

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

# **WEST LINN CITY COUNCIL MEETING NOTES February 25, 2025**

[Call to Order \[6:00 pm/5 min\]](#)

**Council Present:**

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

**Staff Present:**

City Manager John Williams, City Attorney Kaylie Klein, City Recorder Kathy Mollusky, and Community Relations Coordinator Danielle Choi.

[Approval of Agenda \[6:05 pm/5 min\]](#)

Council President Mary Baumgardner moved to approve the February 25, 2025 Special Meeting of the City Council. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

[Public Comments \[6:10 pm/10 min\]](#)

There were none.

## [Oppenlander direction on next steps \[6:20 pm/60 min\]](#)

### [Oppenlander Information](#)

#### [Public Comment - Dean Suhr](#)

#### [Public Comment - Ed & Roberta Schwarz](#)

#### [Public Comment - Theresa Cummings](#)

#### [Public Comment - Vince Miles](#)

Multiple speakers expressed their support for preserving the park and urged the council to consider a bond measure. The Friends of Oppenlander are committed to continuing their efforts, whether or not the bond measure is approved.

### [Public Comment](#)

Linda Parker

Stephanie Kendall

Harlan Borow

Michael Hedges

Roberta Staff

Susan Nicholson

Dean Suhr

### [Council Discussion](#)

Council discussed the issue of Oppenlander Park, including the need for a vote and concrete direction, support for preservation, potential bond measure, school district's stance, city's financial needs, ownership status of Oppenlander, exploring alternative options for ballfields, budget constraints, storm cost and reimbursement, and potential public-private partnership for purchasing Oppenlander.

- The school district is not willing to negotiate on the price or timeline for the property.
- The city has other critical financial needs for infrastructure and public safety projects.
- Placing a \$10 million bond measure on the May ballot may jeopardize support for other projects.
- The city owns 600 acres of parkland, not including Oppenlander, which is maintained by the parks department.
- The city is facing budget constraints and has other pressing capital needs.
- The council is open to exploring other options for ballfields and wants to continue the conversation.

- The city does not have a big contingency in the budget and struggles to meet minimums.
- The possibility of forming a public-private partnership for purchasing Oppenlander needs further exploration.

Council President Mary Baumgardner moved to not place a new bond measure to purchase Oppenlander on the May ballot for the reasons stated during this meeting, and direct staff to evaluate and pursue a public-private partnership for the City to purchase some of Oppenlander Field for use as a City park, utilizing existing voter-approved resources or other funding sources. Councilor Leo Groner seconded the motion.

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

**Nays: None.**

**The motion carried 5 - 0**

**[Adjourn \[7:20 pm\]](#)**

Minutes approved 4-14-25.



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

## CITY COUNCIL AGENDA

Tuesday, February 25, 2025

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6:00 p.m. – Special Meeting – Council Chambers & Virtual\*

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- |                       |                  |
|-----------------------|------------------|
| 1. Call to Order      | [6:00 pm/5 min]  |
| 2. Approval of Agenda | [6:05 pm/5 min]  |
| 3. Public Comments    | [6:10 pm/10 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. Oppenlander direction on next steps | [6:20 pm/60 min] |
| 5. Adjourn                             | [7:20 pm]        |

**Agenda Bill**

Date Prepared: February 20, 2025  
For Meeting Date: February 25, 2025  
To: Rory Bialostosky, Mayor and West Linn City Council  
From: John Williams, City Manager *JRW*  
Subject: Oppenlander Property Next Steps

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**Purpose**

Council continued discussion of next steps on the Oppenlander property.

**Question(s) for Council:**

Does Council wish to make decisions regarding the acquisition of the property?

**Public Hearing Required:**

No

**Background & Discussion:**

The Mayor and Council received a letter of intent (LOI) from the West Linn-Wilsonville School District (District) on January 27, 2025 (attachment 1). The District offered the City of West Linn the opportunity to purchase the Oppenlander property for \$7,875,000 and set a deadline of May 23, 2025 for the District and City to enter into a formal purchase agreement for the property. The District indicated that following that date, they would seek offers from other potential purchasers.

The City currently has voter approval (the May 2022 ballot) to issue \$3.5 Million of general obligation (GO) bonds to fund the purchase of the property (note this is existing authority; the bonds have not been issued yet and taxpayers are not paying any taxes for this bond at this time. It is generally a 3-month process from when the Council adopts a Resolution to approve the issuance of GO bonds, to the final step of the closing of the bonds sale and receiving the funding).

