

22500 Salamo Road West Linn, Oregon 97068 http://westlinnoregon.gov

WEST LINN CITY COUNCIL MEETING NOTES February 18, 2025

Call to Order [5:30 pm/5 min]

Council Present:

Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Carol Bryck, Councilor Leo Groner, and Councilor Kevin Bonnington.

Staff Present:

City Manager John Williams, City Attorney Kaylie Klein, Parks & Recreation Director Megan Big John, Community Relations Specialist Luke Borland, and Administrative Assistant Teresa Howard.

Approval of Agenda [5:35 pm/5 min]

Council President Mary Baumgardner moved to approve the Agenda for the February 18, 2025, West Linn City Council Meeting. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Carol Bryck, Councilor Leo Groner, and Councilor Kevin Bonnington.

Nays: None.

The motion carried 5 - 0

Public Comment [5:40 pm/5 min]

There were none.

Youth Advisory Committee Recommendation on Traffic Safety [5:45 pm/15 min]

Letter to Council

Presentation

Public Comment - Zeil Vanden Heuvel

Youth Advisory Committee (YAC) members Brooklyn Carr Heuer, Misha Rana, Sarah Yuk, Ruby Fassett, and Zachary Santoso jointly presented, reviewing sidewalk connectivity and traffic safety issues in West Linn. YAC's recently submitted letter and presentation acknowledged that some areas of the city had excellent infrastructure but urged the Council to find ways to address connectivity in all parts of West Linn.

Mayor Bialostosky stated the YAC's presentation aligned with recently adopted Council goals. Council would hold a joint meeting with the Transportation Advisory Board (TAB) in April, and the YAC's recommendation could be used to support exploring additional funding for sidewalks and road improvements across West Linn. The City had received numerous requests from neighborhoods for sidewalk and infrastructure improvements.

Councilors acknowledged that funding was a constraint on better infrastructure, but perhaps in some areas, the City could install signage about shared streets.

City Manager Williams said the Council would host its joint meeting with the TAB on April 21st. The TAB had been working on these issues, and the Council had remained consistently interested. The YAC had provided valuable additional information.

Joint Meeting with the Planning Commission [6:00 pm/60 min] Housing Production Strategy Project

HPS Information

City Manager Williams welcomed the Planning Commission, noting the goal of the work session was to gather final feedback on the recommended strategies in the draft report and provide guidance as the City approached the final stages of the project.

Matt Hastie, MIG, reviewed the draft Housing Production Strategies (HPS) report, providing an overview of the project, summarizing the strategies listed in the HPS, and identifying changes made to the strategies since the previous work session. The Construction Excise Tax (CET) had been identified as a potential strategy to support affordable housing initiatives and incentivize certain development; however, some stakeholders and members of the working group expressed concerns about using CET as a strategy. The changes also included updates to the system development charge (SDCs) strategy that would allow the City to consider reducing

SDCs or deferring payments for projects with accessibility features.

Brendan Buckley, Johnson Economics, continued the presentation, reviewing the CET and providing examples from other cities that had adopted the CET, and estimates of potential revenue for West Linn. Based on permit activity over the past five years, and assuming a 1 percent rate for residential and commercial properties, the program could generate approximately \$300,000 per year in building funds. Other cities had used revenues from the CET to contribute to affordable housing and help low-income housing developers leverage funding from the State and other sources.

The consultants responded to CET questions from Commissioners and Councilors as follows:

- The CET did not require a citizen vote, though State requirements governed revenue allocation. If a CET was adopted via ordinance, the program would require some Staff time to establish a process for collection and spending. The City could modify the CET through subsequent ordinances.
- The CET had been used successfully in some cities to support low-income housing and multifamily or middle housing. Success varied by project, but affordable housing developers were always willing to build a financing stack to make projects feasible. Any incentives local governments could offer helped improve the odds of bringing such housing to the community.
- The CET would not redirect funds from SDCs. Market-rate commercial and residential development would be charged both SDCs and the CET, depending on the program's parameters. Affordable housing projects eligible for CET funding were generally exempt from paying SDCs.
- One potential use for the CET was backfilling other incentives, such as covering SDC reductions for affordable housing developers while still ensuring SDC revenue for the City. State rules required that a portion of CET revenue be used for development incentives, including backfilling SDCs if exemptions were provided for certain projects.

Mr. Hastie continued the presentation, summarizing feedback from the stakeholder survey which showed support for all strategies except the CET. Similarly, members of the Working Group had expressed support for all strategies except the CET, while members working in affordable housing development supported the CET, as it could be used to leverage other funding and help projects become financially feasible. Working Group members from the development community and the Homebuilders Association generally opposed the CET, citing concerns that it would add to the cost of development which was already high. The presentation concluded with a discussion of next steps.

Staff and the consultants responded to further questions from Commissioners and Councilors as follows:

• Both bodies were asked to consider any questions, suggestions, comments, or potential changes for inclusion in a revised draft to be reviewed at another work session.

- Based on actual realized permitting activity over the past five years, a 1.5 percent CET was estimated to generate \$400,000 in total revenue for West Linn.
- Lake Oswego recently adopted its HPS and did not include CET. Oregon City did not have a CET either.
- The recommendations in West Linn's HPS were like those emerging from most cities working with MIG. While some cities did not include a CET, many of the other strategies in the HPS were common. A significant number focused on tax abatement, public-private partnerships, and land acquisition or donation, all aimed at making affordable housing projects more feasible. Many strategies also involved updating development codes to reduce barriers, simplify processes, or provide incentives for a wider range of housing types. Overall, the recommendations for West Linn aligned closely with those adopted in other cities.
- Historically, SDCs for housing varied between single-family detached homes and multifamily homes, but in recent years, several cities had begun scaling SDCs based on housing size. The most common approach was to set size ranges, with homes in smaller ranges paying a lower percentage of an SDC and larger homes paying progressively higher percentages. The degree of variation depended on each city's approach. Additional information on how other cities had implemented this method could be provided as a follow-up. Lake Oswego was currently updating its SDC methodology as part of its Parks System Plan update and was considering this approach specifically for Parks SDCs.
 - If scaling SDCs by housing size was included in the HPS, additional work would be needed to determine the details moving forward. This would be a general recommendation to consider when updating SDCs, like what emerged from Lake Oswego's HPS process, which was now being partially implemented through its Parks System Plan.
- Affordability was a complex issue, particularly for housing aimed at those earning below 80 percent or 60 percent AMI. In communities with high construction costs, multiple subsidies and incentives were typically needed to produce housing affordable to those income levels. The HPS aimed to create opportunities for developers building housing in these ranges by providing different incentives and programs that contributed to making such housing feasible. MIG could provide more information as a follow-up.
- The document outlined strategies the City was committed to advancing. The State
 would monitor progress, including a midpoint check-in, and if a strategy was not
 pursued, alternative actions would be expected. As part of a State-mandated process,
 the HPS was not just a list of options but a framework for making progress, though
 some monitoring details were still in flux.
 - The City was required to take action; inaction was not an option. However, the City could evaluate strategies like a CET, determine they were not a fit, and focus on alternatives to meet State mandates. The strategies developed by the Working Group and set for review by the Planning Commission and City Council in April and May provided a solid starting point. If any strategies were clear

nonstarters, removing them now would allow for a more focused discussion. A final decision was not needed tonight unless there was already consensus.

Councilors and Planning Commissioners discussed and expressed unanimous support for all the strategies except the CET. Some Commissioners noted that the Homebuilders Association was an advocacy group for homebuilders and emphasized the need to balance fees with incentives to encourage affordable housing. Several participants expressed concern that the CET would ultimately be passed on to homebuyers, making housing less affordable in West Linn. Others noted that cities with more available land had seen greater success with the CET, while West Linn's limited development opportunities could make it less effective. Some suggested that if a CET were adopted, it should be paired with reductions in SDCs to avoid increasing costs for developers and buyers.

Councilors and Commissioners also discussed zoning changes along Highway 43 as a potential way to encourage mixed-use development and create opportunities for housing. Some believed affordable housing should not be concentrated in one area and that a mix of housing types throughout the city was important for maintaining community character. Incentives and partnerships would make affordable housing possible along the river, as well as zone changes within Vision 43.

There was general agreement that the recommendations should be tailored to West Linn's unique needs, with a focus on balancing growth, affordability, and feasibility for developers. The Planning Commission and City Council would continue reviewing the strategies in upcoming meetings.

Mayor Bialostosky noted the HPS process would continue as required, moving through the Planning Commission before reaching Council for adoption. Recognizing the Planning Commission's work on prior issues, he asked the Commission to consider studying the CET and providing a recommendation for Council to consider.

City Manager Williams added Staff would conduct community and public outreach to publicize the draft strategies before adoption.

Open Session: Oppenlander Next Steps

Welcome from Mayor Bialostosky [7:00 pm/5 min]

Mayor Bialostosky welcomed the community and said Council looked forward to hearing from them. He had been involved with the Oppenlander issue since 2021 when the School District first approached the City. The situation had been tumultuous, including a court battle, but he wanted to focus on how the City and community could move forward. Various options had been proposed, and he was interested in hearing ideas. The City received a letter of intent from the School District with a timeline requiring a purchase and sale agreement by May 23 if signed. The key change was the price increase based on a new appraisal.

Comments from City Councilors [7:05 pm/15 min]

Council President Baumgardner reminded the audience of public comment rules and provided a history of the Oppenlander property. Purchased by West Linn taxpayers in the 1970s for a potential school site, it became a community sports field and open space. In 2021, the district offered the City first right of refusal but later rescinded the offer without naming a price. After public outcry, the district returned with a purchase offer restricted to open space, which the City accepted. Voters then approved a \$3.5 million bond in 2022 to fund the purchase, but the district later sued to break the agreement, rejecting City offers within the bond's limits. A \$3 million gap remained between the district's \$6.5 million price—based on developer offers—and the City's bond amount, with a new appraisal valuing the land at \$7.8 million.

She suggested framing the evening's discussion around two questions:

- What was the community's desired outcome for Oppenlander?
- And what was the cost-benefit of acquiring or not acquiring the property?

Councilor Bryck noted that the City and School District were separate entities under different Oregon statutes, with no control over each other. They did share constituents, however, and because West Linn had limited commercial and industrial property, most funding for both the City and the School District came from residents. The field was used by the School District and community sports teams, but the City did not currently program any of the fields.

Councilor Groner commented that the Council had been consistent in its desire to keep Oppenlander as a recreational area, but it was important to hear from the community on what kind of deal they were willing to support to make that possible.

Councilor Bonnington said that while he felt attached to Oppenlander, attachment did not justify the City spending \$10.5 million. The City had tried to negotiate but faced legal maneuvers and silence. Residents expected the two governments to have a working relationship. He did not want to see West Linn's remaining open space developed and lost forever, but feasibility mattered. The District and City should be partners, but the District was shutting out the City, leaving everyone worse off. He welcomed any effort to change that.

Mayor Bialostosky said the Council wished to act in the best interest of taxpayers and manage resources effectively.

Purpose of meeting [7:20 pm/5 min]

City Manager Williams said the purpose of tonight's meeting was to listen to the community's input on the options listed on the agenda. He encouraged members of the public to share their thoughts on these or other potential options during public comment.

Staff report on costs of park improvements and maintenance [7:25 pm/5 min]
Oppenlander Listening Session Parks Updates

City Manager Williams noted the Council had requested information on capital improvement and maintenance costs for Oppenlander. The City had not conducted detailed planning or a community discussion on potential improvements. The goal of the costs provided tonight was to give a rough estimate for typical park features and the public's cost to develop the site.

Director Big John presented the report on capital improvement and maintenance costs for Oppenlander, noting that all figures were ballpark estimates. Since no formal plan existed, the estimates were based on best practices and regional comparisons. The presentation reviewed current site amenities and provided updated cost estimates for the basic project list first compiled in 2021 as well as maintenance estimates. The intent was to be transparent about costs while noting uncertainties and assumptions in the estimates.

Mayor Bialostosky noted the presentation would be available through the online agenda for tonight's meeting.

Framework for discussion [7:30 pm/5 min]
The City seeks public comment on whether there is community support for the Council to:

Attempt to use the existing \$3.5 Million in bond measure funds to purchase part of the Oppenlander property (for example, 5 acres or less).

Explore alternative financing options (private fundraising, developer partnership, etc.).

Ask taxpayers to vote on increased new bond measure to purchase the Oppenlander property for School District firm price of \$7.875 Million.

<u>Do not pursue Oppenlander property acquisition and focus on other park and community priorities.</u>

Mayor Bialostosky read the four options from the agenda, noting that the City seeks public comment on whether there is community support for the Council to: (i) Attempt to use the existing \$3.5 Million in bond measure funds to purchase *part* of the Oppenlander property (for example, 5 acres or less); (ii) Explore alternative financing options (private fundraising, developer partnership, etc.); (iii) Ask taxpayers to vote on increased new bond measure to purchase the Oppenlander property for School District firm price of \$7.875 Million; (iv) Do not pursue Oppenlander property acquisition and focus on other park and community priorities. He noted the \$10 million figure quoted in Councilor Bonnington's comments included the cost of purchasing the property and the cost of improvements necessary to bring the property up to Code and add bathrooms and ADA improvements.

Public Comment [7:35 pm/60 min]
Youth Sports representative

Seamus Barron, Vice President, West Linn Baseball Association, testified that the Oppenlander fields were instrumental to the baseball program. Losing the park would mean losing three youth baseball fields and half of the city's senior baseball facilities, significantly impacting players ages 13-18. With only two senior-sized fields available, the loss would create scheduling challenges and limit opportunities for teenage players. The Association supported efforts to retain the park but acknowledged the need for a cost-benefit analysis.

Friends of Oppenlander

Dean Suhr, Friends of Oppenlander, testified that Oppenlander was a 10-acre, 40-year legacy site that had been operating efficiently at its current level of services and improvements. While planning for future improvements should be done formally, immediate expenditures were not necessary. Friends of Oppenlander had previously committed to raising funds for the purchase but could not cover the additional \$5 million needed. The group supported a second bond measure to supplement the existing \$3.5 million bond and meet the School District's \$7.875 million sale price. The new bond would cost approximately \$0.28 per \$1,000 of assessed value, bringing the total cost per household to around \$48. Thousands of kids use the park each year and there was no other flat land available for future park space. If Oppenlander were sold for development, new homeowners would expect parks and green space that would no longer exist. He urged the City to act now to preserve the land for both current and future residents.

Mayor Bialostosky said February 28 was the deadline to submit a ballot title to the County for the May ballot. In a conversation with the School Board Chair, the timeline was discussed, and the Board was firm that if the City were to do a bond measure, it should be put on the May ballot. There was little flexibility to wait until November for various reasons, creating a time crunch for staffing and other considerations.

Mr. Suhr replied that the previous bond measure had been done on a tight deadline.

Open for general public comment

Public Comment - Carolyn Popma

Public Comment - Dale Blanchard

Public Comment - Dean Suhr

Public Comment - Emily Hogan

Public Comment - Janet Rotter

Public Comment - John McCabe

Public Comment - Karie Oakes

Public Comment - Mark Handris ICON

Public Comment - Roberta & Ed Schwarz

Public Comment - Roshan & Kristi Fernando

<u>Public Comment - Teri Cummings</u>

John McCabe, West Linn, testified in support of placing a bond measure for Oppenlander on the May ballot and expressed disappointment with the School District, noting a lack of transparency in the District's actions. He urged voters to support Oppenlander and oppose the District's general obligation bond.

