

BEFORE THE METRO COUNCIL

AN ORDINANCE AMENDING ORDINANCE )  
NO. 93-487A REVISING THE FY 1993-94 )  
BUDGET AND APPROPRIATIONS )  
SCHEDULE FOR THE PURPOSE OF )  
TRANSFERRING \$62,500 FROM THE )  
GENERAL FUND TO THE GREENSPACES )  
PLANNING DIVISION OF THE REGIONAL )  
PARKS AND EXPO FUND FOR A )  
GREENSPACES OPTIONS )  
DEMONSTRATION PROJECT )

ORDINANCE NO. 93-511

Introduced by Richard Devlin,  
Councilor

WHEREAS, The Metro Council has reviewed and considered the need to transfer appropriations within the FY 1993-94 Budget; and

WHEREAS, The need for a transfer of appropriation has been justified; and

WHEREAS, Oregon Budget Law, ORS 294.450(3), allows for the transfer of appropriation from the General Fund to any other fund during the fiscal year; and

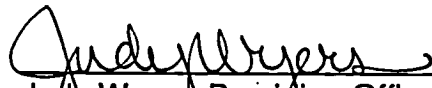
WHEREAS, Adequate funds exist for other identified needs; now, therefore,

THE METRO COUNCIL HEREBY ORDAINS:

1. That Ordinance No. 93-487A, Exhibit B, FY 1993-94 Budget, and Exhibit C, Schedule of Appropriations, are hereby amended as shown in the column titled "Revision" of Exhibits A and B to this Ordinance for the purpose of transferring \$62,500 from the General Fund to the Greenspaces Planning division of the Regional Parks and Expo Fund for a greenspaces options demonstration project.

2. This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, in order to meet obligations and comply with Oregon Budget Law, an emergency is declared to exist, and this Ordinance takes effect upon passage.

ADOPTED by the Metro Council this \_\_\_\_\_ day of \_\_\_\_\_, 1993.

  
Judy Wyers, Presiding Officer

ATTEST:

  
Clerk of the Council

**Exhibit A**  
**Ordinance No. 93-511**

FISCAL YEAR 1993-94		CURRENT BUDGET		REVISION		PROPOSED BUDGET	
ACCT #	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<b>GENERAL FUND General Expenses</b>							
<u>Interfund Transfers</u>							
581513	Trans. Indirect Costs to Bldg. Fund-Regional Center		163,504		0		163,504
581610	Trans. Indirect Costs to Support Svcs. Fund		488,647		0		488,647
581615	Trans. Indirect Costs to Risk Mgmt. Fund-Genl		2,173		0		2,173
581615	Trans. Indirect Costs to Risk Mgmt. Fund-Workers' Comp		8,238		0		8,238
583610	Trans.Direct Costs to Support Svcs. Fund		40,000		0		40,000
583615	Trans.Direct Costs to Risk Management Fund		14,429		0		14,429
	Excise Tax Transfers				0		
582140	Trans. Resources to Planning Fund		1,780,738		0		1,780,738
582513	Trans. Resources to Building Mgmt. Fund		58,869		0		58,869
582610	Trans. Resources to Support Svcs. Fund		70,000		0		70,000
582160	Trans. Resources to Reg. Parks/Expo Fund-Greenspaces		495,672		62,500		558,172
582160	Trans. Resources to Reg. Parks/Expo Fund-Parks		80,000		0		80,000
<b>Total Interfund Transfers</b>			<b>3,202,270</b>		<b>62,500</b>		<b>3,264,770</b>
<u>Contingency and Unappropriated Balance</u>							
599999	Contingency		490,000		(62,500)		427,500
599990	Unappropriated Fund Balance		267,665		0		267,665
<b>Total Contingency and Unappropriated Balance</b>			<b>757,665</b>		<b>(62,500)</b>		<b>695,165</b>
<b>TOTAL EXPENDITURES</b>		<b>16.00</b>	<b>5,915,414</b>	<b>0.00</b>	<b>0</b>	<b>16.00</b>	<b>5,915,414</b>