To gather community feedback on next steps, Council held a listening session on February 18. Staff presented rough estimates of maintenance costs for the Oppenlander property and potential improvement options and costs (attachment 2). The Council's agenda for the listening session requested public comment on several options:

1. 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).
2. Explore alternative financing options (private fundraising, developer partnership, etc.).
3. Ask taxpayers to vote on increased new bond measure to purchase the Oppenlander property for School District firm price of \$7.875 Million.
4. Do not pursue Oppenlander property acquisition and focus on other park and community priorities.

Several dozen people attended the February 18 meeting. 12 people spoke under public comment, and written comments were submitted. Please see the meeting record [video](#) for details. At the end of the listening session, the Council did not move forward on a bond measure and agreed to further discussion time at a future meeting. Subsequently the Mayor directed scheduling of a meeting on February 25 to continue consideration of options.

**Budget Impact:**

All of the scenarios (except not pursuing purchase) have a taxpayer impact as well as costs to the City organization. Maintenance and capital costs are estimated in Attachment 2. There is no current identified source of funds for maintenance of the Oppenlander property by City parks staff, so revenue for this would need to be found.

**Sustainability Impact:**

Preservation of park and open space area generally is consistent with City sustainability interests and adopted plans.

**Council Goal/Priority:**

Not an adopted [Council 2025-2027 Priority](#).

**Council Options:**

Council has a variety of options, including:

1. Place a measure for additional funds on the May 20, 2025 ballot. At the February 18 meeting, Council gave staff clear direction that they did not want to pursue a bond measure for the May ballot for several reasons raised in public comment and during Council discussion. At this juncture, it would be extremely difficult to achieve, and may not actually be possible given the process that would need to occur between the City Finance and Legal Department, the City's Financial Advisors, the County Assessor, and Bond Counsel. For example, Council would need to immediately hold an additional meeting to approve a resolution calling an election. February 28 is the last day to file the prepared ballot title to complete the challenge period by deadline to file the notice of measure election. The resolution would need to state the ballot title, including a caption of up to 10 words, a question of up to 20 words, and a summary statement of up to 175 words. Therefore, Council would need to immediately identify total bond costs and rationale, including any funds to be allocated for capital improvements. City staff, financial advisors, and legal team would need to work extremely fast to implement Council's decision with a determination of the total bond costs and tax amount of whatever revenue number was chosen for this measure. An explanatory statement would need to follow by March 20. The last day to file measure arguments for inclusion in the voters' pamphlet is March 24.
2. Investigate use of the November 4, 2025 ballot (deadline for material submittal is August 15). This timeline would not be in keeping with the District's January 27, 2025 LOI.
3. Pursue a public-private partnership for joint purchase or parallel purchase to allow the City to acquire part of the 10-acre property as part of a complete purchase agreement, to be entered into prior to May 23, 2025. This will require extensive staff work; discussion with potential developer partners; community outreach; and legal analysis of potential limitations, negotiations and contract review.

4. Pursue private fundraising to raise the remainder of funds needed to satisfy the District's LOI by May 23.
5. Do not pursue Oppenlander property acquisition and focus on other park and community priorities.

**Recommendation:**

This is a Council policy decision which staff stands ready to implement. We recommend that any process moving forward include robust public involvement. For any decision which results in acquiring park property, staff recommends that funding sources for future maintenance and needed capital improvements are identified.

**Potential Motions:**

1. If a May election is desired: "I move to schedule a Council meeting (specify date, February 27 at latest) to consider adoption of a resolution calling for a May election on a (specify amount) bond for additional funding of a purchase of Oppenlander and furthermore direct staff take all necessary steps to prepare a ballot title and related materials for Council review."
2. If other options are desired: "I move to direct staff to return with further information on (specify options)."

**Attachments:**

1. January 27, 2025 School District Letter of Intent.
2. February 18, 2025 City Parks and Recreation Department estimates of improvement and maintenance costs.



## West Linn-Wilsonville School District 3Jt

ADMINISTRATION BUILDING  
22210 SW Stafford Rd – Tualatin, Oregon 97062

January 27, 2025

Mayor Rory Bialostosky  
West Linn City Councilors  
City Manager John Williams  
City of West Linn, Oregon  
22500 Salamo Road  
West Linn, OR 97068

### **Sent via email**

Subject: Purchase and Sale of Oppenlander Property

Mayor Bialostosky, City Councilors, and City Manager Williams:

This non-binding letter summarizes the essential business terms under which Buyer desires to acquire, and Seller desires to sell, the real property described below.

