



**CITY COUNCIL MEETING
STAFF REPORT**

Meeting Date: October 16, 2023		Subject: Resolution No. 3017 Authorize the City Manager to Enter Into and Execute an Intergovernmental Agreement with the West Linn-Wilsonville School District for Frog Pond Primary School Site Infrastructure Staff Member: Amy Pepper, PE, Development Engineering Manager Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends Council adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
Project / Issue Relates To:			
<input type="checkbox"/> Council Goals/Priorities:	<input checked="" type="checkbox"/> Adopted Master Plan(s): Frog Pond West Master Plan	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE COUNCIL:

A City of Wilsonville Resolution approving an Intergovernmental Agreement (IGA) between the City of Wilsonville and the West Linn-Wilsonville School District for construction of public improvements adjacent to the Frog Pond Primary school.

EXECUTIVE SUMMARY:

The West Linn-Wilsonville School District (“District”) approached the City regarding entering into an agreement to serve as the financial guarantee for public improvements associated with the new Frog Pond Primary School located on the north side of Boeckman Road in the Frog Pond West Master Plan area, as allowed in ORS 190.003. The public improvements include street improvements along the school’s frontage on SW Sherman Drive and SW Brisband Street, including street widening, street trees, sidewalks, and street lighting. Additionally, the improvements include construction of a new sanitary sewer main, water main, and stormwater main in the SW Brisband Street right-of-way. The improvements along SW Boeckman Road are part of the Frog Pond West Master Plan infrastructure projects that will be constructed by the City.

The agreement also allows the option for the District to form a Reimbursement District for stormwater and sanitary sewer system improvements to be constructed in SW Brisband Street that will serve future development to the north of the school site. Should the District elect to form a Reimbursement District, the City Engineer would prepare and recommend a refund methodology for Council to review and approve after the improvements have been constructed.

EXPECTED RESULTS:

Construction of the necessary improvements through this public partnership will result in a cost-effective method for encouraging build-out of needed public infrastructure in a thoughtful manner.

TIMELINE:

The public improvements are to be constructed, inspected and accepted by the City over the next two years, prior to final occupancy of the new primary school.

CURRENT YEAR BUDGET IMPACTS:

The District will contribute \$1,196,002.00 in Frog Pond West fees, which was included in the 2023-2024 City Budget.

COMMUNITY INVOLVEMENT PROCESS:

The Frog Pond Primary School project went through a quasi-judicial land use process under Planning File DB22-0012, including a public hearing before the Development Review Board Panel A on April 10, 2022. The DRB approved the project on a unanimous vote.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

Intergovernmental Agreements, as allowed by state law, allows for a public partnership to help construct City infrastructure associated with public development projects in a cost-effective manner.

ALTERNATIVES:

Alternatively, the Council can direct staff to require an alternative financial guarantee for the public improvements instead of an IGA.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Resolution No. 3017
 - A. Intergovernmental Agreement between City of Wilsonville and West Linn-Wilsonville School District