Quinn Hogan, West Linn, testified in support of saving Oppenlander as fields and open park space. It was her favorite park, a great place for sporting events, activities, and spending time with friends. The fields were dog-friendly and provided habitat for wildlife. She urged the City to do everything possible to save Oppenlander.

Alexandra Bacon, West Linn, testified in support of the City purchasing Oppenlander. Sports were beneficial to mental and physical health, and she and her friends played there yearround. It was more than open space—it was a place for sports, community gatherings, and kids to play. Oppenlander was not just wanted but needed.

Derrick Peterson, West Linn, testified in support of saving Oppenlander. With few fields large enough for higher-level baseball, losing Oppenlander would make it harder for players to improve.

Teri Cummings, West Linn, reminded the Council about past negotiations between the City and School District, including a 2010 ballot measure that allowed the District to redevelop Sunset School on-site while keeping Oppenlander as a playfield annex for all West Linn schools. The agreement was based on trust, and nothing had changed. She viewed the District's actions as a betrayal of that agreement and urged voters to question candidates in the upcoming election about their commitment to keeping promises to the community. She was disgusted the School District had misrepresented the situation by shifting responsibility to the City when maintaining and enhancing Oppenlander had always been the District's obligation. Regardless of ownership, the fields benefited students, and if the City took over, it would not charge the District's excessive fees to use them. She said the District should accept the City's \$3.5 million offer, as it would relieve them of maintenance costs and result in better facilities through collaboration. It was unreasonable to charge the City commercial rates while still expecting access. She urged voters to hold School Board candidates accountable.

Harlan Borow, Land Acquisition and Development Manager, Icon Construction, summarized a proposed public-private partnership. The plan would develop the front seven acres of Oppenlander into 22 R-10 lots, which could be split for middle housing, while dedicating the back three acres as a park with ballfields, parking, a restroom, play area, and picnic tables. It also proposed a land swap involving an Icon-owned property on Willamette Falls Drive and surplus City property near the Skyline water tower to create a community park and center. If the City entered an assignable agreement with the School District, Icon could take over, cover all costs, complete the land use process, and sell the improved park back to the City for approximately the amount available in existing bond funds.

Mayor Bialostosky said it would be looked into further and Council's interest assessed, but he was grateful Mr. Borow had proposed an additional solution.

Mr. Borow noted that if the park was completed as part of the subdivision, the price would be

considerably less because it would not be a Public Works project.

Council President Baumgardner said she appreciated creative solutions. Some were not eager to consider partial development, but those options needed to be explored given the financial requirements outlined by the Parks Director. The proposal would be attached to the meeting's agenda.

Mr. Borow estimated the three-acre park would cost \$3 million, with \$500,000 for development. Without design, he believed costs could be under \$1 million since Icon could handle much of the construction. Any cost above \$500,000 could be reimbursed through SDC credits, which was typical when developers build parks in subdivisions.

Councilor Bonnington thanked Mr. Borow for the proposal. He was not aware of any other public/private partnership proposals, so this was a creative, helpful solution. The Council would not rush into anything without having a serious conversation about it.

Keith Steele, West Linn, proposed swapping Parker Road land for Oppenlander, using the proceeds and the existing bond to fund the purchase, capital improvements, and possibly a maintenance annuity, with preliminary estimates suggesting no additional public funds would be needed. This approach would avoid new taxes, provide enough funding for improvements, and reduce maintenance costs by keeping only one park property. Oppenlander saw significantly more use than Parker Road, which primarily served as summer concert parking, and could also be a future recreation center site if voters approved. He did not speak for the School Board, but believed they would not lower the price or agree to partition the property, making strategies based on those outcomes unworkable. He urged the City to let voters decide, either by selling Parker Road to preserve Oppenlander or by passing a \$4.8 million bond.

Clayton Filter, West Linn, supported saving Oppenlander and giving the people a vote. While not deeply attached to the park, he made childhood memories there and wanted the same for his children and others. The community should not have to swap for other open, public land, which it could later regret. There was a cost associated with floating a bond for Oppenlander, but the per household tax impact was comparable to the cost of a family dinner. The choice was between saving or losing the park forever.

Ted Nicholson agreed with Mr. McCabe's comments.

Karie Oakes, West Linn, emailed comments earlier in the day and said the agenda was highly irregular and did not conform to Council rules designed to ensure public understanding of what would be considered. If the Council planned to decide, it needed to give sufficient notice to retain public support. She was disappointed by the lack of clarity in the process and insufficient information before the meeting. As a result, she had no comments on Oppenlander but appreciated former Councilor Teri Cummings' editorial and testimony calling for cooperation between the School District and City. It was unfathomable that the situation had reached this

point.

Mayor Bialostosky clarified the Council may not decide tonight, and that Ms. Oakes still had time to provide comments after she reviewed the materials. The cost estimates had only become available today.

Ms. Oakes did not believe the Council could decide because the issue was not noticed with an agenda bill to indicate the Council would be acting. She noted the cost estimates had been done three years earlier and she would have expected them to be updated before now. The Council had known this issue was on the table for consideration since January.

John Zuanich, West Linn, thanked Parks Director Big John for updating the capital and operating costs. He asked if the City would have enough funds to operate the facility if the bond measure was adopted. In addition, he asked if Dean Suhr could expand on earlier comments about the estimated cost per home for the bond measure, and what home value was used in the calculation. In the past, voter pamphlets on bond measures had referenced a median home price that did not reflect the actual median price in West Linn.

Councilor Bryck clarified that property taxes in Oregon are based on an assessed value, not a real market value.

Discussion and closing comments on next steps from Mayor and Council

Mayor Bialostosky did not believe the Council would be deciding tonight but wanted to hear from the community and evaluate what was heard. The City was facing an arbitrarily imposed deadline and would be rushed if it issued a bond measure, but whatever solution the City pursued needed to be discussed carefully.

Councilors expressed concern over the tight February 28th deadline if the City wished to put a bond measure on the May ballot.

City Manager Williams agreed it was complex. It was possible the City could meet the deadline, but Staff would have to speak with the bond counsel and know more details about what the Council was proposing to put into the bond measure, such as price and other financial calculations, along with an average assessed value from the County Assessor. The deadline was in 8 days for the initial ballot title to be completed.

In response to questions about the additional cost of adding new park property, he
explained that adding new property was always flagged as an issue. Maintaining a
property with as much use as Oppenlander would be a major commitment and was
beyond the capacity of existing Parks crews. To accommodate it, either an existing
responsibility would need to be removed or additional funding would be required for
Parks.

Mayor Bialostosky said another meeting would be needed to decide. If the Council pursued a bond measure, action would be required quickly. The City had many capital needs, including an operations center, road and transportation safety improvements, and water infrastructure. Asking voters to raise taxes again was a serious decision, especially for a \$6 to \$7 million bond measure. He was unhappy with how rushed the last bond process was and found it unfortunate the City was in the same position again. While the City wanted Oppenlander, financial realities had to be considered.

Councilor Groner said proposals for splitting the land needed to be fully evaluated. A bond measure should not be put before the public without first considering other alternatives.

Councilor Bonnington expressed concerns about meeting the February 28th deadline. Even if pursued, no one on Council would be comfortable with how rushed the process was, and there were many risks. He did not want to put that burden on Staff. If Council wanted to move forward, it should decide soon or rule it out.

Councilor Bryck said it was frustrating to be forced into a rushed decision. The City had not initiated this process but was now responsible for finding a solution. The School District had allowed public use of the property for 40 years, and now, if the City did not pursue another large bond measure, it would be blamed for not saving Oppenlander.

Council President Baumgardner's said her instinct was to not pursue another bond. It was frustrating to ask taxpayers to keep paying for land they had already purchased. While the cost per household was relatively small, voters often saw any new tax as a burden. Repeated bond measures led to tax fatigue and eroded public trust. She was uncertain about the next steps and found the timeline frustrating. If there was a way to shift the urgency, she wanted to consider it.

The Council discussed the feasibility of meeting the May deadline and whether the issue could be placed on the November ballot, which would require the School Board's approval. Residents were advised that if they wanted the School Board to extend the deadline to allow the City to pursue a November ballot measure, they should contact the School Board in large numbers.

Councilor Bryck believed the School District planned to put a capital bond on the November ballot.

Mayor Bialostosky confirmed the unanimous consensus of the City Council was to not move forward with the May ballot measure. Council did care about the Oppenlander issue, but the City had many priorities, and Council did not want to rush a \$6 million to \$7 million bond measure.

Mayor and Council Reports [8:35 pm/15 min]
Community Advisory Group Appointments

Mayor Bialostosky placed the following appointments before the Council:

Alyssa Cruz to the Economic Development Committee.

Alex Kraft to the Transportation Advisory Committee.

Torsten Kieper and Jeff Stallard to the Utility Advisory Board.

Council President Mary Baumgardner moved to approve the Mayor's appointments. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Carol Bryck, Councilor Leo Groner, and Councilor Kevin Bonnington.

Nays: None.

The motion carried 5 - 0

Reports from Community Advisory Groups

Councilor Bryck reported she attended the Utility Advisory Board meeting, adding the Board would be happy to have a full slate for the next meeting.

Councilor Bonnington reported that the McLean House was officially listed on the National Historic Register.

Council President Baumgardner reported attending a Willamette Falls Trust meeting, noting Former Governor Kate Brown, now President of the Trust, was actively building relationships and collaborating with PGE which could positively impact West Linn's waterfront project.

Consent Agenda [8:50 pm/5 min]

<u>Agenda Bill 2025-02-18-01: Oregon Department of Transportation (ODOT) Temporary Permit of Entry for Abernethy Bridge Construction</u>

ODOT Information

Council President Mary Baumgardner moved to approve the Consent Agenda for the February 18, 2025, West Linn City Council Meeting which includes temporary easements for Abernethy Bridge construction. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Carol Bryck, Councilor Leo Groner, and Councilor Kevin Bonnington.

Nays: None.

The motion carried 5 - 0

Mayor Bialostosky revisited Council President Baumgardner's comment and noted there were homeowners near the bridge project whose dock had been damaged. He had met with them but had not followed up.

Council President Baumgardner believed the City should take follow-up action, such as connecting the family with State legislators.

City Manager Report [8:55 pm/5 min]

City Manager Williams highlighted Council's upcoming meetings, noting at the March 17th meeting, which was scheduled due to a lack of quorum on March 10th, Council would decide on the right-of-way vacation, and discuss financial policies and next steps for the Operations Center contracting with Finance Director Breithaupt. Staff would continue discussion on Oppenlander with the Mayor offline.

- He confirmed the Transportation Advisory Board (TAB) would address transportation and safety improvements at its March meeting, followed by a joint session with Council on April 21st to review project lists and funding options used by other cities to accelerate construction.
- Department Heads debriefed following the recent weather event and the general
 feeling among Staff and the community was that there had been good communication
 regarding conditions and closures. Public Works crews had worked 12-hour shifts to
 maintain roads. A recurring issue was the closure of the steepest streets and why some
 residents ignored warnings. Public Works and Police would explore expanding closure
 signage to make restrictions clearer while maintaining emergency and resident access
 without chains or gates.

Mayor Bialostosky remarked that many people from Hidden Springs emailed about the situation and perhaps the City could let those people know it was evaluating some alternatives.

Councilor Bryck stated she could not attend the work session on March 3rd as she would be out of town.

Mayor Bialostosky noted he and other Councilors would be in Washington DC for a conference on March 10th, and Councilor Groner would possibly be calling in or absent from March 17th meeting.

Adjourn [9:00]

Minutes approved 4-14-25.



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CITY COUNCIL AGENDA

Tuesday, February 18, 2025

5:30 p.m. - Special Meeting - Council Chambers & Virtual*

Call to Order [5:30 pm/5 min]
 Approval of Agenda [5:35 pm/5 min]
 Public Comment [5:40 pm/5 min]

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

| 4. | Youth Advisory | Committee Recommend | lation on Traffic Safet | y [5:45 pm/15 min] |
|----|----------------|---------------------|-------------------------|--------------------|
|----|----------------|---------------------|-------------------------|--------------------|

- 5. Joint Meeting with the Planning Commission [6:00 pm/60 min]
 - a. Housing Production Strategy Project
- 6. Open Session: Oppenlander Next Steps

| a. | Welcome from Mayor Bialostosky | [7:00 pm/5 min] | |
|----|---|------------------|--|
| b. | Comments from City Councilors | [7:05 pm/15 min] | |
| c. | Purpose of meeting | [7:20 pm/5 min] | |
| d. | Staff report on costs of park improvements and maintenance | [7:25 pm/5 min] | |
| e. | Framework for discussion | [7:30 pm/5 min] | |
| | The City seeks public comment on whether there is community | | |
| | support for the Council to: | | |

- i. Attempt to use the existing \$3.5 Million in bond measure funds to purchase part of the Oppenlander property (for example, 5 acres or less).
- ii. Explore alternative financing options (private fundraising, developer partnership, etc.).
- iii. Ask taxpayers to vote on increased new bond measure to purchase the Oppenlander property for School District firm price of \$7.875 Million.
- iv. Do not pursue Oppenlander property acquisition and focus on other park and community priorities.

f. Public Comment [7:35 pm/60 min]

- i. Youth Sports representative
- ii. Friends of Oppenlander
- iii. Open for general public comment
- g. Discussion and closing comments on next steps from Mayor and Council

7. Mayor and Council Reports

[8:35 pm/15 min]

- a. Community Advisory Group Appointments
- b. Reports from Community Advisory Groups

8. Consent Agenda

[8:50 pm/5 min]

The Consent Agenda allows Council to consider routine items that do not require a discussion. An item may only be discussed if it is removed from the Consent Agenda. Council makes one motion covering all items included on the Consent Agenda.

a. <u>Agenda Bill 2025-02-18-01:</u> Oregon Department of Transportation (ODOT) Temporary Permit of Entry for Abernethy Bridge Construction

9. City Manager Report

[8:55 pm/5 min]

10. Adjourn [9:00]

November 4, 2024

Dear West Linn City Council,

On behalf of the youth of West Linn, this letter expresses our concerns and suggestions about traffic safety. Specifically, sidewalk connectivity and pedestrian safety throughout all of West Linn.

As youth, we love walking all around West Linn; for many of us, walking and biking are our only modes of transportation. But parts of our city need to be safer for pedestrians like us. In newer neighborhoods near Rosemont, there are many sidewalks and everything is well-connected so pedestrians can travel safely. These neighborhoods feel safe because of their wide sidewalks, bike paths, and orange flags at street crossings. We can visibly see and feel that pedestrians were considered when building and planning these neighborhoods. However, in older neighborhoods like the Bolton and Cedaroak areas, there are few sidewalks and the streets are too narrow for pedestrians to safely walk on them. As youth who are part of a bigger pedestrian community in our city, we envision a West Linn where all residents can safely move throughout the city by foot or bike. We continuously observe that our older neighborhoods are not the safest for pedestrians.