1. **Buyer.** City of West Linn, an Oregon municipal corporation.
2. **Seller.** West Linn-Wilsonville School District 3JT, an Oregon public school district.
3. **Property.** Oppenlander Property, 1275 Rosemont Road (APN 00388538), West Linn, Clackamas County, Oregon (the "Property").
4. **Purchase Price.** The purchase price will be \$7,875,000.
5. **Purchase and Sale Agreement.** It is the intention of both Seller and Buyer (collectively, the "Parties") that this letter set forth the essential terms and provisions of the Parties' agreement for the sale of the Property and will be the basis for a definitive purchase and sale agreement with respect to the Property (the "Purchase Agreement"). Within twenty (20) business days after execution of this Letter, Seller will submit a form of Purchase Agreement to Buyer which the Parties shall use as a starting point for negotiations. Seller and Buyer will make good faith efforts until May 23, 2025 (the "Deadline Date") to negotiate a mutually acceptable Purchase Agreement that incorporates the basic terms contained herein and such other provisions as may be agreed to by both Parties. If the Parties do not enter into a Purchase Agreement by May 23, 2025, then the Seller will seek offers from other potential purchasers and will have no obligation to continue negotiations with Buyer or to sell the Property to Buyer.
6. **Matters to be Covered in the Purchase Agreement.** Among other matters, the following terms are to be addressed in the Purchase Agreement:
  - (a) **Earnest Money Deposit.** Within three (3) days after the earlier to occur of: (i) the execution of the Purchase Agreement, and (ii) the passage of the Bond Measure referenced in Section 6(c) below, Buyer will make an earnest money deposit in cash in the amount of Two Hundred Thousand and 00/100 Dollars (\$200,000) (the "Earnest Money") with Fidelity National Title Insurance Company, attn: Shawnda



Reszel ("Escrow Agent"), which will act as the escrow agent for closing. From the execution of the Purchase Agreement, the Earnest Money shall be non-refundable except in the event of Seller's default, or in the event the Bond Measure fails and Buyer timely terminates this Agreement as permitted by Section 6(c) below.

- (b) **Contingency Period.** Buyer will have thirty (30) days after the Deadline Date (the "Contingency Period") to perform inspections and analysis of the Property, and complete other matters relevant to Buyer's acquisition of the Property in Buyer's sole discretion, including, without limitation, reviewing the title to the property, environmental assessments, soil testing, geotechnical study, and other inspections and analysis of the Property. Buyer shall be given access to the Property to perform Buyer's inspections. If Buyer is dissatisfied with the Property for any reason, Buyer may terminate the transaction upon written notice of such termination from Buyer to Seller at any time during the Contingency Period. For the avoidance of doubt, if Buyer terminates the Purchase Agreement during the Contingency Period the Earnest Money shall not be refunded to Buyer, unless the Buyer terminates due to failure of the Bond Measure as expressly permitted under Section 6(c) below.
- (c) **Financing Contingency.** Buyer may refer a bond measure to finance the purchase of the Property to the voters in the City of West Linn in the May 20, 2025 local election (the "Bond Measure"). If Buyer fails to refer the Bond Measure, or if the Bond Measure is passed (as certified by the Clackamas County Clerk), the Earnest Money shall be non-refundable. If the Bond Measure fails (as certified by the Clackamas County Clerk), Buyer may, within three (3) days after the certification of the Bond Measure election, either: (i) deposit the Earnest Money with the Escrow Agent (if not already deposited in accordance with Section 6(a)) and provide written notice to Seller that Buyer waives the financing contingency, in which event the Earnest Money shall be non-refundable, or (ii) provide notice to Seller terminating the Purchase Agreement, in which event the Earnest Money shall be refunded to Buyer. For the avoidance of doubt, the Earnest Money shall be non-refundable unless and until the Bond Measure fails (as certified by the Clackamas County Clerk), and Buyer timely terminates the Agreement as provided by the previous sentence.
- (d) **Prorations.** All items of income and expense relating to the Property, including, without limitation, rents, real estate taxes, special assessments, all utilities applicable to the Property, and any other matters customarily adjusted at closing, are to be adjusted as of the closing date.
- (e) **Closing Costs.** Buyer and Seller shall share equally the Escrow Agent's closing fee. Both Seller and Buyer will pay their respective attorney's fees. Seller shall pay the cost of the standard coverage title insurance policy. Buyer shall pay the cost of any extended coverage title insurance or endorsements it elects to purchase. Buyer shall be responsible for any brokerage commission arising through Buyer. Seller will provide the title company's commercially reasonable title affidavit in connection with extended title insurance coverage or any endorsements desired by Buyer. Seller and Buyer shall bear any other costs and any other fees and taxes due as a result of the sale of the Property in a manner that is customary for comparable transactions within Clackamas County, Oregon.
- (f) **AS-IS.** The Property shall be (i) conveyed by statutory special warranty deed and (ii) sold AS-IS, WHERE-IS, without representations by Seller of any kind with respect to the condition of the Property. Buyer shall release and hold harmless Seller from, and indemnify Seller against, any liability arising from the Property.

