

**CITY OF WILSONVILLE
URBAN RENEWAL AGENCY**

The Urban Renewal Agency held a regular meeting on January 6, 2014 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. Chair Knapp called the meeting to order at 9:55 p.m. Board Members present: Tim Knapp, Chair, Board Members Starr, Goddard, Fitzgerald and Stevens.

Staff included: Bryan Cosgrove, Executive Director; Mike Kohlhoff, City Attorney; Nancy Kraushaar, Community Development Director, Joanne Ossanna, Finance Director, Cathy Rodocker, Assistant Finance Director, Sandra King, City Recorder.

CALL TO ORDER

Chair Knapp called the URA meeting to order at 9:55 p.m. followed by roll call.

CITIZEN INPUT – There was none.

NEW BUSINESS

A. Canyon Creek Road Connector – Public Feedback and Recommended Alternatives.

These comments regarding Canyon Creek Road Connector were provided during the Council meeting under “Citizen Input”, and carried over to the URA meeting.

Pete Hurley, Renaissance Canyon Creek resident, referred to the Canyon Creek Road extension options and stated of the three options before Council, the first two created substandard transportation alternatives, while the third option – the full street including bike lanes and sidewalks reflected the city’s TSP standards and was the preferred option. He thought if the road connections could not be constructed correctly, they should wait until there was money to do so.

Ken Ruud, 28597 SW Morningside Ave, expressed safety concerns for pedestrians and bicyclists with the first two options for the Canyon Creek Road extension project. He preferred the full street build out with sidewalks, bike lanes and a planted center median.

Simon Springall, 7577 Vlahos Drive, voiced his concern with riding bikes along Canyon Creek Road without a bike path and favored the full street build out.

Nancy Kraushaar presented the staff report which is included here for background. Staff is asking the Agency for direction on their preferred construction alternative for the Canyon Creek Road connector. The alternatives include:

- 1) Direct staff to continue with the currently budgeted half street improvements to Canyon Creek Road; or
- 2) Direct staff to modify the project design and construction to include ¾ street improvements to Canyon Creek Road; or
- 3) Direct staff to modify the project design and construction to include full street improvements to Canyon Creek Road.

The proposed and budgeted project will complete the last gap in Canyon Creek Road (between Town Center Loop East and Renaissance at Canyon Creek). Approximately half of the project will widen an existing segment of Vlahos Drive to a three-lane cross-section with bike lanes and sidewalks on both sides. The north half is planned as a “half-street” or two-lane cross-section with a multi-use path on the east side. The existing Mentor Graphics path will be relocated and reconstructed on the west side. This cross-section is considered interim until the remaining cross-section is constructed when the land (currently owned by Mentor Graphics) fronting the west side develops. It is unknown when that development may occur.

An open house was held on December 12, 2013 where twelve citizens were counted in attendance and eleven signed in. Concerns were raised about why the entire full street, multi-modal project, with bike lanes and sidewalks is not being constructed at this time.

Citizens attending the open house requested the entire length of the project be constructed as a full street improvement between Boeckman Road and Town Center Loop E. This would be a significant change to what has been planned and budgeted, however, staff decided to bring this information to the Agency for consideration.

Staff has researched the costs, impacts, and benefits of the half street and full street improvement projects and have added an additional option of a $\frac{3}{4}$ street improvement. Drawings illustrating the three options are attached. Budget information, impacts, and benefits are included below in the staff report.

The Agency faces a very tight timeline in order to have 100 percent design plans ready for bidding in May 2014. Urban Renewal Agency direction needs to be provided tonight to keep the project design and construction schedule on track.

The FY 2013/14 Adopted Budget has allocated \$770,000 for design and staff administration of the Canyon Creek Road Extension project. The 2013 Transportation Systems Plan (TSP) has anticipated a total cost of \$3,500,000 for this project, RE-05.

Estimated engineering design, right-of-way acquisition and construction costs are as follows:

- Half-street Option: \$3,700,000
- $\frac{3}{4}$ -street Option: \$4,400,000
- Full Street Option \$6,200,000

With any of the street options the City could apply for a reimbursement district to be established against the three undeveloped properties to the west, pursuant to Wilsonville Code 3.116(6), to recover the additional expenses for engineering design, right-of-way acquisition and construction of Canyon Creek Road west of the existing and proposed street centerline. There is no certainty as to when, or if, these costs would be recovered. City staff overhead costs are not included in the above totals.

The Year 2000 Urban Renewal District has the ability to fund this project and the other projects currently planned for this district. The city would need to establish a reimbursement district against the three undeveloped properties for partial reimbursement of these costs. Depending on when the reimbursements are received, the Town Center Redevelopment and the Old Town Escape projects, if added to the Year 2000 Plan, could potentially be delayed until the

reimbursement is received.