Considering the upcoming budget cycle, we would like the Council to consider allocating more funding towards increasing sidewalk connectivity, especially between the older and newer areas of West Linn. These sidewalks, that will reach the next generations to come, are an investment towards our community's quality of life. Infrastructure is constantly changing; as our city ages, development happens, and our community's needs change, we must prioritize the projects that best address West Linn's goals for the future. Infrastructure must continuously change: as our city grows and changes, so do the needs of our community. We must prioritize development that will help our residents, now and in the future. By prioritizing sidewalks and a high level of connectivity, lasting change can be made throughout all of West Linn's neighborhoods— directly addressing the current gaps in Safety; Mobility, Access, and the Environment; Equity; and Maintenance.

West Linn's Transportation Systems Plan, most recently updated in 2021, emphasizes these 4 goals (Safety; Mobility, Access, and the Environment; Equity; Maintenance) for transportation-related plans at the state, regional, and local levels. As you can see, safety is first on this list of goals, which includes not only driver safety but pedestrian safety as well.

The disparity between our city's older and newer neighborhoods emphasizes the need for safer and more connected sidewalks. This need is amplified when considering the diverse populations that use West Linn's infrastructure every day. Often, poorer people use pedestrian infrastructure the most as they may not have access to personal vehicles—instead walking or using public transportation. As a result, funding allocations to improve sidewalk connectivity—in all of West Linn's neighborhoods—will address a community-wide goal of ensuring everyone can get around, in, or out of our city. When considering infrastructure updates, we advocate that you consider ADA accessibility: gaps between sidewalks pose challenges to all pedestrians, but especially for community members with mobility issues. To be an equitable community, we urge you to consider the needs of everyone: this includes the groups of people mentioned above who are often not fully considered when talking about safe transportation.

Thank you for your attention to this matter, and we hope that you will consider our concerns and suggestions regarding sidewalk connectivity as you move forward into the new budget cycle.

Sincerely, West Linn Youth Advisory Council

Pedestrian Safety in West Linn

WL Youth Advisory Council

Introduction

For many youth, walking and biking is the main mode of transportation around West Linn!







The Problem

However, there are still many neighborhoods with sidewalks that are not as great...

Bolton and Cedaroak neighborhoods (Dillow, Failing, the end of Rosemont)





The Solution/Impact

With the upcoming budget cycle, we would like the Council to consider allocating more funding towards increasing sidewalk connectivity.





How This Relates to City Goals

Four Goals of West Linn's Transportation System Plan:

- 1. Safety
- 2. Mobility, Access, and the Environment
- 3. Equity
- 4. Maintenance

How This Relates to City Goals

Safety - tripping hazards, risk of injury with proximity to cars

Mobility - existing sidewalks to not meet ADA accessibility guidelines

Access - sidewalks start and end in places that are not safe to walk on roads

The Environment - limited pedestrian access makes people drive more, releasing greenhouse gases

Equity - there is a large disparity between older and newer neighborhoods

Maintenance - older sidewalks are not maintained

Conclusion

The disparity between West Linn's older and newer neighborhoods emphasizes the need for safer and more connected sidewalks. Often, poorer people uses pedestrian infrastructure as they do not have access to personal vehicles. We respectfully request you to include more funding for sidewalk infrastructure in future budgets.





Work Session Agenda Bill

Date: February 18, 2025

To: Rory Bialostosky, Mayor

Members, West Linn City Council

Through: John Williams, City Manager JRW

From: Darren Wyss, Planning Manager

Subject: Housing Production Strategy Project

Purpose:

Hold a joint work session with the Planning Commission to get an update on the City's Housing Production Strategy project and review a list of draft recommended strategies.

Question(s) for Council:

Does the Council have any clarifying questions about the project/process?

Does the Council have comments or questions about the draft recommended strategies?

Background & Discussion:

HB2003, passed by the Oregon Legislature in 2019 in response to the state's housing crisis, requires jurisdictions to update their <u>Housing Capacity Analysis (HCA) and develop an associated Housing Production Strategy (HPS)</u>. The aim is to help communities meet the housing needs of Oregonians.

The City completed its HCA and after a series of work sessions with the Planning Commission (PC) in Spring/Summer 2023, the PC recommended adoption of the HCA at a public hearing in August 2023. City Council (CC) <u>adopted the HCA in October 2023</u> to comply with state statutes and administrative rules.

The City now needs to develop and adopt the HPS by June 30, 2025. The HPS must outline the specific tools, actions, and policies the City plans to implement to address the housing needs identified in the HCA, as well as the City's plan and timeline for implementing each strategy.

The City received grant funds from the Department of Land Conservation and Development (DLCD) for consultant assistance in developing the HPS. A consultant team from MIG, who worked with the City on the HCA process, is under contract. and has completed the required Contextualized Housing Needs Assessment (CHNA), which builds upon the HCA, and a Stakeholder Interview Summary. Both documents were reviewed at a joint work session with the Planning Commission on June 17, 2024.

The Council also appointed a Project Working Group to provide feedback and make a recommendation on proposed strategies. The working group held its <u>first meeting on June 10, 2024</u> and reviewed the same two documents (CHNA and Stakeholder Interview Summary). The working group held its <u>second meeting on October 8, 2024</u> to review draft recommended strategies and to review and provide feedback on a list of strategies to consider. The draft recommended strategies and strategies to consider were distilled from the HB2003 <u>Housing Strategies Report</u> compiled by MIG during the HCA process that focused on options

for West Linn and the DLCD <u>HPS Guidance Document</u> with possible strategy options for communities to evaluate.

Based on the feedback from the Working Group, MIG narrowed the draft recommended strategies down to 11 via combining some strategies together and moving several to the "not recommended" category. The list and details required to be included in the adopted HPS were presented to the Working Group at its <u>third meeting on November 13, 2024</u>. The Working Group provided comment and found consensus on the strategies to move forward into the Draft Housing Production Strategy.

The City Council also met with the Planning Commission in a joint work session on November 18, 2024 to review the same materials. At that meeting Council requested additional information on the Construction Excise Tax (CET) strategy and the tax abatement strategies. The consultant team has provided a report (Appendix C linked below) and will be prepared to discuss at the joint work session.

The goal of the February 18th joint work session is to get final feedback from CC/PC members on the recommended strategies in the draft HPS report (linked below) and provide guidance on any that should not be moved forward to the next phase of community engagement. The Working Group held its final meeting on <u>February 11, 2025</u> to review the draft HPS report and provide a recommendation. The consultant team will be prepared to discuss at the joint work session.

The City will need to show progress on strategies adopted into the HPS over the six-year implementation cycle established by the legislature. You will see a recommended time frame for implementation associated with each draft recommended strategy. The legislature has dedicated funding for help with HPS implementation, but the City needs to ensure staff capacity to address all adopted strategies.

Once the Working Group recommendation and final CC/PC comments are incorporated, the HPS will be brought through an adoption process that will include a work session and public hearing with the PC and a work session and public hearing with the CC. The goal is for Council to adopt the HPS in Spring 2025 to meet the state mandated deadline of June 30, 2025.

Council Options:

Receive a briefing from the City's project consultant, ask clarifying questions, request additional information, and provide guidance on the draft recommended strategies.

Staff Recommendation:

Receive a briefing from the City's project consultant, ask clarifying questions, request additional information, and provide guidance on the draft recommended strategies.

Document Links:

- 1. West Linn Housing Production Strategy Public Review Draft
- 2. Appendix A Contextualized Housing Needs Analysis
- 3. Appendix B Future Strategies to Consider
- 4. Appendix C CET and Tax Abatement Report









PLANNING COMMISSION-CITY COUNCIL WORK SESSION FEBRUARY 18, 2025





Agenda

- 1. Project Status and Timeline
- 2. Strategy Evaluation and Discussion
 - 1. Changes to Strategies
 - 2. Strategy Implementation Summary
 - 3. CET Case Studies
 - 4. Summary of Survey Responses
 - 5. Project Work Group summary
 - 6. Group Consensus/Recommendations for Final HPS
- 3. Next Steps

West Linn Housing Production Strategy Process and Schedule

Project Initiation and Information Gathering

Contextualized Housing Needs Assessment

Strategies to Accomodate **Future Housing Needs**

Draft and Final HPS Report

Adoption







Stakeholder **Group Meetings**



Project Advisory Committee Meeting #1



Joint Planning Commission & City Council Meeting



Committee Meeting #2, #3 Meeting



Joint Planning Commission & City Council Producer Survey



Consumer and



Project Advisory Committee Meeting #4



Joint Planning Commission & City Council Meeting



Planning Commission



Work Session Work Session and Hearing and Hearing





Project Management and Coordination



Project Schedule



Contextualized Memo



Engagement Efforts Housing needs Summary



Existing Measures and Strategies Summary



Evaluation and Refinement of Selected Strategies



Draft Housing Production Strategy Report



Final Housing Production Strategy Report

Climate-Friendly and Equitable Communities Parking Reform







Required Elements of Each Strategy

Mar Apr May Jun Jul Aug Sep Oct Nov Jan Feb Mar Apr 2024 2025





HPS Status

- HPS Public Review Draft (published on city website January 17)
 - Summarizes housing needs and HPS community engagement
 - Identifies more refined strategy implementation timelines and effort
 - Evaluation of fair and equitable housing outcomes
 - Summarizes HPS monitoring and outcomes
- "Not Recommended" strategies moved to "Future Strategies to Consider" (Appendix B)
- CET and Tax Abatement memo (Appendix C)
- HPS Stakeholder Survey gather detailed input on strategy implementation from work group and project stakeholders
- Project Work Group meeting (February 11)

Strategy Discussion





Changes to Strategies for Public Review Draft

| Strategy # | Strategy | Change |
|------------|---|--|
| 3 | Update SDCs | Consider SDC reductions/deferrals for accessibility features Additional context re: funding/revenue, capital improvements, and taxing districts |
| 4 | Tax Increment Financing | Addresses Riverfront TIF plan |
| 8 | Low Income Rental Housing Tax Exemption | Added info regarding applicability and taxing districts |
| 10 | Construction Excise Tax (CET) | Clarify flexibility for applicability and exemptions |





Strategy Implementation Summary

| | | IMPLEMENTATION TIME FRAME | | | |
|-------|--|---------------------------|----------|----------|--------|
| | Strategy | Begin | Complete | Cost | Effort |
| Hous | ing Options and Choices Strategies | | | | |
| 1. | Rezone Land | 2025 | 2027 | \$\$ | • • • |
| 2. | Small Dwelling Unit Development | 2025 | 2027 | \$\$ | • • 0 |
| 3. | Update SDCs | 2026 | 2030 | \$\$\$ | • • • |
| 4. | Multiple Unit Property Tax Exemption (MUPTE) | 2028 | 2029 | \$\$ | • • 0 |
| Affor | dable Housing Strategies | | | | |
| 5. | Tax Increment Financing (TIF) for Affordable Housing | 2026 | 2030 | \$\$\$\$ | • • • |
| 6. | Surplus Land, Land Acquisition, and Banking for Affordable Housing | 2025 | 2026 | \$\$\$\$ | • • • |
| 7. | Public-Private Partnerships (PPP) for Affordable Housing | 2026 | 2031 | \$\$ | • • • |
| 8. | Low Income Rental Housing Tax Exemptions | 2025 | 2026 | \$\$ | • • 0 |
| 9. | Zoning Incentives for Workforce and Affordable Housing | 2025 | 2027 | \$\$ | • • 0 |
| 10. | Construction Excise Tax (CET) | 2026 | 2028 | \$\$\$\$ | • • • |
| Equit | Equitable Housing Opportunities | | | | |
| 11. | Homebuyer Opportunity Limited Tax Exemption | 2025 | 2026 | \$\$\$ | • • 0 |
| 12. | Fair Housing Education, Referral, and Other Services | 2026 | Ongoing | \$ | • • 0 |

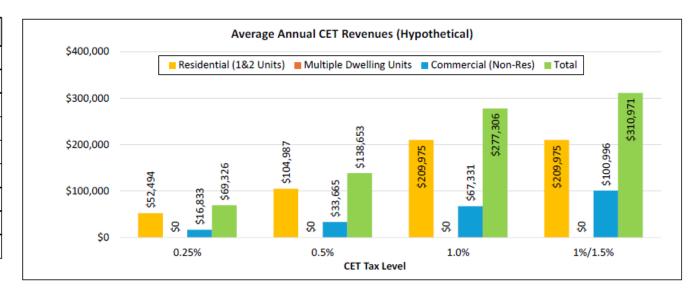




CET Examples and Estimated Revenue

OR Cities that have adopted CET

| | Residential | Commercial | Adoption |
|-------------|-------------|------------|----------|
| Bend | 0.33% | 0.33% | 2006 |
| Corvallis | 1% | 1.5% | 2016 |
| Eugene | 0.5% | 0.5% | 2019 |
| Grants Pass | 0.5% | 1% | 2021 |
| McMinnville | 1% | 1% | 2022 |
| Medford | 0.33% | 0.33% | 2018 |
| Milwaukie | 1% | 1% | 2017 |
| Newburg | 1% | 1% | 2020 |
| Newport | 1% | 1% | 2017 |







CET Case Studies

Rivergreen Apartments, Corvallis

Description: 60-units, 60% AMI, 5.5 acre site

Cost: \$22.6 million

Incentives: CET funds \$400k helped leverage \$6.4 million

in LIFT funds and \$6 million in LIHTC

Hillside Park Redevelopment, Milwaukie

Description: 275 units, 30-80% AMI,

Cost: \$147.6 million

Incentives: CET funds helped leverage \$40 million of Metro

Regional Affordable Housing Bonds along with funding

from LIFT and LIHTC







PWG/Stakeholder Survey Summary

- General agreement and support for most strategies and strategy implementation
- Key comments and suggestions:
 - Avoid lot coverage/FAR to limit home sizes for small homes
 - Strong support for updating SDCs, including:
 - Charge by square foot
 - Defer until Certificate of Occupancy
 - Remove SDCs for ADUs and affordable housing
 - Mixed support for CET some opposition and some support
 - Consider Moderate-Income Revolving Loan fund as a Public-Private Partnership tool

/EST LINN HPS 10





Work Group Meeting Summary

- Work Group members agree with strategy implementation (timeline, implementation actions, key partners, etc.)
- Unanimous support for every HPS strategy except for Construction Excise Tax (CET)
- Mixed support for CET
 - Support: 3
 - Oppose: 3
 - Abstain: 2
- > Affordable housing Work Group members generally support CET
- Developer/home builder Work Group members generally oppose CET

WEST LINN HPS 11





Next Steps

- Planning Commission Work Session 3/19
- Planning Commission Hearing 4/2
- City Council Work Session 4/21
- City Council Adoption Hearing 5/12