7. **Closing.** The closing of the sale shall occur within thirty (30) days after the later of (i) the end of the Contingency Period, and (ii) the satisfaction or waiver of the financing contingency under Section 6(c). Possession of the Property shall be delivered to Buyer on the day of closing.
8. **Condition of Title at Closing.** Seller shall provide Buyer at closing with a title insurance policy insuring that Buyer owns the Property free of all liens, assessments, liabilities, and encumbrances other than those approved in writing by Buyer (subject to a title review process to be further outlined in the Purchase Agreement).
9. **Letter of Intent.** This proposal is not a binding legal agreement to purchase or sell the Property. Neither Seller nor Buyer shall have any liability to the other with respect to this letter. The transactions contemplated herein shall not become binding on any Party unless and until the Purchase Agreement containing definitive terms and provisions is prepared, executed, and delivered by both Parties.

We thank you for your thoughtful consideration of this proposal and look forward to receipt of your reply.

Sincerely,

WEST LINN-WILSONVILLE SCHOOL DISTRICT

By: Kathy Ludwig

Name: Kathy Ludwig

Title: Superintendent 1/27/2025

AGREED AND ACCEPTED:

CITY OF WEST LINN, OREGON

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# Oppenlander

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COMMUNITY LISTENING SESSION WITH WEST LINN CITY COUNCIL

FEBRUARY 18<sup>TH</sup>, 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

<u>Consulting Services</u>	<u>Mobilization and Demolition</u>	<u>Utilities</u>	<u>Playground (Installation Only)</u>
Landscape Architecture, Engineering, Construction 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	<u>General Construction</u>	Sewer Manhole	<u>Dog Park</u>
<u>Fees and Charges</u>	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	<u>Landscaping</u>
Surface Water SDCs	<u>Roadway and Parking Construction</u>	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>
<u>Site Furnishings OFCI Items</u>	Gravel Top Course	<u>Miscellaneous</u>	Irrigation - Updates and repairs
Picnic Tables	Curb Stops	Tree Protection	Seeding & Fertilizing
Benches	Traffic Signs	Construction Staking	
Trash Cans	Pavement Markings		
Bike Racks			
Bollards			
Rules & Regs Sign			
Monument 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

## Athletic Field Maintenance

## Natural

## Synthetic

## SCHEDULE OF WORK

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







## 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
	<b>Estimated Maintenance &amp; Operations Expenses for current programing with assumptions</b>	<b>\$88,910</b>

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

## Mollusky, Kathy

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**From:** Dean Suhr <dean@friendsofoppenlander.org>  
**Sent:** Tuesday, February 25, 2025 9:13 AM  
**To:** City Council  
**Subject:** Friends of Oppenlander - about 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.

Greetings,

I am in Washington DC this week [REDACTED]  
[REDACTED]  
[REDACTED].

I will provide public comments remotely tonight.

Below my comments is a very well-written letter extracted from one of over 1,000 emails you received this past week. It recaps the reasons, which you all know well, around the need and benefits of acquiring and preserving Oppenlander, as well as the strong community support

I want to focus my message on two things ... Why a Bond is the ONLY Solution and Why There is Still Time.

But first, know that Friends of Oppenlander will actively campaign and ensure the Bond will pass in May. We will also fundraise and, as needed, help with operational costs and also work to cost-reduce some of the improvements. Certainty in ownership will make fundraising for these needs much more straightforward.

As stated in a recent public message, we will also continue to aggressively "help" the School District to consider that a win-win-win resolution is much better than the current one-winner-only solution, acknowledging that paying to preserve Oppenlander at the full retail price does indeed preserve Oppenlander (a win), but it will tear a hole in the taxpayer's pocket, and they will likely remember that hole when the School District asks for their fiscal support in the fall. We are also supportive and will put forth a public message of support of not just the wants but also fiscal needs in the City of West Linn (bond fatigue).

### **Why a Bond is the ONLY Solution**

A \$4.875M new bond layered on the existing \$3.5M bond allows the City to purchase Oppenlander at the full School District asking price and sets aside \$500k (as required by the first bond) for some basic improvements. This is the ONLY way to ensure we can preserve all 10 acres of trees, wildlife, open space, and athletic resources that we all know today as Oppenlander. There are simply no other viable options that will meet the School District's sales criteria for price and timeline. (See above about the

strong win-win-win efforts we are already embarking on that will hopefully reduce the sales price meaning the city may not have to draw down the full authorized funding.)

The ICON proposal is a stopgap measure - a backstop to FULLY PRESERVING ALL of Oppenlander. ICON's proposal will develop (abandon!) more than half of Oppenlander and will result in the removal of most of the trees and at least half of the athletic space. With that said, **this proposal should be pursued and refined in parallel** with a bond measure as a backstop in the (unlikely) case that the bond measure does not pass (2022's bond passed by a 2:1 margin).