**Exhibit A**  
**Ordinance No. 93-511**

FISCAL YEAR 1993-94		CURRENT BUDGET		REVISION		PROPOSED BUDGET	
ACCT #	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<b>Regional Parks and Expo Fund Resources</b>							
<b>Resources</b>							
<b>REGIONAL PARKS AND EXPO</b>							
322000	Boat Ramp Use Permit		2,000		0		2,000
338000	Local Gov't Shared Revenues-R.V. Registration Fees		28,330		0		28,330
338200	Local Gov't Shared Revenues-Marine Fuel Tax		140,929		0		140,929
339200	Intergovernmental Revenue		187,372		0		187,372
341700	Grave Openings		105,698		0		105,698
341710	Cemetery Sales		40,214		0		40,214
347100	Admissions		349,215		0		349,215
347110	User Fees		23,594		0		23,594
347120	Reservation Fees		137,866		0		137,866
347220	Rental-Buildings		472,000		0		472,000
347300	Food Service		432,686		0		432,686
347830	Contract Revenue		708,000		0		708,000
347900	Other Miscellaneous Revenue		210,084		0		210,084
347960	Boat Launch Fees		111,025		0		111,025
361100	Interest Earned		41,151		0		41,151
373500	Sale of Proprietary Assets		15,264		0		15,264
374000	Parking Fees		520,000		0		520,000
391010	Trans. of Resources from General Fund		80,000		0		80,000
<b>GREENSPACES PLANNING</b>							
331110	Federal Grants						
	National Parks Service		25,000		0		25,000
	U.S. Fish & Wildlife Service		870,100		0		870,100
	U.S. Fish & Wildlife Service (Year 4)		125,000		0		125,000
337210	Local Grants						
	City of Portland, IPA/EPA		27,500		0		27,500
	Local governments		10,000		0		10,000
365100	Donations & Bequests		5,500		0		5,500
391010	Trans. of Resources from General Fund-Excise Tax		495,672		62,500		558,172
391140	Trans. Resources from Planning Fund		114,500		0		114,500
393761	Trans. Direct Costs from Smith & Bybee Lakes Fund		18,700		0		18,700
<b>Total Resources</b>			<b>5,297,400</b>		<b>62,500</b>		<b>5,359,900</b>

**Exhibit A**  
**Ordinance No. 93-511**

FISCAL YEAR 1993-94		CURRENT BUDGET		REVISION		PROPOSED BUDGET	
ACCT #	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<b>Regional Parks Division</b>							
	<b>Total Personal Services</b>	36.84	1,246,756	0.00	0	36.84	1,246,756
	<b>Total Materials &amp; Services</b>		704,713		0		704,713
	<b>Total Capital Outlay</b>		11,945		0		11,945
	<b>TOTAL EXPENDITURES</b>	36.84	1,963,414	0.00	0	36.84	1,963,414

**Expo Center Division**

	<b>Total Personal Services</b>	8.50	378,807	0.00	0	8.50	378,807
	<b>Total Materials &amp; Services</b>		568,048		0		568,048
	<b>Total Capital Outlay</b>		168,970		0		168,970
	<b>TOTAL EXPENDITURES</b>	8.50	1,115,825	0.00	0	8.50	1,115,825

**Greenspaces Planning Division**

	<b>Total Personal Services</b>	6.31	352,921	0.00	0	6.31	352,921
	<b>Materials &amp; Services</b>						
521100	Office Supplies		2,976		0		2,976
521110	Computer Software		2,295		0		2,295
521111	Computer Supplies		2,015		0		2,015
521240	Graphics/Reprographic Supplies		750		0		750
521260	Printing Supplies		1,000		0		1,000
521310	Subscriptions		1,750		0		1,750
521320	Dues		575		0		575
524130	Promotion/Public Relation Services		10,000		0		10,000
524190	Miscellaneous Professional Services		959,100		12,500		971,600
525710	Equipment Rental		500		0		500
526200	Ads & Legal Notices		30,000		0		30,000
526310	Printing Services		97,500		0		97,500
526320	Typesetting & Reprographics Services		17,000		0		17,000
526410	Telephone		4,000		0		4,000
526420	Postage		60,000		0		60,000
526440	Delivery Services		800		0		800
526500	Travel		4,300		0		4,300
526700	Temporary Help Services		800		0		800
526800	Training, Tuition, Conferences		2,725		0		2,725
529500	Meetings		4,100		0		4,100
	<b>Total Materials &amp; Services</b>		1,202,186		12,500		1,214,686
	<b>Capital Outlay</b>						
571100	Land		0		50,000		50,000
571500	Purchases-Office Furniture & Equipment		2,500		0		2,500
	<b>Total Capital Outlay</b>		2,500		50,000		52,500
	<b>TOTAL EXPENDITURES</b>	6.31	1,557,607	0.00	62,500	6.31	1,620,107

**Exhibit A**  
**Ordinance No. 93-511**

FISCAL YEAR 1993-94		CURRENT BUDGET		REVISION		PROPOSED BUDGET	
ACCT #	DESCRIPTION	FTE	AMOUNT	FTE	AMOUNT	FTE	AMOUNT
<b>Regional Parks and Expo Fund General Expenses</b>							
<u>Interfund Transfers</u>							
581610	Trans. Indirect Costs to Supp. Svcs. Fun		370,554		0		370,554
581615	Trans. Indirect Costs to Risk Mgmt Fund-Liability		43,000		0		43,000
581615	Trans. Indirect Costs to Risk Mgmt Fund-Worker Comp		35,000		0		35,000
581513	Trans. Indirect Costs to Bldg Mgmt Fund		30,000		0		30,000
583751	Transfer Direct Costs to MERC Admin. Fund		70,000		0		70,000
<b>Total Interfund Transfers</b>			<b>548,554</b>		<b>0</b>		<b>548,554</b>
<u>Contingency and Unappropriated Balance</u>							
599999	Contingency		112,000		0		112,000
<b>Total Contingency and Unappropriated Balance</b>			<b>112,000</b>		<b>0</b>		<b>112,000</b>
<b>TOTAL EXPENDITURES</b>		<b>51.65</b>	<b>5,297,400</b>	<b>0.00</b>	<b>62,500</b>	<b>51.65</b>	<b>5,359,900</b>