WEST LINN HPS 12

Oppenlander

COMMUNITY LISTENING SESSION WITH WEST LINN CITY COUNCIL FEBRUARY 18^{TH} , 2025

| Current Amenities | Size | Group utilizing/Owner |
|--|------------|--------------------------------|
| Baseball Field (turf infield) | Regulation | West Linn Youth Baseball |
| Baseball Field (artificial turf cutouts) | Youth | West Linn Youth Baseball |
| Baseball Field (artificial turf cutouts) | Youth | West Linn Youth Baseball |
| Soccer | Youth | Willamette Soccer |
| Building (with power only) | 80' x 20' | West Linn Lions Owned |
| Storage Container | 8'x20' | West Linn Youth Baseball Owned |
| Storage Container | 8'x40' | West Linn Youth Baseball Owned |
| Irrigation System | | |

Basic Project List for Upgrading the Site

| Consulting Services | Mobilization and Demolition | Utilities | Playground (Installation Only) |
|---|-------------------------------------|---|----------------------------------|
| Landscape Architecture, Engineering, Construction | | <u>Stillties</u> | - iaygiouna (motanation omy) |
| Management | Mobilization and Logistics | Storm Pipe | Play Area Prep |
| Electrical | Survey | Storm Inlets | Playground Surfacing |
| Geotechnical | Erosion Control | Riprap | Containment Curb |
| Arborist | Tree Removal | Trenched Sewer Pipe | Fence |
| Special Inspections | General Construction | Sewer Manhole | Dog Park |
| Fees and Charges | Clearing and Grubbing | Trenched Fire Water Pipe | Fence |
| Building Permit Fees | General Excavation | Water Meter and Backflow | Entry/Exit prep |
| Erosion Control Permit Fees | General Embankment | Hydrant Assembly | Installation of amenities |
| Tree Protection Fees | Hauling and Disposal | Water Service Stub | Landscaping |
| Surface Water SDCs | Roadway and Parking Construction | Trenched Public Water Main | Planted Landscape Area |
| Parks and Recreation SDCs | Subgrade Preparation - Parking Area | <u>Electrical</u> | New Irrigation - Permanent |
| Transportation SDCs | Aggregate Base Rock | PGE Elec. Service, Conduit, Transformer | New Irrigation - Temporary |
| Percentage for the Arts | Asphalt Concrete Paving | Site Power, Low Voltage and Telecom | <u>Fields</u> |
| Site Furnishings OFCI Items | Gravel Top Course | Miscellaneous | Irrigation - Updates and repairs |
| Picnic Tables | Curb Stops | Tree Protection | Seeding & Fertilizing |
| Benches | Traffic Signs | Construction Staking | |
| Trash Cans Bike Racks | Pavement Markings | | |
| Bollards | | | |
| Rules & Regs Sign | | | |
| Monument Sign | | | |
| inonament sign | | | |

Park Conversion Amenities Options

| Park Conversion Amenities needed | Estimated Cost | Community Comments |
|---|----------------|--------------------------|
| Restroom | \$700,000.00 | Most common complaint |
| Play Structure | \$400,000.00 | All ages |
| Dog Park | \$90,000.00 | Fenced with amenities |
| Asphalt Parking Lot (no curbs/sidewalks) 36,000 sq ft | \$250,000.00 | Dust issue |
| Pathways ADA pathways to current amenities | \$170,000.00 | Asphalt |
| Irrigation Upgrades | \$100,000.00 | |
| Upgrade Pathways to neighborhoods | \$10,000.00 | Asphalt |
| Construction Contingency (25%) | \$490,000.00 | |
| Soft Costs (design, land use, engineering, etc.) | \$300,000.00 | |
| Drainage/Elevation issues* | \$500,000.00 | District disclosed issue |
| Park Conversion Subtotal | \$2,510,000.00 | |
| ** All estimated would be verified at later date with field measurements and design with amenity exact locations. | | |

TASK LIST

Natural

Synthetic

Athletic Field Maintenance

SCHEDULE OF WORK

| Tasks | | | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Total |
|------------------------------------|---|---|-----|---|-----|-----|-----|------|------|-----|------|-----|-----|-----|-------|
| Mowing Turf | Х | | | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 2 | | 34 |
| Edging Turf | х | | | | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | | 8 |
| Fertilize Application | Х | | | | | | 1 | | | 1 | | 1 | | | 3 |
| Lime Application | Х | | | | | | | | | | | 1 | | | 1 |
| Weed control | Х | | | 1 | | | 1 | | | | | 1 | | | 3 |
| Litter clean up field | х | X | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 2 | 40 |
| Sweep Field | | X | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 20 |
| Aerate Turf | Х | | | | 1 | | | | | | | | | | 1 |
| Pressure wash Bleachers & Dug outs | | | 1 | | | | | | | | 1 | | | | 2 |
| Irrigation repairs | | | | Repairs are on going and where needed year round. | | | | | | 0 | | | | | |

| TASK LIST | | | | | SC | HED | ULE | OF V | VOR | <u>K</u> | | | |
|--|-----------|-----|------|--------|--------|--------|-----------|----------|---------|----------|-----|-----|-------|
| Parks Maintenance | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Total |
| | | | | | | | | | | | | | |
| Restroom Cleaning Daily (2026) | 22 | 20 | 22 | 22 | 31 | 30 | 31 | 31 | 30 | 22 | 21 | 22 | 304 |
| Trash Removal | 4 | 4 | 4 | 4 | 8 | 8 | 8 | 8 | 8 | 4 | 4 | 4 | 68 |
| Playground Inspections | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 12 |
| Dog Park Maintenance | As needed | | | | | | | | | | | | |
| Dog Park turf maintenance (seeding & fert) | | | | 1 | | | | | | 1 | | | 2 |
| Hand Weed/Spot Spray Landscape Beds | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 2 | 40 |
| Sweep /Blow Walks and Paving | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 2 | 40 |
| Trim/Edge Ground Cover | | | | 1 | | | 1 | | | | | | 2 |
| Leaf Removal | 2 | | | | | | | | | | 3 | 2 | 7 |
| Mulch Maintenance | | Ke | ep m | ulch n | nainta | ined | at all ti | mes per | specifi | cation | าร | | 0 |
| Prune/Maintain Trees, Shrubs & Perennials | | | Ke | ep pr | uned | at all | times p | er speci | ficatio | ns | | | 0 |
| Facility Maintenance | As needed | | | | | | | | | | | | |
| Drinking Fountain Turn on & | | | | | | | | | | | | | |
| Maintenance/Repair | | | 1 | | | | | | | | | | 1 |
| Drinking Fountain Turn Off | | | | | | | | | | 1 | | | 1 |
| Pump Inspections/Turn on (if pump is needed) | | | 1 | | | | | | | | 1 | | 2 |



Estimated Maintenance & Operations Expenses for Current Programing

| Daily Inspections/garbage/monitoring | City Staff = 304 days x 1 hrs. (304 hours at \$65 hr.) | \$19,760 |
|---|---|----------|
| Mowing | City Staff = 34 mows x 5 hours (170 hours at \$65 hr.) | \$11,050 |
| Irrigation systems | 40 hours annually at \$65 and \$2000 supplies/parts | \$4,600 |
| Artificial Turf Maintenance/Repairs | GMAX Testing/cleaning/minor repairs/Crumb rubber fill | \$5,000 |
| Natural Sports Turf Annual Maintenance | Pacific Sports Turf (slice seed, seed, top-dress, fertilization) | \$35,000 |
| Water (irrigation/drinking fountain only) | City of West Linn | \$12,500 |
| Electricity | PGE | \$1,000 |
| | Estimated Maintenance & Operations Expenses for current programing with assumptions | \$88,910 |

| Maintenance Cost may to increase by 25%+ with facilities upgrades. | \$111,137.50 |
|--|--------------|
|--|--------------|

^{*}The estimated hourly costs are based on the average salaries of fully benefited Parks staff. Maintenance for this park will involve the Parks Supervisor, Parks Maintenance staff (positions 1-3), and Recreation staff for scheduling and coordination.



Agenda Bill 2025-02-18-01

Date Prepared: February 5, 2025

For Meeting Date: February 18, 2025

To: Rory Bialostosky, Mayor

West Linn City Council

Through: John Williams, City Manager

From: Dylan Digby **DD**

Subject: Temporary Permit of Entry for Abernethy Bridge Construction

Purpose:

ODOT is requesting approval to expand existing temporary easement areas on City-owned properties adjacent to the I-205 Abernethy Bridge to allow construction activities related to the I-205 Widening and Seismic Improvements Project to continue.

Question(s) for Council:

Does Council wish to donate a temporary easement to allow work on City property for construction work related to the Abernethy Bridge?

Public Hearing Required:

None Required.

Background & Discussion:

To proceed with construction activities necessary for the ODOT I-205 Widening and Seismic Improvements Project ODOT is requesting Council approval to access and work on City-owned properties adjacent to the Abernethy Bridge. Municipal Code section 2.902 requires Council approval for any temporary easement beyond 30 days.

ODOT is requesting donation of the temporary easement area to prevent the need to go through a costly federal acquisition process. This request is for expansion of a temporary easement area that Council approved originally on September 13, 2021 for I-205 Bridge crossbeams, demolition, girder erection and other bridge construction related work. On November 12, 2024 Council approved a temporary one year permit of entry for the expansion areas to allow construction work to begin while the temporary easement process was underway. The affected temporary work areas on City property are outlined on the attached maps.

Please note that the requested access areas are located on park property. While City Charter Section 46 does not allow any "nonauthorized" use (defined in section b) of City-owned park space without first receiving voter approval, voter approval was given in passage of Measures 3-543 and 3-544 in the November 6, 2018 election to allow for temporary construction impacts to these City parks and open spaces for the ODOT I-205 Project.

Budget Impact:

Donation of the temporary easement area will cost the City likely less than \$500. ODOT will save around \$15,000-20,000 in appraisal and administrative costs. ODOT has been helpful in working with the City on another project on

Sustainability Impact:

ODOT will follow all state, federal, and local requirements related to erosion control and environmental protections during construction.

Council Options:

- 1. Approve the donation of the temporary easement areas to allow construction work on the Abernethy Bridge to proceed.
- 2. Deny the donation of the temporary easement areas as written or provide required language edits to the agreements.

Staff Recommendation:

Staff recommends approval of the temporary easement areas.

Potential Motion:

Approval of the consent agenda will donate temporary construction easements to the State for the areas set forth in the staff report and authorize the City Manager to sign any necessary documents to complete the donation and create the temporary easements.

Attachments:

- 1. ODOT Memo with maps
- 2. Donation Agreements (2) with legal descriptions



City of West Linn – TEWA Donation

| Date: | Thursday, January 30, 2025 |
|----------|---|
| Project: | ODOT K19786 I-205: I-5 to OR 213, Phase 1 |
| To: | John Williams, City of West Linn |
| From: | John Guerrero-Lopez, ODOT ROW PM |
| Subject: | 9316-015 & 016: City of West Linn – Temporary Easement for Work Area Donation |

ODOT's I-205: I-5 to OR 213, Phase 1 project will widen I-205 from OR213 to I-5 to add a third general purpose travel lane in each direction and conduct a Phase II seismic retrofit of the Abernethy Bridge. In addition, the project will widen and seismically upgrade five other I-205 bridge sites, replace eight bridges, and completely remove one bridge. Proposed structural upgrades to Abernethy Bridge include replacement of piers, adding columns, increasing foundation sizes, enlarging columns and beams, and other substructure improvements. A drill rig will be used to strengthen subsurface soils with deep soil mixing and jet grouting. A temporary work bridge will be installed to facilitate construction activities at Abernethy Bridge. The purpose of the project is to improve traffic safety, relieve traffic congestion within the corridor, and provide an earthquake resilient route capable of being operational after a Cascadia seismic event. ODOT designated I-205 as a Phase 1 statewide north-south lifeline route, which means it must be operational quickly after a disaster renders other roadways unusable or impassable.

1.0 ROW Needs - Overview

ODOT previously acquired three Temporary Easements for Work Area (TEWA) from the City for this project, known as ROW Files 9316-005, 006 & 009. Construction of the project has begun, and additional right of way needs have been identified that were not originally anticipated.

 Additional TEWA is needed on the north and south sides of the bridge within City owned map and taxlots 22E30DC-00300, 22E30DB-01300 and 22E30DB-01200 for equipment access and laydown areas. Areas are shown in light blue in the attached exhibit.

Additional Project property needs:

TE = Temporary Easement

- 9316-015
 - (West Bridge Park)
 - 3,313 sq. ft. TE for Work Area
- 9216-016
 - (McLean House)
 - 1,485 sq. ft. TE for Work Area

2.0 ROW Process

The City has granted ODOT a Permit of Entry to allow construction activities to continue while ODOT works through the easement acquisition process for the new TEs that are needed. The Permit of Entry expires on January 1, 2026.

Based on the appraisals for the original easements on the City's property, it is estimated that these new easements will have minimal value, likely less than ODOT's \$500 minimum payment per file. As such, ODOT would like to disclose the opportunity of donating these new TEs, which would save ODOT approximately \$10K in appraisal costs and another \$5K-\$10K in administrative costs associated with the right of way acquisition process.

If the City chooses not to donate, the State will present an offer package to the City for Files 9316-015 & 9316-016 and proceed with the traditional ROW acquisition process for those property rights.

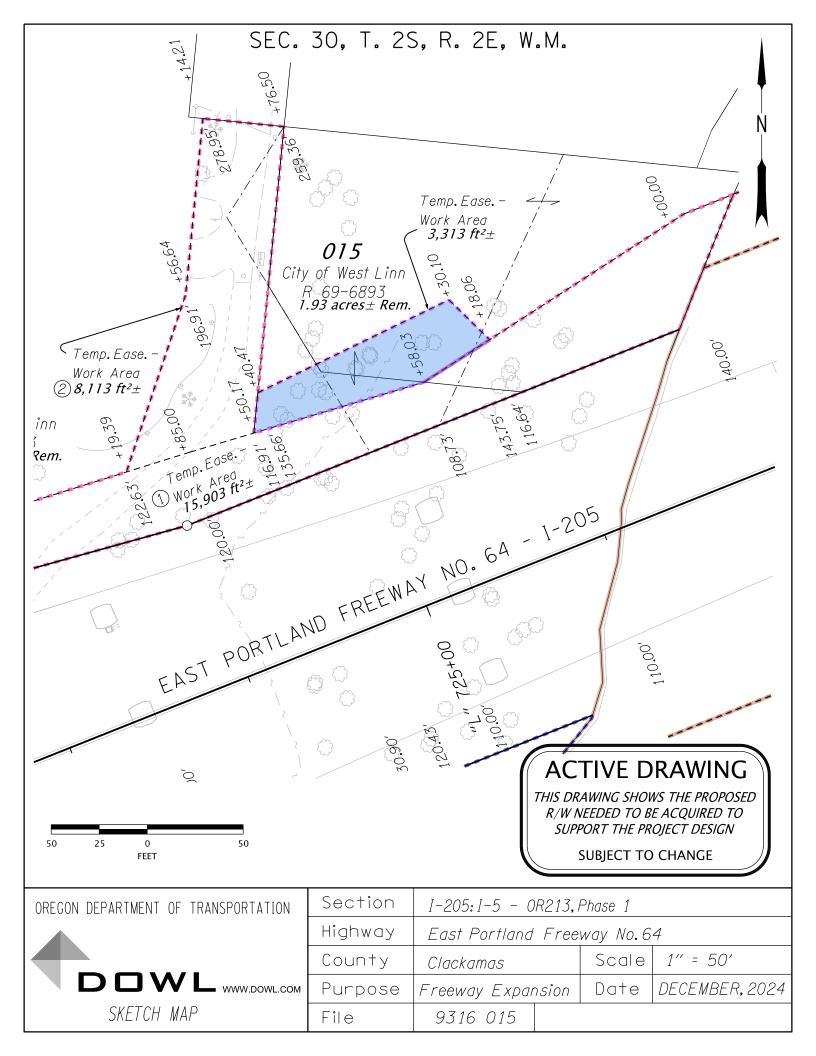
Federal regulations require a specific process for acquiring right of way. The following steps must be taken prior to finalizing the easement acquisition.