### Why There Is Still Time

For almost two weeks, we've been asking the City to start preparing a bond measure just in case the Council decides to proceed. Last week, I prepared and submitted a draft SEL filing for the Ballot Title that needs only three numbers ... the average assessed value (a Clackamas County phone call), an update to estimated cents/thousand (it was 5 in 2022), and the bond value, which the Council MUST AUTHORIZE tonight.

I was also told that a legal opinion about the validity of layering the two bonds is needed. If layering is not possible, the new bond should be updated to \$8.475 (\$7.875 purchase price + \$500k for improvements), and a sentence may be added that approval of this new bond will retract (supersede) approval of the 2022 \$3.5M bond.

It's Tuesday. The phone call and 4 SEL text adjustments can be closed tomorrow and Thursday, and a filing can be made on Thursday or Friday without a midnight meeting. Your decision is what paces the timeline.

The timeline is still the responsibility of the Council and is gated by it. I strongly urge you to approve referring the bond to the May ballot, including instructions to Staff to update the amount, assessed value, cents per thousand, and the quick multiplication of what that means to an average household. Unless absolutely necessary, I would suggest that this be adequate instructions and approval to Staff to file the Ballot Title SEL without a second Council administrative vote.

If this request makes you uncomfortable, then maybe a motion that says "as long as the cents per thousand is updated to actual and less than 6.5 cents" and the average West Linn house assessment is \$650k or less, we approve referring this \$4.875M ballot to the May election.

PLEASE approve the Bond to the May Ballot (Fall is NOT an option).

Best regards,

Dean

On Feb 21, 2025 at 20:13:22, joe benda <[dean@friendsofoppenlander.org](mailto:dean@friendsofoppenlander.org)> wrote:

**From:** joe benda [REDACTED]  
**To:** [CityCouncil@friendsofoppenlander.org](mailto:CityCouncil@friendsofoppenlander.org)  
**Date:** Sat Feb 22 2025 00:44:31 GMT-0000 (GMT)

Dear City Council Members,

We are writing to express our profound concern regarding the potential sale of the Oppenlander property to developers for high-density housing. The community's strong preference for preserving Oppenlander, as clearly demonstrated by the 2:1 margin in the 2021 vote, should not be disregarded. Your inaction on this matter is deeply troubling and sends a disheartening message to the residents of our city.

We understand the complexities involved in navigating the budgetary constraints and logistical challenges of preparing a bond measure. However, the preservation of Oppenlander is a matter of significant community importance, representing not only valuable green space, but also a cherished part of our city's history and character.

Given the overwhelming community support for Oppenlander's preservation, we respectfully, yet firmly, urge you to take immediate action to place a bond measure on the May ballot. We acknowledge the tight timeline, but believe that the urgency of this issue necessitates a concerted effort by City Staff to meet this deadline. Failure to do so risks not only the loss of Oppenlander but also a significant erosion of public trust in our local government's responsiveness to its constituents.

We urge you to prioritize this matter and demonstrate your commitment to community engagement and preservation by facilitating a transparent and expedient process for bringing this bond measure to a vote. We look forward to your prompt response and a concrete plan of action.

Sincerely,

Joseph Benda

## Mollusky, Kathy

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**From:** Roberta Schwarz [REDACTED]  
**Sent:** Sunday, February 23, 2025 12:50 PM  
**To:** City Council  
**Subject:** FW: Written testimony for 2/26/25 Special Meeting to be included in Public Record

**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.

Please note that a **correction** is required in the previous email from us. It should read “1970’s” not “1979s” in the third sentence of the email below.

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**From:** Roberta Schwarz [REDACTED] >  
**Sent:** Sunday, February 23, 2025 10:25 AM  
**To:** 'citycouncil@westlinnoregon.gov' <citycouncil@westlinnoregon.gov>  
**Subject:** Written testimony for 2/26/25 Special Meeting to be included in Public Record

Please add this written Testimony to the Community Comments and Public Record for Item 4 on the Agenda of the February 25th, 2025 Special Meeting of the West Linn City Council.

Dear West Linn City Council,

We have viewed last week’s Special Meeting of the City Council and 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 or November ballots to increase our taxes to pay for the Oppenlander property. The City purchased it for the school district in the 1979s as was stated by the Council President at last week’s Special Meeting (1:19:30). We shouldn’t purchase it again.

