



## CITY COUNCIL MINUTES

March 04, 2024 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 4, 2024. The Mayor called the meeting to order at 7:05 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, Systems Analyst  
Bryan Cosgrove, City Manager  
Dan Pauly, Planning Manager  
Delora Kerber, Public Works Director  
Jeanna Troha, Assistant City Manager  
Katherine Smith, Assistant Finance Director  
Keith Katko, Finance Director  
Kimberly Veliz, City Recorder  
Kris Ammerman, Parks and Recreation Director  
Mark Ottenad, Public/Government Affairs Director  
Zach Weigel, Capital Projects Engineering Manager

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

**Motion:** Moved to approve the following order of agenda.

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.

**MAYOR'S BUSINESS**

4. Upcoming Meetings

The Mayor provided details on the following topics.

Diversity, Equity and Inclusion (DEI) Speaker Event

- The City's DEI Speaker Series continued with a lecture scheduled on Wednesday, March 6, 2024.
- Erika Pham, DEI Committee Chair, was to discuss how gender and sexual orientation are concepts with varied meanings across time and cultures, and in ways, they are evolving rapidly today.
- The DEI Committee Chair would explain the meaning of these concepts and the importance of being open minded and seeking understanding of the LGBTQIA+ community in learning how to be an ally.
- The lecture was to be held at the Wilsonville campus of Clackamas Community College.

Oregon Department of Aviation Aurora State Airport PAC Meeting

- The Oregon Department of Aviation Aurora State Airport Planning Advisory Committee (PAC) meeting was scheduled for Tuesday, March 12, 2024.
- Councilor Linville was the City Council's liaison to the PAC, which had not met for some time.
- During the period of waiting for this meeting, the Aviation Department rewrote the Draft Airport Master Plan Chapters One through Six around 6 times.

Senate Bill (SB) 1537

- SB 1537 passed the Oregon Senate, and moved onto the House of Representatives.
- The purpose of the bill was to advance the development of more affordable housing, which Council expressed an understanding and need for more affordable housing across Oregon.
- At a recent meeting of the Metropolitan Mayors' Consortium, there was unanimous concern that the proposed legislation preempted local control, created new state regulations, and provided insufficient funding to achieve the desired goal of creating more affordable housing.
- One of the features of SB 1537 was to help cities advance new housing and follow the law, using a number of factors. Wilsonville asked for money to help cities install infrastructure needed to build more housing.
- The Mayor noted dissatisfaction with the types of tools to be made available to cities.

### Senate Bill (SB) 1530

- SB 1530 was a companion bill of SB 1537 to advance State funding of affordable housing, which was supported by Council.
- SB 1530 would appropriate over \$250 million for the implementation of various state programs to support affordable housing, including:
  - \$65 million for emergency shelters
  - \$40 million for the eviction prevention programs
  - \$10 million to acquire land for affordable housing
  - \$18 million for recovery housing projects
  - \$15 million for the Healthy Homes Repair Fund
  - \$7.5 million for heat pump and air condition installation; and
  - \$100 million earmarked for certain cities' projects statewide

### Senate Bill (SB) 1572

- SB 1572 would fund an Oregon Department of Transportation (ODOT) study of extending the Westside Express Service (WES) Commuter Rail from Wilsonville to Salem.
- The bill had a great deal of support from a number of cities up and down Interstate 5 (I-5).
- The bill sought a reduced appropriation of \$250,000 to fund a technical study by ODOT and the work of the Mid-Willamette Valley Council of Governments (COG).
- The Council appreciated those whom worked on and supported the bill, which included Senator Woods, Representative Neron, and Representative Mannix.
- It was shared that Oregon Legislative leadership may not be interested in advancing the study at this time.
- The bill was supported by the Cities of Aurora, Beaverton, Donald, Hubbard, Keizer, Salem, Tualatin, Tigard, Wilsonville and Woodburn; The Metropolitan Mayors' Consortium; Mid-Willamette Valley Council of Governments; Salem Area Mass Transit District, SMART and Yamhill County Transit; 1000 Friends of Oregon; Association of Oregon Rail and Transit Advocates, Travel Salem; and the Portland and Western and BNSF railroads.

### House Bill (HB) 4042

- The legislature heard a bill that would reauthorize and fund the Business Oregon RSIS Regionally Significant Industrial Sites (RSIS) Program.
- The City had testified in support on HB 4042, which reauthorizes the RSIS program for a six-year period.
- It would allow some funds for cities like Wilsonville that have industrial lands available for businesses to locate in, but infrastructure was needed to bring them into active use.

### Affordable Housing

- The Mayor explained on the Consent Agenda was a series of resolutions granting a tax exemption from property taxes for certain affordable housing facilities.
- These resolutions are brought forth every year for Council approval of an abatement of property taxes for affordable housing facilities in Wilsonville that support low income, disabled seniors, and those with behavioral health issues.

- These affordable housing facilities sought an exemption from property taxes via the Clackamas County Assessor's Office, and this tool allowed the City and County to abate over \$400,000 in property taxes that helped to subsidize 600 housing units at nine facilities in Wilsonville.
- The Mayor noted Wilsonville had a good head start on affordable housing but acknowledged a lot more was needed.
- With the prospective 2024 construction of the Wilsonville Transit Center Transit Oriented Development (TOD) project, the City would add an additional 120 units of affordable housing.

#### City Council Meeting

- The next City Council meeting was scheduled for Monday, March 18, 2024.

#### 5. Diversity, Equity and Inclusion Committee Appointment

#### **Diversity, Equity and Inclusion Committee – Appointment**

Appointment of Elisabeth Garcia Davidson to the Diversity, Equity and Inclusion Committee for a term beginning 3/4/2024 to 12/31/2025.