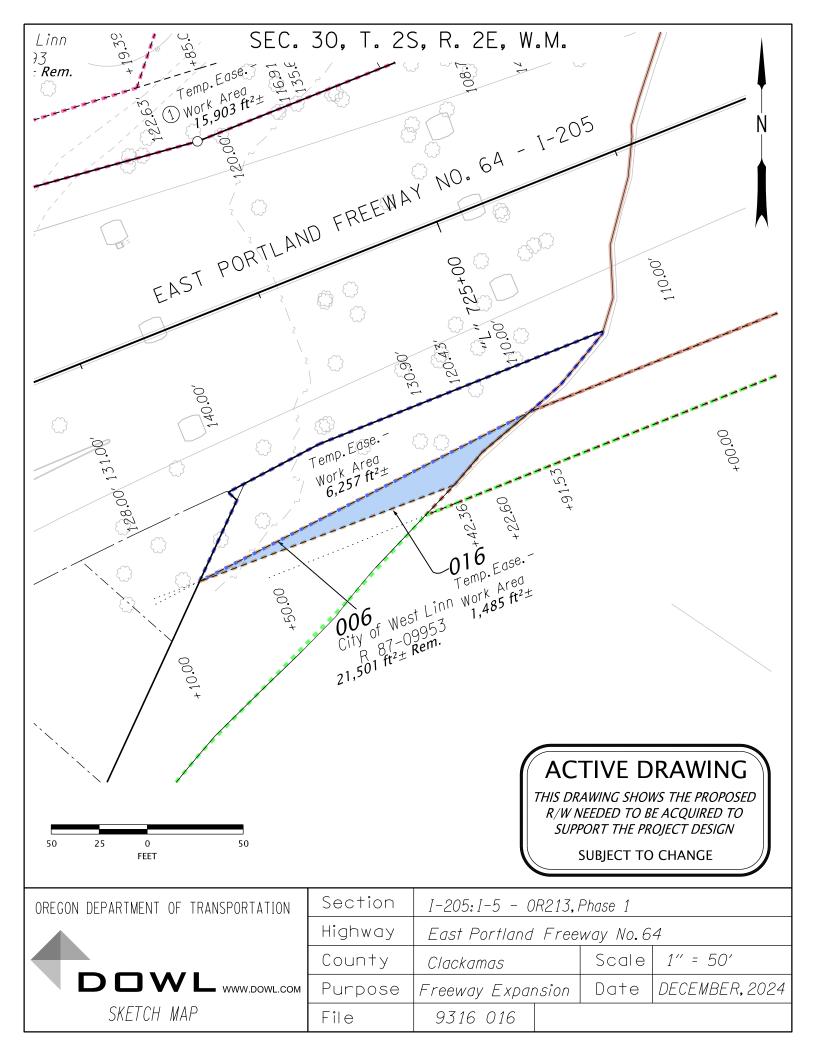
Donation Process

- If the City chooses to donate, the City must sign the attached Donation Agreement for each file.
- ODOT will then provide Donation Temporary Easement documents for City signature; 1 week
- The City would then review the easement documents and get them on their Board's agenda for approval; 1-2 months.
- Once the Donation Temporary Easements are executed, ODOT will record the documents; 1 month

Traditional Acquisition Process (No Donation)

- ODOT will send a General Information Notice to the City which starts the appraisal process; 2-3 days.
- The acquisition areas will then be staked by a surveyor, appraised and the appraisal will be reviewed; 3-5 months
- ODOT will then make an offer to the City; 1 week
- The City would then review the offer and get it on their Board's agenda for approval; 1-2 months.
- Once the easement(s) are signed by the City, ODOT will process the documents for payment and recording; 4-6 weeks.





| File No.: | 9316-015 |
|-----------|--|
| Cuantam | CITY OF WEST LINN, OREGON, a municipal |
| Grantor: | corporation of the State of Oregon |
| Section: | I-205: I-5 - OR213, Phase 1 |
| Highway: | 064 - EAST PORTLAND FREEWAY |
| County: | Clackamas |
| FAP No.: | S064(057)e.d.6/30/25 |

DONATION AGREEMENT

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under federal and state law. Federal law is the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, PL 91-646, and state law is in Oregon Revised Statutes, 35.510, as amended.

The above federal and state laws also allow property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

If you elect to donate the property rights as described in the attached Exhibit A or deed, subject to the above information, please date and sign this Donation Agreement in the space below.

| ☐ I release ODOT from providing a valuation report. | | | | |
|---|------|--|--|--|
| | | | | |
| CITY OF WEST LINN, OREGON, a municipal corporation of the State of Oregon | Date | | | |

Temporary Easement For Work Area (2 Years or duration of Project, whichever is sooner)

A parcel of land lying in Lots 16 and 24 of PLAT OF TRACTS 1 TO 34 INC. OF UNIT "D" OF WEST OREGON CITY, Clackamas County, Oregon, and being a portion of that property described in that Guardian's Deed to City of West Linn, Oregon, a Municipal Corporation, recorded April 21, 1969 as Recorder's Fee No. 69-6893, Film Records of Clackamas County; the said parcel being that portion of said property lying Southerly of the following described line:

Beginning at a point opposite and 116.64 feet Northerly of Engineer's Station "L" 724+18.06 on the center line of the relocated East Portland Freeway; thence Northwesterly in a straight line to a point opposite and 143.75 feet Northerly of Engineer's Station "L" 724+30.10 on said center line; thence Southwesterly in a straight line to a point opposite and 135.66 feet Northerly of Engineer's Station "L" 725+40.47 on said center line; thence Southerly in a straight line to a point 116.91 feet Northerly of Engineer's Station "L" 725+50.17 on said center line.

The center line of the relocated East Portland Freeway is described as follows:

Beginning at Engineer's center line Station "L" 707+08.13, said station being South 3,195.87 feet and West 2,693.62 feet of the North one-quarter corner of Section 29, Township 2 South, Range 2 East, W.M.; thence South 68°16'23" West 2215.77 feet; thence on a spiral curve left (the long chord of which bears South 64°06'29" West, 997.89 feet) 1000.00 feet; thence on a 2291.83 foot radius curve left (the long chord of which bears South 53°16'23" West, 199.94 feet) 200.00 feet; thence on a spiral curve left (the long chord of which bears South 42°26'17" West, 997.89 feet) 1000.00 feet; thence South 38°16'23" West 107.54 feet to Engineer's center line Station "L" 752+31.44, said station being North 222.00 feet and East 447.34 feet of the Re-entrant corner in the southerly line of the Hugh Burns Donation Land Claim No. 51, Township 2 South, Range 2 East, W.M.

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

EXCEPT therefrom that portion of said property included in a strip of land variable in width, lying on the Northerly side of the center line of the relocated East Portland Freeway, which center line is described above.

Drawing 11B-9-40 12/17/2024

The width in feet of said strip of land is as follows:

| Station | to | Station | Width on Northerly Side of Center Line |
|---------------|----|---------------|--|
| "L" 722+00.00 | | "L" 723+00.00 | 140.00 |
| "L" 723+00.00 | | "L" 724+58.03 | 140.00 in a straight line to 108.73 |
| "L" 724+58.03 | | "L" 725+85.00 | 108.73 in a straight line to 120.00 |
| "L" 725+85.00 | | "L" 727+81.00 | 120.00 in a straight line to 135.00 |

This parcel of land contains 3,313 square feet, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2026

| File No.: 9316-016 | | | |
|---------------------------|--|--|--|
| C 1 | CITY OF WEST LINN, OREGON, a municipal | | |
| Grantor: | corporation of the State of Oregon | | |
| Section: | I-205: I-5 - OR213, Phase 1 | | |
| Highway: | 064 - EAST PORTLAND FREEWAY | | |
| County: | Clackamas | | |
| FAP No.: | S064(057)e.d.6/30/25 | | |

DONATION AGREEMENT

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under federal and state law. Federal law is the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, PL 91-646, and state law is in Oregon Revised Statutes, 35.510, as amended.

The above federal and state laws also allow property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

If you elect to donate the property rights as described in the attached Exhibit A or deed, subject to the above information, please date and sign this Donation Agreement in the space below.

| ☐ I release ODOT from providing a valuation report. | | | | | | |
|---|------|--|--|--|--|--|
| | | | | | | |
| CITY OF WEST LINN, OREGON, a municipal corporation of the State of Oregon | Date | | | | | |

Drawing 11B-9-40 Andrew Silbernagel, PLS OBEC – 12/17/2024

Temporary Easement For Work Area (2 years or duration of Project, whichever is sooner)

A parcel of land lying in SW¼SE¼ of Section 30, Township 2 South, Range 2 East, W.M., City of West Linn, Clackamas County, Oregon, and being a portion of that property described in that Statutory Warranty Deed to City of West Linn, a Municipal Corporation, recorded March 06, 1987 as Recorder's Fee No. 87-09953, Film Records of Clackamas County; the said parcel being that portion of said property lying Northerly of the following described line:

Beginning at a point opposite and 110.00 feet Southerly of Engineer's Station "L" 724+91.53 on the center line of the relocated East Portland Freeway; thence Southwesterly in a straight line to a point opposite and 120.43 feet Southerly of Engineer's Station "L" 725+22.60 on said center line; thence Southwesterly in a straight line to a point opposite and 130.90 feet Southerly of Engineer's Station "L" 725+42.36 on said center line; thence Southwesterly in a straight line to a point opposite and 128.00 feet Southerly of Engineer's Station "L" 727+10.00.

The center line of the relocated East Portland Freeway is described as follows:

Beginning at Engineer's center line Station "L" 707+08.13, said station being South 3,195.87 feet and West 2,693.62 feet of the North one-quarter corner of Section 29, Township 2 South, Range 2 East, W.M.; thence South 68°16'23" West 2215.77 feet; thence on a spiral curve left (the long chord of which bears South 64°06'29" West, 997.89 feet) 1000.00 feet; thence on a 2291.83 foot radius curve left (the long chord of which bears South 53°16'23" West, 199.94 feet) 200.00 feet; thence on a spiral curve left (the long chord of which bears South 42°26'17" West, 997.89 feet) 1000.00 feet; thence South 38°16'23" West 107.54 feet to Engineer's center line Station "L" 752+31.44, said station being North 222.00 feet and East 447.34 feet of the Re-entrant corner in the southerly line of the Hugh Burns Donation Land Claim No. 51, Township 2 South, Range 2 East, W.M.

Bearings are based on the Oregon Coordinate Reference System – Portland Zone, NAD 83 (2011) epoch 2010.00.

EXCEPT therefrom that portion of said parcel lying below the ordinary low water mark.

ALSO EXCEPT that portion of said property included in a strip of land variable in width, lying on the Southerly side of the center line of the relocated East Portland Freeway, which center line is described above.

EXHIBIT A - Page 1 of 2

File 9316016

Drawing 11B-9-40 Andrew Silbernagel, PLS OBEC – 12/17/2024

The width in feet of said strip of land is as follows:

| Station | to | Station | Width on Southerly Side of Center Line |
|---------------|----|---------------|--|
| "L" 724+00.00 | | "L" 724+91.53 | 110.00 |
| "L" 724+91.53 | | "L" 727+10.00 | 110.00 in a straight line to 131.00 |

This parcel of land contains 1,485 square feet, more or less.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 12, 2011
ANDREW JOSEPH SILBERNAGEL
#79198

RENEWS: JUNE 30, 2026

From: Digby, Dylan

Sent: Tuesday, February 18, 2025 12:30 PM

To: Howard, Teresa **Subject:** FW: Oppenlander Park

From: Brant and Carolyn

Sent: Tuesday, February 18, 2025 12:13 PM

To: City Council <citycouncil@westlinnoregon.gov>

Subject: Oppenlander Park

Some people who received this message don't often get email from

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From: Brant and Carolyn

To: CityCouncil@friendsofoppenlander.org

Date: Tue Feb 18 2025 19:38:15 GMT-0000 (GMT)

Dear Council,

I strongly support the city purchasing Oppenlander Fields and continuing their use as a park and sports fields. This is wonderful resource in West Linn and we need to protect it for our citizens.

Thank you,

Carolyn Popma

Sent via Email Studio for Gmail

Dylan Digby

Assistant to the City Manager Administration Pronouns: he, him, his #6011



From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 4:27 PM

To: Howard, Teresa

Subject: Fw: Comment for 2/18 meeting re: Oppenlander

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From:

Sent: Tuesday, February 18, 2025 4:26:03 PM To: City Council <citycouncil@westlinnoregon.gov> Subject: Comment for 2/18 meeting re: Oppenlander

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Dale Blanchard 19683 Sun Cir West Linn

I've lived in the Willamette Valley my entire life, West Linn for the last 37 years.

My kids played soccer at Oppenlander. I spent years with the Hidden Springs Neighborhood Association and the Parks and Rec Advisory Board fighting to protect open spaces and losing. Moving away in May or June, but figured I'd check in.

Anyway I found my testimony from some city council meeting February 2022 = 3 years later I can pretty much recycle this bit:

There's so much to say. It's so absurd that "we the people" own this property and now we have to buy it from ourselves. Our School Board and our City Council are supposed to serve "we the people" and we've made it pretty clear what needs to happen, but apparently there is now a war between we the City people and we the school people.

that out for some perspective. When the district bought this property for \$40,000 in 1973 there were about 10,000 people living in West Linn and about 1,000 in Wilsonville. Oh look, West Linn owns 90.9 percent of that real estate! In the last 40 years, the population of West Linn has grown 241% while the population of Wilsonville has grown 913%. As of the 2020 census, the population of both cities in about the same, right around 27,000 people. 2023 estimates are consistent. Maybe they should have their own School District and find a better way to fix fund their budget than selling our park.

Anyway we're apparently past that, arguing about millions and millions of dollars. I never really liked baseball anyway. So enjoy your new big houses way to close to each other. I can see the sign now, Oppenlander Fields, New Luxury Homes starting at only 1.6 million dollars. Same old story. BYE

Kathy Mollusky *City Recorder*Administration

#6013



From: Dean Suhr <

Sent: Thursday, February 13, 2025 7:56 PM

To: City Council

Subject: Update from Friends of Oppenlander

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Greetings all,

I met with the Friends of Oppenlander team last night, and we agreed that raising \$4.5M in just 90 days is too much of a lift for us. We were expecting a \$2M or less lift and more than 90 days to raise those funds.

We also agreed, in the absence of someone really excited and optimistic, that a ballot measure authorizing the sale of the Parker Rd. (park) site to a developer and using most of those funds to make up the balance needed on top of the existing \$3.5M bond is probably too big of a public sales job. And from a practical perspective, fitting a rec center on the unused portion of Oppenlander is perhaps a bit too tight.