Thank you,  
Roberta and Ed Schwarz

## Mollusky, Kathy

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**From:** Theresa Cummings <[REDACTED]>  
**Sent:** Monday, February 24, 2025 7:07 PM  
**To:** City Council  
**Subject:** Will Sun Set on Neighborhood Park?  
**Attachments:** WL Sunset Park Tidings Article 4-29-10.pdf

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Please add this to the record of Feb 25,2025 Special Meeting

Dear Mayor Bialostosky, President Baumgardner and fellow Councilors Groner, Bryck and Bonnington,  
The attached April 2010 article from the Tidings shows how WLWV's promises were to voters that approved the two measures that allowed WLWV to rebuild Sunset School onsite.  
Please make it perfectly clear that it would be wrong to ask West Linn taxpayers to purchase Oppenlander.

We kept the promises we made to give up 1/3 of Sunset Park, annexed and purchased Parker Rd from WLWV.  
If WLWV doesn't keep the promises they made to "continue to maintain and enhance Oppenlander as a playfield annex for all WLWV schools"...

Why would we want to pass another GO Bond?

Betrayal of Trust is No Small Thing

Thank you for your careful consideration  
Teri Cummings  
West Linn resident since 1992

Sent from my iPhone



# WestLinn Tidings

## Will sun set on neighborhood park?

*The future of West Linn's Sunset Park teeters on outcome of upcoming city ballot measure in May*

BY KARA HANSEN

*The West Linn Tidings, Apr 29, 2010, Updated 16.3 hours ago*

**Sunset Park and Sunset Primary School have sat in the heart of the Sunset neighborhood for more than 100 years.**

A ballot measure coming before voters this May asks residents to make a choice if they want their neighborhood to stay that way: sell 1.6 acres of Sunset Park — about a third of the park — to the West Linn-Wilsonville School District, giving it space to replace the primary school in its present spot without having to bus children elsewhere or teach them in trailers during construction. Otherwise Sunset Primary could be rebuilt in a different location.



VERN UYETAKE / WEST LINN TIDINGS  
Sunset neighborhood children, from left, June Hohl, Ally Bledy and Evan Khoo play at Sunset Park, a neighborhood fixture for more than 100 years.

It's a compromise some residents would rather not make.

"They've created an ultimatum out of this," said Val Prothero, part of a group of neighbors who have rallied to oppose Measure 3-358. "I don't want to vote for it out of fear."

The measure asks voters to approve the sale of part of the park for \$483,000 to the West Linn-Wilsonville School District, which would replace the aging education facilities with a new building before demolishing the old one.

Measure 3-358 is bundled with another on the ballot aiming to annex about seven acres off Parker Road as the likely location of a new police station. A deal brokered with the school district, which owns the Parker Road property, would then allow the city to buy it for about \$2 million.

A third measure asks voters to back the issuance of up to \$10.8 million in bonds to finance the new police and court building. If that one fails but the two property measures pass, the city would still buy the Parker Road property using money in this year's budget, said Kirsten Wyatt, assistant to the city manager of West Linn.

If voters OK the bond measure but the property measures fail, the city would still have the authority to issue bonds but would have to find a different place to build the new police station.

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Woehl said that size is based on a combination of factors, including the building footprint, required parking spaces — based in part on the building's size — and recreation areas.

He acknowledged Bolton and Willamette primary schools sit on plots smaller than 10 acres.

Questioned whether officials could adjust the ideal size to be smaller after exploring more design options at Sunset, he said no: "The district is choosing not to do that."

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"It's the district's perspective that if you rebuild, the additional land is necessary. The school board, in accepting that, has said if this election doesn't provide for additional space there, they will come back and reconsider whether they should look at Oppenlander in the future."

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"For 115 years, the two pieces have made a whole," he said, referring to the park and school. "They are the heart of this neighborhood."

Still, he is urging neighbors to reconsider their opposition to selling some of the park. It took two years for the district to change course, from possibly moving the school to instead rebuilding it.

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## Mollusky, Kathy

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**From:** Teri Cummings <[REDACTED]>  
**Sent:** Tuesday, February 25, 2025 2:47 PM  
**To:** City Council; Bialostosky, Rory  
**Subject:** Will Sun Set on Neighborhood Park? Please add this to the record of 2/25/25 Special Meeting  
**Attachments:** WL Sunset Park Tidings Article 4-29-10.pdf; Sunset Task Force Final Report 12-2-09 (1).pdf