**Exhibit B**  
**Schedule of Appropriations**  
**Ordinance No. 93-511**

	Current Appropriation	Revision	Proposed Appropriation
<b>GENERAL FUND</b>			
Council			
Personal Services	987,165	0	987,165
Materials & Services	149,546	0	149,546
Capital Outlay	4,000	0	4,000
Subtotal	1,140,711	0	1,140,711
Executive Management			
Personal Services	343,248	0	343,248
Materials & Services	79,532	0	79,532
Capital Outlay	0	0	0
Subtotal	422,780	0	422,780
Office of Government Relations			
Personal Services	67,538	0	67,538
Materials & Services	74,450	0	74,450
Capital Outlay	0	0	0
Subtotal	141,988	0	141,988
Special Appropriations			
Materials & Services	250,000	0	250,000
Subtotal	250,000	0	250,000
General Expenses			
Interfund Transfers	3,202,270	62,500	3,264,770
Contingency	490,000	(62,500)	427,500
Subtotal	3,692,270	0	3,692,270
Unappropriated Balance	267,665	0	267,665
<b>Total Fund Requirements</b>	<b>5,915,414</b>	<b>0</b>	<b>5,915,414</b>
<b>REGIONAL PARKS AND EXPO FUND</b>			
Regional Parks			
Personal Services	1,246,756	0	1,246,756
Materials & Services	704,713	0	704,713
Capital Outlay	11,945	0	11,945
Subtotal	1,963,414	0	1,963,414
Expo Center			
Personal Services	378,807	0	378,807
Materials & Services	568,048	0	568,048
Capital Outlay	168,970	0	168,970
Subtotal	1,115,825	0	1,115,825
Greenspaces Planning			
Personal Services	352,921	0	352,921
Materials & Services	1,202,186	12,500	1,214,686
Capital Outlay	2,500	50,000	52,500
Subtotal	1,557,607	62,500	1,620,107

**Exhibit B  
Schedule of Appropriations  
Ordinance No. 93-511**

	Current Appropriation	Revision	Proposed Appropriation
<b>REGIONAL PARKS AND EXPO FUND (continued)</b>			
General Expenses			
Interfund Transfers	548,554	0	548,554
Contingency	112,000	0	112,000
Subtotal	660,554	0	660,554
Total Fund Requirements	5,297,400	62,500	5,359,900

**ALL OTHER APPROPRIATIONS REMAIN AS PREVIOUSLY ADOPTED. CURRENT  
GENERAL FUND APPROPRIATIONS ASSUME ADOPTION OF ORDINANCE NO. 93-507,  
CONTRIBUTION TO THE INSTITUTE OF PORTLAND METROPOLITAN STUDIES.**

**STAFF REPORT**

**CONSIDERATION OF RESOLUTION NO 93-1832 FOR THE PURPOSE OF  
ESTABLISHING A GREENSPACES OPTIONS DEMONSTRATION PROJECT**

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Date: September 1, 1993

Presented By: Pat Lee

**PROPOSED ACTION**

This Resolution would direct Metro staff to begin implementation of a "Greenspaces Options/ Acquisition Demonstration Project." Options would be sought from willing sellers to purchase their land (fee simple or conservation easement) for immediate protection as part of the Metro Parks and Greenspaces system. Conservation easements and right-of-way purchases for the Regional Trails System in the Greenspaces Master Plan may also be sought from willing sellers.

The demonstration project is described in Exhibit A of the Resolution.

While this resolution does not request funds for obtaining the options, Metro will need to provide funds to cover the costs of negotiating and purchasing the options. Funds will be needed for consideration (e.g., cost of buying the option), appraisals, title search, environmental and hazardous wastes inspections, and real estate research and advice. To the extent possible, 18-month options will be sought for which consideration (i.e., money) can be credited to the final purchase price.

If this Resolution is approved, a funding request would be forwarded to the Council. Funds, currently estimated at \$62,500, are proposed to come from the General Fund contingency budget. This would require a budget amendment adopted by an ordinance.