Using \$3.5M to buy half of Oppenlander does not seem practical in terms of fields, parking, and the development of the other half. Further, the School District has already indicated that it is not in favor of a partial sale.

We believe that actively supporting a second bond measure to "top off" the cash needed to buy the property is the best path forward.

The current \$3.5M bond designated its funds for purchase *plus upgrades* (with any excess to parks in general). If we estimate the minimum basic improvements at \$500k, that leaves \$3.0M for acquisition.

The new bond would be \$4.875M, which is \$7.875M sales price minus the \$3.0M from the first bond. All new bond funds would go toward the purchase price difference.

The 2022 \$3.5M bond cost per household was estimated at 5 cents per thousand—an estimate of \$20/ yr for an "average" (\$400k) WL home. The new \$4.875M bond would be an additional \$28 per year for an average home ... for a total of \$48/ yr. (Higher interest rates since 2022 might bump that up a dollar or two.)

We are opposed to consolidating the two bond measures into one \$8.375M (7.875 + 500k) bond. We believe the community will be much more receptive to an incremental \$4.875M bond.

Friends of Oppenlander is fully committed to an aggressive campaign to pass this new bond.

Our layperson's peek at the County Elections calendar shows the Ballot Title deadline as 2/28 and the SEL-802 filing deadline as 3/20.

We have queried city staff regarding the legality and logistics of a two-bond strategy.

We are open to further discussion/coffee and insight prior to the public meeting on the 18th.

Dean

Dean Suhr President

Friends of Oppenlander

an Oregon public benefit corporation with IRS 501c3 charity status seeking to preserve Oppenlander Fields

From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 6:29 PM

To: Howard, Teresa **Subject:** Fw: Oppenlander

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Emily Hogan <

Sent: Tuesday, February 18, 2025 6:13:19 PM **To:** City Council <citycouncil@westlinnoregon.gov>

Subject: Oppenlander

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From: Emily Hogan

To: CityCouncil@friendsofoppenlander.org

Date: Wed Feb 19 2025 01:35:11 GMT-0000 (GMT)

Dear Council Members,

My name is and I am 9 years old. I live near Oppenlander and I play there all the time. Oppenlander is my favorite park. It is a great place to have fun, there are many sporting events and activities there, plus Oppenlander is a dog friendly park. At Oppenlander you can kick a soccer ball around or learn to jump rope. Oppenlander is a place to enjoy the summer playing with your friends. There are also many sporting events at Oppenlander. Baseball is a sport people often play at Oppenlander. Oppenlander is a great field for everybody. Dogs love to run and walk around these fields. Dogs play throw and catch at Oppenlander a lot too. Plus it is a habitat for lots of wild animals -- I can hear owls hooting there all the time!

Please put a new bond measure on the ballot so we can raise the funds necessary to buy Oppenlander and keep it a park forever.

Thank you for listening.

Sincerely,

Sent via Email Studio for Gmail

Kathy Mollusky City Recorder Administration

#6013



From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 8:08 PM

To: Howard, Teresa **Subject:** Fw: Oppenlander

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Janet Rotter < > Sent: Tuesday, February 18, 2025 7:59:55 PM
To: City Council < citycouncil@westlinnoregon.gov >

Subject: Oppenlander

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I am a resident of West Linn. I strongly support an additional bond measure to purchase Oppenlander. Thank you.

Janet Rotter
5160 Gregory Ct.

Sent from my iPad

Kathy Mollusky City Recorder

Administration

#6013



From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 8:19 PM

To: Howard, Teresa **Subject:** Fw: Oppenlander k

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Janet Rotter >
Sent: Tuesday, February 18, 2025 8:10:42 PM
To: City Council <citycouncil@westlinnoregon.gov>

Subject: Oppenlander k

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I am not in favor of Icons plan.

Sent from my iPad

Kathy Mollusky City Recorder Administration

#6013



From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 9:05 PM

To:Howard, TeresaSubject:Fw: Oppenlander

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Janet Rotter <

Sent: Tuesday, February 18, 2025 8:46:42 PM **To:** City Council <citycouncil@westlinnoregon.gov>

Subject: Oppenlander

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The school district has purposely put you in this position.

Take the bull by the horn.

Sent from my iPad

Kathy Mollusky *City Recorder*Administration

#6013



From: Mollusky, Kathy

Sent: Wednesday, February 19, 2025 6:06 AM

To: Howard, Teresa **Subject:** Fw: Future thought

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Janet Rotter <

Sent: Tuesday, February 18, 2025 9:06:39 PM **To:** City Council <citycouncil@westlinnoregon.gov>

Subject: Future thought

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I believe we should start the process of creating a west Linn school board. It is clear that the current combined board has no interest in West Linn.

Janet Rotter

Sent from my iPad

Kathy Mollusky

City Recorder
Administration

#6013



From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 3:37 PM

To: Howard, Teresa

Subject: Fw: City of West Linn Website submission: Meeting Request to Speak Signup

Follow Up Flag: Follow up Flag Status: Flagged

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: City of West Linn < webmaster@westlinnoregon.gov>

Sent: Tuesday, February 18, 2025 3:35:53 PM

To: Mollusky, Kathy < kmollusky@westlinnoregon.gov>

Subject: City of West Linn Website submission: Meeting Request to Speak Signup

Submitted on Tuesday, February 18, 2025 - 3:35pm

Submitted by anonymous user: 76.14.25.249

Submitted values are:

Full Name John McCabe

Email Address

Cell Phone Number

Home Phone Number

Street Address 435 SW Miken Lane

City West Linn

State OR

Item you would like to speak on Oppenlander Next Steps

Board City Council

Meeting Date Tue, 02/18/2025

The results of this submission may be viewed at:

https://westlinnoregon.gov/node/45911/submission/87921

Kathy Mollusky

City Recorder

Administration

#6013



Thank you for considering my comments.

Sincerely,

Karie Oakes

From:

Sent:

To: City Council **Subject:** Comments re: Oppenlander CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance. Dear Mayor and City Council, I'd like to call your attention to a number of irregularities of the agenda for City Council special meeting tonight, February 18, 2025. Item 6, "Open Session: Oppenlander Next Steps" is ambiguous and does not provide sufficient information. In accordance with Council Rules, staff typically provides an agenda bill that includes the purpose, staff report, council options, staff recommendation and information attachments. This agenda was crafted to not provide this information until the night of the meeting, contrary to Council direction. At the February 3 work session, Oppenlander was moved from the February 10 regular meeting to the February 18 work session to allow parks and legal staff to prepare, as the mayor stated, "a lot of information" about Oppenlander and the work session was changed to a special meeting to allow the option for Council to make a final decision or take action on Oppenlander. The "Framework for discussion" on the agenda appears to list four options for Council to deliberate and expects members of the public to comment without the benefit of knowing the estimated costs for improvements, maintenance, operation and recreational programing at Oppenlander and necessary budget information. Priority is given representatives of two groups listed under public comments. Apparently, these persons were invited to speak first. It is disappointing not to understand the process the Council is taking and not to have sufficient information in advance of the meeting. Waiting to divulge it at the meeting is not reasonable notice and precludes comments based on data. Consequently. I do not have any comments on Oppenlander except to say that I appreciated the recent editorial in the Tidings by former City Councilor Teri Cummings for recalling the background on Oppenlander and calling for the school district and city to cooperate in the public's interest. It's unfathomable it has come to this.

Karie Oakes

Tuesday, February 18, 2025 6:29 AM

Mollusky, Kathy

From: Mark Handris <mark@iconconstruction.net>

Sent: Tuesday, February 18, 2025 1:04 PM

To: City Council

Subject: Oppenlander proposal

Importance: High

Some people who received this message don't often get email from mark@iconconstruction.net. Learn why this is important

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Mr. Mayor and Council members

Regarding the Oppenlander Field property (OF Property), Icon Construction and Development LLC (Icon) is aware of the ongoing negotiations between the City and the School District and we have a proposed solution that we believe will benefit all parties.

Our understanding is the city has the option to purchase the OF Property for \$7.89M but only has voter-approved bond funds of \$3.5M. We also understand the city wants to maintain a park with amenities.

We propose the following:

- 1. The city enters into a purchase agreement with the school district to purchase the OF Property for \$7.89M. The terms of the agreement provide sufficient time for the city to process a land use application for the development of the OF Property into an approximate 3-acre park and 22 R-10 zoned lots on the remaining approximate 7 acres, as per the attached preliminary layout. Typically, the terms would allow for 6 months plus 3 free 1-month extensions to provide sufficient time for land use preparation, review and approval prior to closing.
- 2. Concurrently with the purchase agreement with the school district, the city enters into a purchase agreement with Icon for the purchase of the OF Property, including the obligation for Icon to construct the park and improvements as part of the subdivision improvements. Icon would be responsible for processing and paying all costs of the land use application and for the park improvements. Icon would be responsible for paying the balance of the purchase price with the school district at closing.
- 3. The preliminary estimate of the cost of the park improvements to be constructed by Icon is \$804,000 (see attached estimate). This estimate is based on a basic installation and would be refined with input from the city. Once defined, the purchase agreement with Icon would include a pre-designated amount for park improvements, with the remainder paid for with park SDC credits. Of course, there are significant cost advantages for the city to have Icon construct the park improvements as part of the subdivision development compared to a public works project.
- 4. Icon is aware that the city desires to acquire the property Icon owns on Willamette Falls Drive for a community park/center, the WFD Property (Tax Lot 31E02BA01400 with the address of 1793 8th Ave, West Linn, 97068). As we have discussed, Icon is only willing to enter into an agreement with the city for the WFD Property in concert with the above agreement for the OF Property. In addition, Icon is interested in acquiring the three lots owned by the city adjacent to the water tower on Skyline Dr, the Skyline Property (Tax Lots 21E25AD-09900, -09902 and

-09903). Icon is willing to enter into a 24-month option for concurrent land swap agreement, with values determined by appraisals and any excess value paid for with SDC credits.

- 5. We believe the above proposal offers substantial incentive and benefits for the city:
 - a. Provides the ability to acquire the OF Property for an improved park.
 - b. Provides significant cost benefits to the city for park improvements.
 - c. Provides for an option for acquisition of the community park/center on Willamette Falls Drive, that is not available via other alternatives.

Thank you for the opportunity to provide this information and we look forward to discussing this unique opportunity for the city and the community with you in the near future.

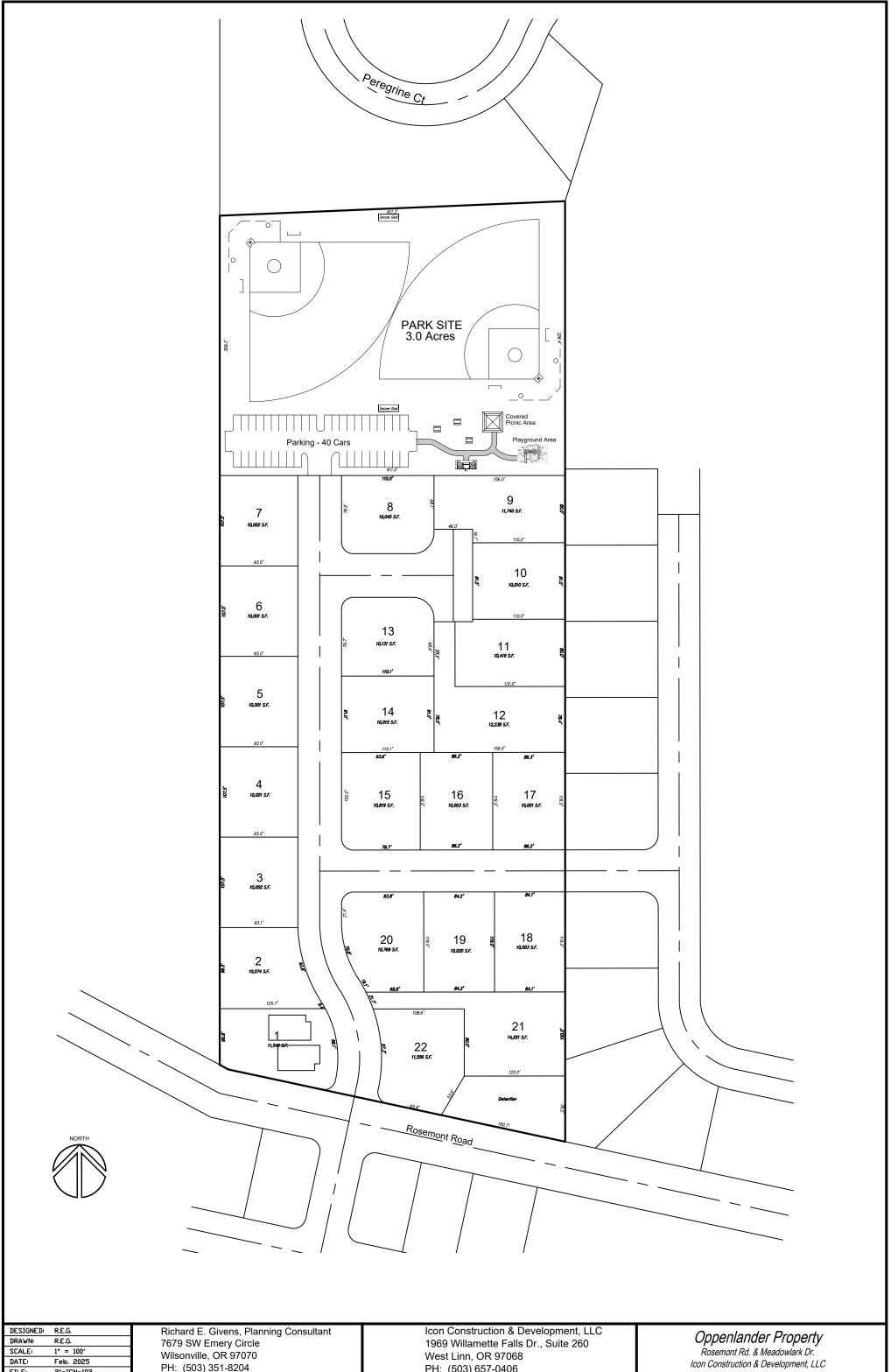
Best Regards,

Mark Handris, Owner

iCON Construction & Development, LLC #150499
1969 Willamette Falls Drive, Suite 260 | West Linn, OR 97068
503.657.0406 office | 503.655.5991 fax

Mark@iconconstruction.net

www.iconconstruction.net



FILE: 21-ICN-102

PH: (503) 351-8204

PH: (503) 657-0406

Oppenlander Field Park Improvements

Ball Fields (x2)

| Subtotal | 400,000 |
|-------------------|---------|
| Backstops/Dugouts | 50,000 |
| Irrigation | 150,000 |
| Field Preparation | 50,000 |
| Site Grading/Fill | 150,000 |

Park Area

| Parking | 50,000 |
|-------------------|---------|
| Restrooms | 60,000 |
| Pathway | 25,000 |
| Covered Structure | 30,000 |
| Play Area | 50,000 |
| Benches | 5,000 |
| Landscaping | 50,000 |
| Subtotal | 270,000 |

| Total | 670,000 |
|-------|---------|
|-------|---------|

| Contingency (20%) 1 | 34,000 |
|---------------------|--------|
|---------------------|--------|

| Project Estimate | 804,000 |
|------------------|---------|
|------------------|---------|

Howard, Teresa

Kathy Mollusky

| From: | Mollusky, Kathy |
|--|--|
| Sent: | Tuesday, February 18, 2025 8:14 AM |
| To: | Howard, Teresa |
| Subject: | Fw: Oppenlander |
| | |
| Sent from my Verizor Get <u>Outlook for Andr</u> | , Samsung Galaxy smartphone pid |
| From: Roshan Fernando Sent: Tuesday, February To: City Council <citycou Subject: Oppenlander</citycou | |
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| | ated from an External source. Do not click links, open attachments, or follow instructions from this se ender and know the content is safe. If you are unsure, please contact the Help Desk immediately for |
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| From: Roshan Ferna | ndo la companya di salaharan |
| To: "CityCouncil@frie | endsofoppenlander.org" CityCouncil@friendsofoppenlander.org |
| Date: Tue Feb 18 202 | 5 15:40:08 GMT-0000 (GMT) |
| | |
| | children grew up here. I love living in this community. Please help keep rk. I am very happy to pay my share of the taxes to help maintain that property. |
| Thank you, Roshan & Kristi Ferna | ındo |
| Roshan Fernando | |
| Sent via <u>Email Studio</u> | <u>for Gmail</u> |

City Recorder Administration

<u>#6013</u>



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Mollusky, Kathy

From: Teri Cummings

Sent: Thursday, February 13, 2025 1:05 AM

To: City Records; Mollusky, Kathy

Subject: Fwd: Oppenlander- Betrayal is no small thing

Attachments: February 10 2025 Tidings Guest Opinion.docx; Sunset Task Force Final Report

12-2-09.pdf

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Dear City Recorder,

Please add the following letter and two attachments to the record of the February 18, 2025 Special Meeting, agenda item: Oppenlander.