The selected project will require a formal published public bid process which may also make the time frame difficult to achieve.

Project information has been posted on the City website starting November 25. Staff mailed 157 invitations to citizens and businesses adjacent to or most affected by the project inviting them to attend a neighborhood open house held at City Hall on December 12. Additionally, staff directly contacted several businesses and the Renaissance @ Canyon Creek HOA to inform them of the project, the open house meeting, and an additional offer was made to meet with them at their business to discuss the proposed project.

Construction of the half-street option would provide public pedestrian connectivity along the east side of Canyon Creek Road and provide vehicular connectivity from town Center Loop E to Elligsen Road, meeting vehicular connectivity goals established in the TSP.

Construction of the $\frac{3}{4}$ -street option would add bike lanes to the current and proposed $\frac{1}{2}$ street improvements on Canyon Creek Road, thereby providing complete bike lanes from Town Center Loop East to Elligsen Road, meeting additional multi-modal goals established in the TSP.

Construction of the full street option would add bike lanes, public sidewalks, complete street lighting, and additional landscaping to the current and proposed half street improvements on Canyon Creek Road, thereby providing complete bike lanes from Town Center Loop East to Elligsen Road, meeting additional multi-modal goals established in the TSP. It would also establish the future connection points for the undeveloped land to the west.

End of staff report.

After discussion and learning Staff would be meeting with Mentor Graphics the next morning, the Agency Board thought asking Mentor Graphics if they were amenable to participating in contributing the right-of-way and constructing their half of the street. This would enable the full street profile to be built alleviating the concerns of the residents. Should Mentor Graphics determine this was not an option for them at this time, the Agency Board felt the $\frac{3}{4}$ street option with the establishment of a reimbursement district to recoup the right-of-way costs would be a sufficient alternative at this time. Staff did not think creating a reimbursement district for the right-of-way costs would be a problem.

Motion: Ms. Fitzgerald moved to approve the full street option if Mentor agrees to contribute the right-of-way and their proportional share for their half of the street; if Mentor declines then recommend the $\frac{3}{4}$ street with reimbursement district for right-of-way acquisition costs. Mr. Goddard seconded the motion.

Vote: Motion carried 4-1.
Councilor Starr voting “no”.

PUBLIC HEARING

Mr. Kohlhoff read the title of URA Resolution No. 238 into the record.

A. **URA Resolution No. 238**

A Resolution Authorizing A Supplemental Budget Adjustment For Fiscal Year 2013-14.

Chair Knapp read the public hearing announcement and opened the public hearing at 10:50 p.m.

Cathy Rodocker prepared and presented the staff report. Oregon's Local Budget Law allows the Urban Renewal Board to amend the adopted budget for an occurrence or condition that was not known at the time the budget was adopted. The following supplemental budget primarily amends the current budget for numerous capital improvement projects. At its June 3, 2013 Urban Renewal Agency meeting, the Agency adopted the Fiscal Year 2013-14 budget. Since that time, unanticipated changes to the budget have come to staff's attention that will require additional authorization to proceed.

Year 2000 Capital Projects Fund-\$398,400

I-5 Interchange Project -\$290,400

BPA Shield Wires - Canyon Creek-\$108,000

At the time of budget preparation, it was anticipated that both of the projects noted above would be completed by the end of fiscal year 2013. However, the final work was not completed until the FY2013-14 budget year, requiring additional authorization for the current fiscal year.

Urban Renewal Project Income-\$207,000

Boeckman Road Repairs-\$207,000; the Boeckman Bike/Ped Improvements will be funded with contingency funds.

Additional costs to the original project budget require a budget adjustment. The project is now completed. As stated in the Fiscal Management Policies, the Agency shall amend its annual budget in accordance with Oregon local budget law. The supplemental budget adjustment is adopted by the Urban Renewal Board at a regularly scheduled meeting. The budget committee is not required. As required by Local Budget Law, a notice for the public hearing has been published in the Wilsonville Spokesman. The notice was published on Wednesday, January 1, 2014. Adoption of the Supplemental Budget Adjustment is required prior to the end of the fiscal year, June 30, 2014.

Chair Knapp invited public testimony, hearing nothing he closed the hearing at 10:52 p.m.

Motion: Ms. Stevens moved to Adopt URA Resolution No. 238. Mr. Goddard seconded the motion.

Vote: Motion carried 5-0.

CONSENT AGENDA

A. Minutes of the November 18, 2013 URA meeting.

Motion: Mr. Starr moved to approve the Consent Agenda. Ms. Fitzgerald seconded the motion.

Vote: Motion carried 5-0

ADJOURN

Chair Knapp adjourned the URA meeting at 10:55 p.m.

Respectfully submitted,

Sandra C. King, City Recorder

ATTEST:

Tim Knapp, Chair