**Motion:** Moved to ratify the appointment of Elisabeth Garcia Davidson to the Diversity, Equity and Inclusion Committee for a term beginning 3/4/2024 to 12/31/2025.

Motion made by Councilor Akervall, Seconded by Councilor Berry.

The Mayor explained the process for appointments.

#### **Voting Yea:**

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

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

#### **COMMUNICATIONS**

#### 6. Clackamas Community College Bond

Tim Cook, Clackamas Community College President detailed projects that would be prioritized should voters pass a bond measure that may appear on the November 2024 ballot. The measure would renew a 2014 bond at the existing tax rate of 25 cents/\$1,000 of assessed value to accommodate projects aimed at supporting student success with modern learning spaces, building community partnerships, and preserving and maintaining assets. The PowerPoint displayed and handouts provided have been added to the record.

Council comments followed the presentation.

## **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.

There was none.

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

### 7. Council President Akervall

Councilor Akervall reported on the following meetings she attended:

- Wilsonville Childcare Consortium meeting on February 28, 2024
- Wilsonville Alliance for Inclusive Community partnership with Oregon Humanities meeting on February 29, 2024

The Council President shared the deadline for the City's Community Photo Contest was March 15, 2024.

### 8. Councilor Linville

Councilor Linville reported on the following meetings she planned to attend:

- Opioid Settlement Prevention, Treatment and Recovery Board meeting on March 6, 2024
- Planning Advisory Committee (PAC) meeting on March 12, 2024

### 9. Councilor Berry

Councilor Berry reported on the following meetings:

- Community Enhancement Committee meeting on February 27, 2024 and March 19, 2024
- Tourism Promotion Committee meeting on February 28, 2024

### 10. Councilor Dunwell

No report.

## **CONSENT AGENDA**

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

### **11. Resolution No. 3106**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A First Amendment To The Intergovernmental Agreement On Broadband Services And Infrastructure Sharing Between The City Of Wilsonville And The City Of Sherwood.

12. **Resolution No. 3115**

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.

13. **Resolution No. 3116**

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.

14. **Resolution No. 3117**

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.

15. **Resolution No. 3118**

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.

16. **Resolution No. 3119**

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.

17. **Resolution No. 3127**

A Resolution Of The City Of Wilsonville Authorizing The City Manager To Accept Assignment Of And Amend The Facilities Lease With Wilsonville Community Sharing.

18. **Resolution No. 3128**

A Resolution Of The City Of Wilsonville Supporting A 2024 Grant Application To The Oregon State Parks, Local Government Grant Program For The Memorial Park Playground Replacement Project.

19. Minutes of the February 22, 2024 City Council Meeting.

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

Motion made by Councilor Berry, Seconded by Councilor Akervall.

**Voting Yea:**

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

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

## NEW BUSINESS

### 20. **Resolution No. 3112**

A Resolution Of The City Of Wilsonville Authorizing A Preliminary Engineering Report To Consider Possible Formation Of A Local Improvement District For Public Improvements To SW Parkway Avenue And SW Printer Parkway.

The City Attorney read the title of Resolution No. 3112 into the record.

The City Attorney shared a PowerPoint summarizing the staff report. The PowerPoint has been added to the record.

Council asked clarifying questions.

**Motion:** Moved to adopt Resolution No. 3112.

Motion made by Councilor Linville, Seconded by Councilor Akervall.

#### **Voting Yea:**

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

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

## CONTINUING BUSINESS

There was none.

## PUBLIC HEARING

### 21. **Resolution No. 3120** (*Legislative Hearing*)

A Resolution Of The City Of Wilsonville Authorizing A Supplemental Budget Adjustment For Fiscal Year 2023-24.

The City Attorney read the title of Resolution No. 3120 into the record.

The Mayor provided the public hearing format and opened the public hearing at 8:32 p.m.

Katherine Smith, Assistant Finance Director summarized the staff report.

The Mayor invited public testimony, seeing none the Mayor closed the public hearing on Resolution No. 3120 at 8:34 p.m.

**Motion:** Moved to adopt Resolution No. 3120.

Motion made by Councilor Berry, Seconded by Councilor Akervall.

**Voting Yea:**

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

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

**22. Ordinance No. 889** 1<sup>st</sup> Reading (*Legislative Land Use Hearing*)

An Ordinance Of The City Of Wilsonville Amending The Text Of The Development Code To Make Minor Modifications To The Coffee Creek Industrial Design Overlay District Standards.

The City Attorney read the title of Ordinance No. 889 into the record on first reading.

The Mayor provided the public hearing format and opened the public hearing at 8:37 p.m.

Cindy Luxhoj, Associate Planner provided the staff report and PowerPoint, which has been made a part of the record.

Council asked clarifying question.

The Mayor invited public testimony, seeing none the Mayor closed the public hearing on Ordinance No. 889 at 8:52 p.m.

The Mayor then requested a motion on Ordinance No. 889.

**Motion:** Moved to adopt Ordinance No. 889 on first reading.

Motion made by Councilor Berry, Seconded by Councilor Akervall.

Staff was thanked for their work on the project.

**Voting Yea:**

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

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

**CITY MANAGER'S BUSINESS**

No report.

**LEGAL BUSINESS**

No report.



**ADJOURN**

The Mayor adjourned the meeting at 8:54 p.m.

Respectfully submitted,

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Kimberly Veliz, City Recorder

ATTEST:

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Julie Fitzgerald, Mayor

DRAFT