Thank you for your service,

Teri Cummings
West Linn resident

Dear West Linn Mayor Bialostosky and fellow City Council members,

I am forwarding a copy of the WLWV's December 2, 2009 letter that I submitted to the record back in 2022, which clearly explains why the 2009 Task Force strongly recommended working with West Linn to get voter approval in order to rebuild Sunset onsite instead of at Oppenlander.

It seems reasonable to believe that many people in the Sunset area, former students, families and other members of the community still remember the measures West Linn placed on the May 18, 2010 ballot in order to accommodate WLWV.

I am reaching out to ask you to think very carefully about how much the negotiations and decisions you make on behalf of West Linn matter .

What would you think if several controversial, important agreements you made as a City Councilor that involved asking voters to give up precious park land in order to protect another important area were completely dishonored as if it never happened?

Did agreements that West Linn Wilsonville School District (WLWV) and West Linn City Council make in 2010 in order to protect Oppenlander matter or not?

If the Council does not respect and uphold the will of the voters who approved the measures that made protecting Oppenlander possible in 2010, will the voters of today feel inspired to trust and respect their elected officials?

WLWV's December 2, 2009 letter, attached below, explains that in 2007, the district realized its upcoming GO bond for facility improvements might not pass due to a huge public outcry over WLWV's proposed plan a to rebuild Sunset Primary School at Oppenlander Field. Voter confidence was apparently low when WLWV's November 4, 2008 GO Bond Measure 3-308 barely passed by a half of a percent.

3-308 WEST LINN-WILSONVILLE SCHOOL: GENERAL OBLIGATION

BOND FOR SCHOOL FACILITY ADDITIONS AND IMPROVEMENTS

Vote for 1

Yes 11,332 50.28

So in 2009, WLWV publicly announced that it had formed a new Sunset Primary School Site Task Force to explore alternatives to building at Oppenlander.

Since WLWV's Superintendent Kathy Ludwig actually attended the 2009 Task Force meetings as the Sunset Primary School Principal, I have a feeling that she knows that if WLWV sells Oppenlander off for development, it might kill WLWv's chances of passing the next GO bond... especially after causing people to rise up to Save Our Small Schools and shudder at the wasteful Athey Creek project and destruction of Fields Bridge Park.

The 2009 Task Force's Final Report, (attached below) prompted WLWV to negotiate with West Linn to acquire 1.6 acres of City park property adjacent to Sunset Primary School in order to rebuild it onsite instead of at Oppenlander.

This put West Linn City Council in the awkward position of asking voters to approve a measure that would cause a significant loss of trees and recreational area in Sunset Park.

However, the important caveat was WLWV's commitment to continue to maintain Oppenlander fields as a much needed playfield in order to provide equity for students in the older, site-constrained schools in West Linn, as is explained in the Dec 2, 2009 Task Force Report (attached below).

My letter attached below, explains what I knew as a City Councilor during that time and why I believe it is critically important for City Council to honor the voter approval gained as a result of WLWV's promise to "continue to maintain and improve Oppenlander as a much needed playfield for students."

Betrayal is no small thing.

I am asking you to remind WLWV of the promises it made for the sake of its students and how much the trust and respect of voters matters when it comes to passing another GO bond.

Thank you for your service to the community,

Teri Cummings

Resident of West Linn since 1992 and former City Councilor- 2005-2006, 2009-2012, 2017-2020

2 Attachments • Scanned by Gmail

Last week's Tidings article, Residents split on what to do with Oppenlander, was interesting but it seems important to remember that West Linn Wilsonville School District (WLWV) claimed, in 2009, that it would "Maintain and enhance Oppenlander (especially parking) as a continued playfield annex for all West Linn schools" if it was possible to rebuild Sunset Primary School onsite, instead of at Oppenlander.

Acting in a traditional spirit of cooperation, West Linn City Council quickly accommodated WLWV's needs by placing three directly related measures on the May 18, 2010 ballot.

If only that same spirit of collaboration that created a win/win for WLWV and the West Linn community was alive today.

It's been deeply disappointing to watch precious resources slip down the drain of litigation, due to the false narratives WLWV has used to unfairly pressure West Linn to protect Oppenlander Field from development. The same conditions that compelled WLWV to collaborate with West Linn in order to save Sunset School and keep Oppenlander as a much- needed playfield remain the same.

Back in 2007, when the WLWV's Long Range Planning Committee released their advice to "Raze the current Sunset Primary facility and rebuild it at Oppenlander Field," hundreds of upset citizens, including five WL Neighborhood Associations, youth recreation groups, stakeholders angrily protested. Realizing that a future GO bond measure to fund improvement projects such as Sunset School, might not pass, a new WLWV Sunset Primary School Citing Task Force was formed in 2009.

Details of this are available in the <u>December 2, 2009 Sunset Task Force letter to WLWV Superintendent Roger Woehl</u>, which also described the reasons behind the new Task Force's final written statements and recommendations; "Oppenlander Fields, beyond their value to community sports, are an important playfield resource to all site-constrained West Linn schools" therefore, the committee recommended, without dissent, that the reconstruction of Sunset Primary School be located on the current Sunset Primary School site."

- Consider additional lands for Sunset school site through ROW vacation, minimal portion of Sunset Park and other property acquisition.
- Consider a smaller building if necessary as long as program and space utilization are not compromised.
- Jointly plan the use of Sunset Park with City of WL
- Maintain and enhance Oppenlander, (especially parking), as a <u>continued playfield annex for</u> <u>all WL schools.</u>

As a City Councilor during that time, I was well aware of the site constraints of West Linn's older schools and the community's strong desire to keep Sunset as a walkable grade school and Oppenlander as a greatly needed playfield. And I also recall the sense of urgency to get the following measures prepared ASAP to accommodate WI WV:

<u>Measure 3-357</u> - to annex two parcels owned by WLWV on Parker Rd. into West Linn's Urban Growth Boundary, passed by 55%. (May 18, 2010 Voter Pamphlet pg. 21)

<u>Measure 3-358</u> -to sell 1.6 acres of City-owned park property next to Sunset Primary School to WLWV in order to rebuild Sunset Primary School at its current location, passed by 69% (VP page 29).

Measure, 3-356 -a General Obligation Bond, for up to \$10.8 million to construct a new police and court facility on the Parker Rd site, failed by 55%, (VP page 24). However, West Linn City Council purchased the property anyway in honor of collaborative efforts with WLWV, despite concerns voiced that the acquisition was not authorized in the Comprehensive Plan.

The 2009 WLWV Task Force determined it is necessary to retain Oppenlander as a playfield space because **West Linn's older primary school sites do not meet WLWV's current criteria of at least 10 acres for a primary school.** (Page 2, TF report). Thus, the inequity of playfield area in West Linn's smaller school sites, compared to Wilsonville's larger, newer sites justified the need to continue to maintain and enchance Oppenlander.

Has anything changed since 2010? No. Sunset School is currently 6.1 acres, after 1.6 acres were purchased from West Linn and the other little old school sites have not changed.

This is why WLWV never should have tried to sell off Oppenlander, along with the fact that West Linn taxpayers already paid for Oppenlander 40 years ago!

Please reach out to WLWV and West Linn City Council members and ask them to please restore that spirit of collaboration and create a true win/win for our children's sake and the wellbeing of our community.

(Teri Cummings served as an elected West Linn City Councilor in 2005-2006, 2009-2012 and 2017-2020.)



From: 2009 Sunset Primary School Siting Committee

Greg McKenzie, Facilitator

Tim K. Woodley, Director of Operations

To: Roger Woehl, Superintendent

Date: December 2, 2009

Subject: Sunset School Siting Recommendation

Report to Superintendent

Roger: The Sunset School Siting Committee has concluded their work and offer herein both the Committee recommendation and a summary of how the group reached this conclusion. This report is provided in the timeframe requested, for your information and use. Greg McKenzie, group facilitator, is prepared to provide an overview of the process and conclusion at the next regular board meeting.

Executive Summary

After studying the information available to compare construction of a primary school at either the current Sunset Primary site, or Oppenlander site, the Committee concluded the current site achieves comprehensive educational goals while optimizing community and neighborhood values. In making this decision the Committee recognizes that Oppenlander Field, beyond its value to community sports, is an important playfield annex for all West Linn schools. Therefore the 2009 Sunset Primary School Siting Committee recommends that the re-construction of Sunset Primary School be located on the current Sunset Primary School site.

As the time for building the new school approaches, the Committee also recommends the school board consider the following:

1. Additional land through: Right of way vacation

Minimal portion of Sunset Park

Property acquisition

2. A smaller school building on the site, (if necessary) so long as program and space utilization are not compromised



- 3. Jointly plan the use of Sunset Park with City of WL and the Sunset neighborhood.
- 4. Maintain and enhance Oppenlander (especially parking) as a playfield annex for all WL schools

Additionally, the Committee recommends that in order to generate strong support from the community, an information campaign be undertaken to inform the community about the work of this committee and its recommendation to rebuild at the current site.

In conclusion, the Committee suggests that even though the site is 4.5 acres and the school district's Long Range Facilities Plan recommends at least 10 acres for a primary school, the Superintendent and School Board should select the current site based on a comprehensive examination of the overall circumstances, the level of neighborhood support and the district's strong commitment to the neighborhood school concept.

Background

In the Spring of 2007, the LRPC report to the Board included a recommendation to consider the replacement of Sunset Primary school as part of the next capital bond election. Subsequently, the Board asked district administration to follow up with two specific activities.

First was a complete architectural and engineering review of the Sunset Primary facility to determine the extent of the needs of this facility if it were to be remodeled. Additionally, playground needs were reviewed. Second, the Board asked district administration to organize a citizen's task force to review the findings of the architectural study in the context of the question:

"Should Sunset Primary be remodeled to bring it up to current codes and academic standards or should it be razed and replaced with a new facility on the same site?"

A citizen task force was organized to review information pertinent to this question and prepare a recommendation for the School Board. The task force charge at that time was to:

- 1. Review the architectural study and recommendations.
- 2. Review the structural needs of a primary school in the West Linn Wilsonville S.D. Consider issues of curriculum and academic needs and equity.
- 3. Weigh the options between remodeling and replacing the Sunset Primary facility. Consider cost/benefit of each option.



4. Prepare a recommendation to be initially presented to the Long Range Planning Committee in November, 2007.

The recommendations of that task force were to:

- 1. Raze the current Sunset Primary facility and,
- 2. Rebuild a replacement school at Oppenlander field.

Subsequent to the recommendations of the 2007 task force to the Board, several community meetings were held with Sunset Neighborhood Association and other interested groups. Neighbors in the current Sunset Primary School area were unhappy with the task force's recommendation to relocate the new Sunset Primary to Oppenlander. The Board decided not to include funding for the replacement of Sunset Primary in the 2008 Capital Improvement bond. However, the Board did include funding for revisiting the 2007 Sunset Primary Task Force recommendation to locate a replacement school at Oppenlander field. The LRPC, Board and Administration determined that the evidence supporting the replacement of the current Sunset Primary facility was conclusive but that the location of the replacement facility remained an open question.

<u>Administrative Direction to Sunset Primary Committee - 2009</u>

The District engaged the services of Greg McKenzie to facilitate the 2009 Sunset Primary Committee work to examine the location on which to rebuild Sunset Primary. Mr. McKenzie initiated, at the direction of District Administration, a three-fold process.

- 1. Determine the stakeholder groups that should be represented on the task force.
- 2. Bring the established stakeholder representation together to design and agree upon the process of answering the question: "Where should the replacement of Sunset Primary be located?"
- 3. When the process agreements were in place, answer that question (item 2).

Approximately 350 contacts and invitations were sent to community members inviting them to participate. Included in the list were five Neighborhood Associations, parents of Sunset students, future parents of Sunset students, other Sunset area residents who are not active in the Sunset NA, members of the previous Task Force (not including Wilsonville members), David Lake of the LRPC and facilitator of the 2007 Sunset Task Force, neighbors adjacent to Oppenlander Field, neighbors adjacent to the current Sunset Primary School, senior citizens, Ken Worcester from City of West Linn, and youth recreation groups.



The invitation proposed the following tasks for the Committee:

- Develop a community process to study the site options
- Investigate the feasibility of site options
- Evaluate site options
- Develop a recommendation for locating a new Sunset Primary

Committee Process

Nineteen (19) members of the school district community responded and became members of the Committee. A roster of the Committee members is attached to this Memo. The Committee members represented neighbors around both the current Sunset Primary School site and the Oppenlander Fields site. Representatives from the neighborhood associations closest to each site also participated. The City of West Linn was represented by Ken Worcester. The Committee was staffed by:

Tim Woodley, Director of Operations Amy Berger, Bond Operations Assistant Kathy Ludwig, Principal at Sunset Primary School Norm Dull, architect (Dull Olson Weekes)

A series of four Committee meetings were held:

| <u>Time</u> | <u>Date</u> | Location |
|-------------|----------------------|----------------------------------|
| 6:30 pm | Thurs. Oct. 22, 2009 | District Administration Building |
| 6:30 pm | Mon. Nov. 9, 2009 | District Administration Building |
| 6:30 pm | Mon. Nov. 23, 2009 | District Administration Building |
| 6:30 pm | Tues. Dec. 1, 2009 | District Administration Building |

The meetings format consisted of facilitated small group discussions and whole group discussions. Each meeting lasted about 3 hours.