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Dear Mayor Bialostosky and fellow West Linn City Councilors,  
I fully understand the frustration you expressed last Tuesday about the Oppenlander dilemma. It is troubling to see West Linn, once again, torn apart over something our jurisdictional partner, West Linn Wilsonville School District (WLWV) chose to do without carefully considering the consequences. The attached Tidings article, **Will Sun Set on Neighborhood Park?** illustrates how troubling and divisive the question of whether West Linn should sacrifice 1/3 of Sunset Park and its majestic trees in order to let WLWV rebuild Sunset Primary School onsite instead of at Oppenlander Field back in 2010. At that time, WLWV had every right, as far as we know, to develop a school on Oppenlander or sell it as surplus property. However, all that changed after voters approved ballot measure related to the deal WLWV brokered with the City of West Linn to purchase 1.6 acres of park land next to Sunset School, based on the promise that WLWV would "Continue to maintain and enhance Oppenlander Field as a playfield annex for all WLWV schools". In the Dec 2, 2009 WLWV Sunset School Siting Task Force Letter, WLWV clearly identified the need to retain Oppenlander as a playfield annex due to a need to address the disparity of far less area for playfields and parking spaces at West Linn's older "constrained school sites" compared to the school sites in Wilsonville. Speaking for myself as a City Councilor at the time, I never would have supported WLWV's request to place the two measures on the ballot if the district only offered to keep Oppenlander as a playfield annex for another 10-15 years. West Linn voters clearly trusted that those promises would be kept when they granted permission to allow 1.6 acres of precious City Park land to be turned into school property.

Please send this message to WLWV:  
Betrayal of Trust is NO Small Thing  
After we kept our promise, you had no right to break your promise.  
If you opt to sell off Oppenlander; West Linn voters might just send your next GO bond down the same dark hole that \$1.5 million dollars and countless hours of our precious time went, thanks to the unjustifiable battle you started.  
Please make it a priority to be fair to your students and the people of West Linn.

Mayor Bialostosky and fellow Councilors, I appreciate the time you have devoted to carefully consider this matter,

Teri Cummings

West Linn resident since 1992

# WestLinn Tidings

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## West Linn – Wilsonville Schools

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



## **West Linn – Wilsonville Schools**

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.

Department of Operations

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Location: 2755 SW Borland Road, Tualatin, Oregon 97062





## **West Linn – Wilsonville Schools**

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.

### **Administrative Direction to Sunset Primary Committee - 2009**

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.



## West Linn – Wilsonville Schools

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>	<u>Location</u>
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

Department of Operations

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## **West Linn – Wilsonville Schools**

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?

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## **West Linn – Wilsonville Schools**

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.

Department of Operations

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## **West Linn – Wilsonville Schools**

### 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.

Department of Operations

Mail: P.O. Box 35 • West Linn, Oregon 97068 • 503-673-7995 Fax 503-638-9143 • [www.wlww.k12.or.us](http://www.wlww.k12.or.us)

Location: 2755 SW Borland Road, Tualatin, Oregon 97062



## West Linn – Wilsonville Schools

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.



## West Linn – Wilsonville Schools

Traffic	
Sunset	Oppenlander
Would not significantly change traffic volume, patterns	Adds traffic burden to Rosemont Road
More kids within walking distance	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.



## West Linn – Wilsonville Schools

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





## West Linn – Wilsonville Schools

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 Committee 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]

## Mollusky, Kathy

---

**From:** vince miles <[REDACTED]>  
**Sent:** Tuesday, February 25, 2025 11:33 AM  
**To:** City Council; Baumgardner, Mary; Bryck, Carol  
**Subject:** City Council Special Meeting for Tuesday, February 25, 2025  
**Attachments:** Screenshot 2025-02-23 145438 Paul M Oppenlander.jpg; Paul M Oppenlander Screenshot 2025-02-23 131909.jpg

**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.

This letter is to be incorporated into the record as Public Comment for the City Council Special Meeting for February 25, 2025.

To: Mayor Rory Bialostosky  
Council President Mary Baumgardner  
Councilor Carol Bryck  
Councilor Leo Groner  
Councilor Kevin Bonnington

re: City Council Special Meeting for February 25, 2025  
Oppenlander Field, Direction of Next Steps

At any time during discussions regarding Oppenlander Field and its importance to the community, has anyone provided details that may convey relevance or a relationship between the family of Herman Frederick Oppenlander and wife Lila Ethel (Marcy) Oppenlander, their daughter Dorothy Oppenlander (WLHS Class of 1951), and their son Paul Oppenlander (WLHS Class of 1953), and the 10-acre parcel currently owned by the West Linn-Wilsonville School District ?

If given time and opportunity, perhaps appropriate City Staff, with the assistance of the West Linn Historical Society, could provide the community with insight and appreciation for how the field became known as 'Oppenlander,' whether or not a connection between the Oppenlander family and the property exists.

I recognize the need for housing in this region, but it would be a shame for the Oppenlander name to be erased as a result of a dramatic transformation of the 10-acre site.

