Analysis, related Comprehensive Plan text amendments, and the Housing Production Strategy. Work to implement the actions contained in the Housing Production Strategy will occur over the next six years.

Planning Division, Long Range

Legislative Session Involvement

The 2025 legislative session concluded in June with the passage of several significant bills related to land use and housing. Throughout the session, planning staff actively monitored key legislation, participated in coordination meetings with the League of Oregon Cities, and supported the development of City comments and testimony on various bills under consideration. Planning Director Miranda Bateschell continued participation in the State Oregon Housing Needs Analysis Rulemaking Advisory Committee (RAC). This phase of the RAC is focused on housing capacity rules and safe harbors for cities when developing their Housing Production Strategies, which need to be adopted by the end of the year by the Land Conservation and Development Commission.

Oregon White Oak Response Coordination and Leadership

In June, Associate Planner Georgia McAlister continued as a key member of the Mediterranean Oak Borer (MOB) task force, continuing to coordinate efforts between various City Divisions and Departments, as well as contract arborists, property owners, and others to diagnose and make a plan to address the declining health of a number of the City's Oregon white oak (OWO) trees. Two large OWO trees infested with MOB were removed from Murase Plaza and Park at Merryfield. The removals were multiday efforts made possible through collaboration between the Parks team, Planning, Bartlett Tree Experts, and nearby residents. Researchers from Oregon Department of Agriculture (ODA), Oregon Department of Forestry (ODF), and Oregon State University (OSU) collected samples from the removed trees for further analysis. OSU researcher, Kellee Boyer, is continuing her work sampling OWO trees with confirmed MOB infestations as well as asymptomatic OWO trees throughout Wilsonville to inform her study on the relationship between fungal infections and infestations. The Statewide MOB working group is collaborating on Best Management Practices for surveying and confirming MOB infestations, with the goal of enabling property owners to survey their own trees due to staff capacity challenges within ODA and ODF. Additional traps have been set throughout the State to monitor MOB presence. Wilsonville continues to be the community with the greatest number of confirmed MOB infestations.

Planning Commission

The Planning Commission met on June 11 for a public hearing followed by an informational session. During the hearing, the Commission recommended that the City Council adopt amendments to the Development Code related to parking, to align with the State's Climate Friendly and Equitable Communities (CFEC) rules. In the informational session, the Commission received a presentation from Assistant Planner Sarah Pearlman on the annual housing report and engaged in a question-and-answer discussion.

Wilsonville Industrial Land Readiness (WILR) Project

The Wilsonville Industrial Land Readiness project combines a focused economic and development potential analysis of the Basalt Creek Concept Plan on the northwest edge of the City with a citywide Economic Opportunities Analysis and Economic Development Strategy to inform long-range job growth and planning efforts. In June, consultant work for Basalt Creek focused on the infrastructure funding plan for the area. Consultant work also continued on the citywide portion of the project including convening of the second Technical Advisory Committee meeting and preparing to present preliminary results of studies and reports to the Planning Commission and City Council during work sessions in July and August, respectively.