Committee Protocols

Committee members agreed to the following operating guidelines for the work of the Committee.

- 1. Keep an open mind
- 2. Engage active listening skills
- 3. Challenge assumptions ask clarifying questions
- 4. Conversation and discussion will include all Committee members
- 5. Be courteous and respectful of other's opinions
- 6. Seek commonalities and areas of agreement



- 7. Stay focused on the task at hand
- 8. Have a parking lot for topics to be revisited at a later time
- 9. Keep discussion focused on the best interests of the students and community
- 10. Have a sense of humor
- 11. The facilitator presides with rules of order and process at the discretion of the facilitator
- 12. Meetings are open to the public, but not subject to the Public Meetings Law
- 13. Action by the Committee will be based on a strong consensus which is more than a simple majority, but less than unanimous
- 14. No Committee member is authorized to speak on behalf of the Committee to the media, unless authorized by the Committee
- 15. All recommendations from the Committee to the Superintendent are advisory only
- 16. Research material and other information requested by the Committee will be directed to the staff through the facilitator

First Meeting Summary (10-22-09)

At the first meeting, Superintendent Roger Woehl presented a Superintendent's Memo dated October 22, 2009 outlining the work of the Committee. He explained the link between the work of a prior task force in 2007 concluding that Sunset Primary needs to be replaced and the work of this Committee to make a recommendation about where the new facility should be located. This Committee was charged with developing a process to study and evaluate site options, then submit a recommendation to the Superintendent. The Committee needs to be confident that the recommendation will have strong support from the community.

Director of Operations, Tim Woodley discussed the recent work done at Sunset Primary school. The main concerns are that the building is safe for the children and staff. Work was done in the 2002 bond in the cafeteria, library, kitchen, and other upgrades. The 2008 bond addressed water quality, safety lighting, seismic reinforcement in the gym, remodeled bathrooms, window replacements, parking lot paving, and removing asbestos as well as technology upgrades. Sunset needs to be a viable place for students for the next few years until the school is replaced.

Facilitator Greg McKenzie divided the Committee into table work groups and posed these questions for their discussion with the responses recorded on flip chart:

Protocols Question: For the operation of this Committee, what guidelines or protocols

should be followed for group interaction?

Question #1: What characteristics about Sunset Primary should be preserved?

Question #2: What elements about Sunset Primary need to be improved?

Question #3: What information do we need to make an informed decision about the

location for a new Sunset Primary?



The Committee agreed that others could be invited to join the group so long as new members studied the work to date, committed to attending the remaining meetings and notified the school district about their interest.

Information was requested from the staff by the Committee to begin its deliberations.

Information needed

- 1. Comparison of costs for constructing similar sized schools on each site
- 2. Zoning for each site: current & future
- 3. Parking requirements for a school on each site
- 4. Traffic impact on Rosemont Rd. if Sunset Primary moves to Oppenlander
- 5. Research studies about impact of larger vs. smaller primary schools
- 6. Seismic/Geologic status for each site
- 7. Information from prior work

Data from 2008 Bond Summit

Sunset neighborhood petition

Sunset Neighborhood Assn. complaints about parking

Information about neighborhood schools vs. busing

- 8. Criteria for determination that 8-10 acres are needed for a primary school
- 9. Impact on busing students at each site
- 10. Projected enrollments for the area

Other Questions

- 1. Is more land available to expand the current Sunset Primary site?
- 2. What options are available to replace any portions of Sunset Park lost to the school site?
- 3. Is the right of way behind Sunset Primary available to expand the site size?
- 4. What is amount of cost difference between constructions at each site amounts to a significant differential?
- 5. What is the impact on Sunset neighborhood if more parking is added at current Sunset Primary site?
- 6. Are any design plans already proposed for each site?
- 7. What is correct acreage of other primary schools in the district?

Second Meeting Summary (11-09-09)

At the second meeting of the Sunset Primary School Committee, the facilitator reviewed a Facilitator's Memo dated October 28, 2009 that had been circulated to Committee members electronically and by handout at the meeting. The Facilitator's Memo organized the first meeting discussions into a format that might be useful for the Committee's deliberations.

The Committee decided the following should be categories used to compare the two sites.



Categories for Comparison

- 1. Community/neighborhood ambiance including school history
- 2. Total costs associated with re-construction of Sunset Primary
- 3. Traffic flow, safety and impacts
- 4. District's long-term plan for growth

Enrollment projections

Demographics

Walking vs. busing

Attendance area adjustments required

- 5. Utilization for non-selected site
- 6. Selected site characteristics

Sustainability

Parking

Program constraints

Site size

The school district staff and architect Norm Dull of DOWA provided information and handouts for the Committee in response to the requests for information from the first meeting. Committee members discussed the information and asked questions. For historical perspective Jeanette Spence shared a petition signed by approximately 125 neighbors, submitted to the Long Range Planning Committee from the Sunset Neighborhood Association after the 2007 Sunset Task Force, which proposed Oppenlander as the site for the re-built Sunset Primary.

Other Handouts

Chart of acreages for WLWV primary schools Recent WL Tidings article about Parker Rd. Sunset site plan study July 22, 2009 District capacity vs. enrollment chart Excerpts from Long Range School Facilities Plan for Primary site size History of Sunset Primary

Third Meeting Summary (11-23-09)

At the third meeting of the Sunset Primary School Committee Troy Bowers reported information from Oregon School Board Association about neighborhood schools and the master plan for the Sunset Neighborhood Association including elements directed at keeping Sunset Primary in its present location.

The facilitator led discussion about each of the Categories for Comparison recording the observations and comments about each site. Each category was evaluated by the Committee based on prior information provided by staff, Committee members and the architect. A preferred site choice for each category was determined.



The results of the discussion about Categories for Comparison are:

| Neighborhood/Community | | |
|---|---|--|
| Sunset | Oppenlander | |
| Already existing | New unknown issues | |
| Status quo situation | School would be in back yard of neighbors | |
| Neighborhood wants school | | |
| Emotional attachment to school | | |
| Neighbors already comfortable with the benefits and burdens | | |
| School district should embrace neighborhood desire | | |
| School would be in front yards of neighbors | | |
| Neighbors moved in because of school | | |

Choice: Sunset

| Total Costs | |
|--------------------------------------|------------------------------|
| Sunset | Oppenlander |
| Parking requires a creative solution | Infrastructure costs unknown |
| Infrastructure costs unknown | Building costs same per SF |
| Building costs same per SF | |

Choice:

Undecided. Note this topic probably received the most discussion over the course of 4 meetings. Based on the information available, the Committee concluded that the uncertainty of future infrastructure costs, parking, and other factors made differentiation of the two sites on a "cost" basis a difficult analysis. Please note that we will never know the cost of the un-chosen site. The consensus is that the overall infrastructure costs including parking facilities at both sites appear to be comparable or within the acceptable range.



| Traffic | |
|--|--|
| Sunset | Oppenlander |
| Would not significantly change traffic volume, patterns More kids within walking distance | Adds traffic burden to Rosemont Road Neighbors concerned about more traffic |
| Spanish Immersion program may increase transitory traffic | Compounds LDS church impacts, but primarily after school hours |
| | Ball field traffic already a problem |
| | Flow patterns more predictable |
| | Only one way in - one way out |
| | Rosemont Road only gets worse |

Choice: Sunset

| District's Plan for Growth | | |
|----------------------------|---|--|
| Sunset | Oppenlander | |
| | More changes in attendance areas required School not in center of attendance area | |
| | Too close to Erickson (Note: for kids already in district and does not impact Sunset needs) | |

Choice:

Not a factor. Future growth in Stafford triangle area will require additional schools. The Sunset Primary where ever located will not serve that enrollment need.



| Site Characteristics | | |
|---|--|--|
| Sunset | Oppenlander | |
| 4.5 acres | 10 acres | |
| Small site | Ideal size site | |
| Already integrated into "green space" | Avoids construction dislocation | |
| Maybe options to expand site available | Districts comprehensive education goals can be met | |
| District's comprehensive education goals can be met | | |

Choice: Oppenlander.

| Other Site Future Use | | | |
|-----------------------|---|--|--|
| Sunset | Oppenlander | | |
| Unknown | Serves as playfield annex for all WL schools including Erickson | | |
| | Fields in middle of town | | |
| | Would need to replace fields at cost to community | | |
| | Would need to find replacement land | | |
| | More flexible for future uses | | |

Choice: Sunset

Fourth Meeting Summary (12-1-09)

At the fourth and final Committee meeting, the group assembled to review their recommendation and finalize the written draft. Direction was provided to staff to produce a final draft, forward to Committee for review and submit to the Superintendent in preparation for a regular school board meeting scheduled December 7, 2009 in the district board room.

Overall Site Selection

After considering each of the Categories for Comparison, the facilitator led a general discussion about the Committee's overall preferred site for the re-built Sunset Primary School. A strong



consensus without dissent favored the current Sunset Primary site, but the Committee felt that other considerations should be added to the recommendation to the Superintendent. The committee recognizes that Oppenlander fields, beyond their value to community sports are an important playfield resource to all site-constrained West Linn schools.

Therefore, the Committeee concluded the following:

Preferred site: Current Sunset Primary location

Recommended Considerations:

- 1. Consider additional land for site through
 - Right of way vacation
 - Minimal Portion of Sunset Park
 - Property acquisition
- 2. Consider a smaller school building on the site, (if necessary) so long as program and space utilization are not compromised
- 3. Jointly plan the use of Sunset Park with City of WL
- 4. Maintain and enhance Oppenlander (especially parking) as a continued playfield annex for all WL schools

[END OF REPORT]

Howard, Teresa

From: Teri Cummings

Sent: Monday, February 17, 2025 11:00 PM

To: City Council

Subject: Questions about the February 18 2025 Special Meeting agenda

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Dear Mayor Bialostosky and City Manager Williams,

Please explain why you designated Agenda Item 6 as an "Open Session." It would be helpful to know what the purpose or potential action of an "Open Session" is because adopted Council Rules have no definition of "Open Session".

I am surprised to see so little information regarding Oppenlander. \$7.875 million is no small thing in addition to annual costs of improvements and ongoing upkeep.

Please explain why no background information or staff report was provided, regarding potential costs to improve and maintain Oppenlander and budgetary adjustments necessary if City acquires it?

Also, why are two groups identified on the agenda under "Public Comment" prior to "Open for general public comment"?

Is there a certain criteria a group of persons must meet in order to achieve special status on the agenda? Also, how much time will be alloted for members of the group or their representatives to speak? Please, carefully consider the importance of providing accurate, pertinent information in a timely manner if you want members of the public to be able to participate in a meaningful, equitable manner. Thank you in advance for the courtesy of answering my questions,

Teri Cummings

West Linn resident

Howard, Teresa

From: Mollusky, Kathy

Sent: Monday, February 17, 2025 12:04 PM

To: Howard, Teresa

Subject: Fw: Written testimony for 2/28/25 Special Meeting to be included in Public Record

Please save on folder as pdf for public comment.

Thank you!

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Roberta Schwarz

Sent: Thursday, February 13, 2025 3:50:51 PM **To:** City Council <citycouncil@westlinnoregon.gov>

Cc: Schwarz, Ed

Subject: Written testimony for 2/28/25 Special Meeting to be included in Public Record

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Please add this written Testimony to the Public Record for Item 6 on the Agenda of the February 18th, 2025 Special Meeting of the West Linn City Council.

Dear West Linn City Council,

We have read the Guest Opinion submitted to the Tidings by former City Councilor (with 10 years of experience) Teri Cummings.

Please do not place a measure on the May ballot to increase our taxes to pay for the Oppenlander property yet again after having purchased it via the school district 40 years ago.

Thank you, Roberta and Ed Schwarz

Kathy Mollusky
City Recorder

Administration

#6013



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Howard, Teresa

From: Mollusky, Kathy

Sent: Tuesday, February 18, 2025 2:57 PM

To: Howard, Teresa

Subject: Fw: Public Comment: Youth Advisory Committee, Housing Production Strategy

Sent from my Verizon, Samsung Galaxy smartphone Get Outlook for Android

From: Zeil Shah

Sent: Tuesday, February 18, 2025 2:54:05 PM

To: City Council <citycouncil@westlinnoregon.gov>; Planning Commission (Public) <askthepc@westlinnoregon.gov>

Subject: Public Comment: Youth Advisory Committee, Housing Production Strategy

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Hello members of the City Council, and Planning Commission,

I won't be attending the meeting live tonight but want to express my support for building more sidewalks in the City of West Linn, specifically the Robinwood/Cedaroak Park neighborhood. We very tragically lost a dear member of our community late 2024 as he was hit by a car early one morning as parents were driving to Cedaroak to drop off their students. The sun was low on the horizon, and he was crossing the road to check his mailbox. The driver did not see him, and hit him. Members of the neighborhood did their best to support him while paramedics arrived, but unfortunately he succumbed to his injuries at the hospital.

The spot where this individual was crossing was the exact location where children cross the road EVERY day to walk to school. Cars come zooming down and up Elmran, Glen Terrace, and Old River Road between Cedaroak Drive and Old River landing. Not having proper connecting sidewalks in these areas poses great risk to children, adults, walkers, and cyclists.

I know previously members of our Robinwood Community protested against adding sidewalks, citing concerns about maintaining the character of the neighborhood. Unfortunately, safety needs to prevail. With delivery drivers and others from outside the community speeding through these areas, we can't wait for another person to die before taking action. Please prioritize building sidewalks on roads with high pedestrian traffic!

I also commend the work from the Planning Commission, and Vision 43 on the Housing Production Strategy. My only request is that with the estimates in housing to be developed now from this strategy, I ask the Planning Commission to connect with the Long Range Planning Committee of the School Board to share these numbers and expected population increases of students as a result. The Flo Analytics

report received by the School Board lacked this context, and thus could impact School facility and enrollment planning decisions.

Thank you kindly for your time, and effort towards improving our wonderful city,

Zeil Vanden Heuvel 3588 Robin View Drive West Linn, OR 97068

--

Zeil Vanden Heuvel

Kathy Mollusky *City Recorder*Administration

#6013



Please consider the impact on the environment before printing a paper copy of this email. This e-mail is subject to the State Retention Schedule and may be made available to the public



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| Name: Seamus Barron - West Linn Baseball Assoc, |
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| City: State: _OR Zip: _97868 |
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| Please print: Name: Karie Oakes |
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City of West Linn Website submission: Meeting Request to Speak Signup

From City of West Linn < webmaster@westlinnoregon.gov>

Date Tue 2/18/2025 3:35 PM

To Howard, Teresa < thoward@westlinnoregon.gov>

Submitted on Tuesday, February 18, 2025 - 3:35pm

Submitted by anonymous user: 76.14.25.249

Submitted values are:

Full Name John McCabe
Email Address
Cell Phone Number
Home Phone Number
Street Address
City West Linn
State OR
Item you would like to speak on Oppenlander Next Steps
Board City Council
Meeting Date Tue, 02/18/2025

The results of this submission may be viewed at:

https://westlinnoregon.gov/node/45911/submission/87921