[https://archive.org/details/crescent\\_1952-54/cr\\_v65\\_n13/mode/2up?view=theater](https://archive.org/details/crescent_1952-54/cr_v65_n13/mode/2up?view=theater)

<https://oregonnews.uoregon.edu/lccn/sn90066132/1954-05-14/ed-1/seq-1.pdf>

Vince Miles

Vice President, Bolton Neighborhood Association  
West Linn

# ***Youth Drowns When Boat Flips on Outing***

State police and a deputy sheriff Friday morning recovered the body of Paul Marcy Oppenlander, 18, West Linn, who drowned Thursday when a boat in which he and three others were riding on Hampton lake, near Independence, overturned.

The body was taken to the Howell-Edwards Funeral Home by Coroner Lesten Howell. It was recovered by State police and Deputy Sheriff Louis Walker.

The class party from George Fox college, Newberg, arrived at the lake about 5 p.m., and Oppenlander and three companions went onto the lake in his 10-foot outboard motorboat. Witnesses said

the boat overturn about 20 yards from shore.

Three students clung to the boat while Oppenlander, after helping one girl to gain a hand-hold, swam for an oar floating from the craft. Suddenly he went down and did not come up.

A second boat rescued Kara Newell, 18, Forest Grove; Charlotte Passolt, 18, Sprague River, Ore., and John Adams, 20, Kamiah, Idaho.

The students, representing the freshman and sophomore class, had been invited to hold their annual picnic at the lake by David Hampton, whose daughter, Karen, is a freshman at the college.

"He is not here; he is risen."

Paul Marcy Oppenlander, freshman from West Linn, Oregon, drowned Thursday, May 13, at the freshman-sophomore party, when the boat in which he was riding capsized.

Members of the faculty and students recognized in Paul the sincerity of his radiant testimony for Christ.

Aside from achieving an enviable academic record, Paul further contributed to college life by active participation through the extra-curricular program. He was a member of the a cappella choir, member of the casts of the dramatic productions, manager of the athletic teams and 1954 King of Hearts.

During the evening spent at Hampton's lake near Independence, Oregon, Paul and several classmates had just begun a boating excursion

across the lake when the boat capsized, throwing all the occupants into the water. It is presumed that while Paul was attempting to recover the oars, he suffered a heart attack.

The Crescent staff expresses for the entire faculty and student body sincere sympathy to his mother, Mrs. Lilz Oppenlander, and sister, Dorothy.



Paul M. Oppenlander



CITY OF

West Linn

## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Oppenlander Park

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Oppenlander Park

Please print:

Name: Linda Parker

Phonetic spelling, if difficult to pronounce: \_\_\_\_\_

Address (Optional): 6363 Haverhill Court

City: West Linn

State: OR

Zip: 97068

Email (Optional): \_\_\_\_\_

Phone (Optional): \_\_\_\_\_

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

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Please specify agenda item (required):

Please print:

Name: Stephanie Kendall

Phonetic spelling, if difficult to pronounce: \_\_\_\_\_

Address (Optional): \_\_\_\_\_

City: West Linn

State: OR

Zip: 97068

Email (Optional): \_\_\_\_\_

Phone (Optional): \_\_\_\_\_

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Please specify agenda item (required):

Please print:

Name: Harlan BORDW - Icon Construction

Phonetic spelling, if difficult to pronounce:

Address (Optional): 1969 Willamette Falls Dr #260

City: West Linn State: OR Zip: 97223

Email (Optional): [REDACTED] Phone (Optional): [REDACTED]

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Please specify agenda item (required):

OPPENLANDER

Please print:

Name: MICHAEL HEDGES

Phonetic spelling, if difficult to pronounce:

Address (Optional):

City: WL State: Zip:

Email (Optional): Phone (Optional):

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Please specify agenda item (required):

Oppenlander

Please print:

Name: Roberta Staff

Phonetic spelling, if difficult to pronounce: \_\_\_\_\_

Address (Optional): 6771 Apollo Rd

City: WL State: \_\_\_\_\_ Zip: 97068

Email (Optional): \_\_\_\_\_ Phone (Optional): \_\_\_\_\_

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Please specify agenda item (required):

OPPENLANDER ON BALLOT - YES

Please print:

Name: SARAH NICHOLSON

Phonetic spelling, if difficult to pronounce: \_\_\_\_\_

Address (Optional): 21465 MILES DR.

City: WEST LINN State: OR Zip: 97068

Email (Optional): \_\_\_\_\_ Phone (Optional): \_\_\_\_\_

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Please specify agenda item (required):

OPPENLANDER ON BALLOT - YES

Please print:

Name: SUSAN NICHOLSON

Phonetic spelling, if difficult to pronounce: \_\_\_\_\_

Address (Optional): 21465 MILES DR.

City: WEST LINN State: OR Zip: 97068

Email (Optional): \_\_\_\_\_ (Optional): \_\_\_\_\_

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