**FACTUAL BACKGROUND AND ANALYSIS**

The Greenspaces Master Plan details 57 sites of regional significance and 34 trails/greenway corridors of regional significance as priorities to be protected, preserved and/or acquired as public open space. Acquisition funds could come from revenues derived from regional or local bond measures; municipal tax revenues, capital funds and trust funds; state and federal grants; private foundations, land trusts and nonprofit conservation organizations; and private donations.

Implementation of these goals in the Master Plan will require acquisitions of specific sites, easements and/or right-of-ways. This proposed demonstration project would begin this process. Attachment B to the Resolution is a Memorandum of Understanding with the Trust for Public Land to coordinate parallel option efforts, and demonstrating Metro's ability to effectively use existing resources to pursue acquisitions.

The rationale for a demonstration project, project goals, project description, guidelines for pursuing options, initial list of sites to explore, option potential, staff and contract needs of this demonstration project are detailed in Exhibit A.



**EXECUTIVE OFFICER'S RECOMMENDATION**

The Executive Officer has no recommendation on Resolution No. 93-1832 at this time.

PL/srb

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**BEFORE THE METRO COUNCIL**

<b>FOR THE PURPOSE OF ESTABLISHING A</b>	<b>)</b>	<b>RESOLUTION NO. 93-1832</b>
<b>GREENSPACES OPTIONS DEMONSTRATION</b>	<b>)</b>	
<b>PROJECT</b>	<b>)</b>	<b>Introduced by Richard Devlin</b>
	<b>)</b>	<b>Metro Council, District 4</b>

**WHEREAS, Metro adopted the Metropolitan Greenspaces Master Plan by Resolution No. 92-1637 on July 23, 1992; and**

**WHEREAS, The Master Plan "articulates a desired system of large natural areas recommended for protection and interconnected with greenways and trails" for the Metro region (page 1); and**

**WHEREAS, The Greenspaces Master Plan outlines evaluation factors and policies that led to mapping 57 regionally-significant large natural areas and a regional trail system (Part Two, Section One); and**

**WHEREAS, Acquisition is one essential strategy in developing a regional system of Greenspaces (page 67); and**

**WHEREAS, Greenspaces Master Plan Policy 1.18 states that acquisition by purchase or gift will be pursued through any appropriate local, regional, state, federal, foundation and private funding; and**

**WHEREAS, Greenspaces Master Plan Policy 2.23 states that Metro will support development of new funding resources for the Greenspaces Program and encourage, facilitate, and coordinate donations of land and easements; and**

**WHEREAS, A large source of local revenue is not currently available to fund land assembly and acquisition of Greenspaces land; and**

WHEREAS, There are indications that numerous and diverse privately-owned portions of the 57 regionally-significant natural areas and the regional trail system may be currently available from willing sellers; and

WHEREAS, Greenspaces Master Plan Policy 1.20 states that Metro will negotiate acquisition of natural areas with willing sellers to the extent possible; and

WHEREAS, The Metro Council desires to move forward currently with the implementation of the Greenspaces Master Plan to the extent that is feasible without a large source of local revenue; and

WHEREAS, All appropriate acquisition strategies need to continue to be explored as part of Greenspaces implementation; and

WHEREAS, An acquisition demonstration project which identifies a regionally diverse set of current willing sellers may attract public or private funding for acquisition of Greenspaces; and

WHEREAS, Review of the experience of Trust for Public Lands, the city of Gresham, Multnomah County, North Clackamas Park and Recreation District, and Lake Oswego indicates that commitments prior to actual purchase to sales terms, possibly including actual price or a binding appraisal, are often obtained from willing sellers by negotiating option agreements; and

WHEREAS, Trust for Public Land has indicated a willingness to coordinate its activities in the Metro region with Metro; now, therefore,

**BE IT RESOLVED,**

1. That the demonstration project to seek options to purchase properties consistent with the Greenspaces Master Plan's 57 large regional sites and regional trails system described in Exhibit "A" shall proceed to the extent possible with current staff.

2. That upon approval of an appropriate budget ordinance, negotiations to obtain a set of regionally diverse options to purchase Greenspaces lands shall be completed for Council approval.

3. That the cooperative agreement with Trust for Public Land attached as Exhibit "B" is supported by this Council for immediate identification and commitment of willing sellers consistent with the demonstration project in Exhibit "A."

ADOPTED by the Metro Council this \_\_\_\_\_ day of September 1993.

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Judy Wyers, Presiding Officer

PL/erb  
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## **Exhibit A**

### **GREENSPACES ACQUISITION DEMONSTRATION PROJECT**

#### **A. Goals**

1. Demonstrate Application of Master Plan "Willing Seller" Policy
2. Demonstrate that a Regionally Diverse Supply of Private Lands Are Available for Purchase Immediately
3. Demonstrate Metro's Ability to Use a Business Approach Toward Acquisition
  - a. Demonstrate ability to use existing non-profit resources (Trust for Public Land (TPL))
  - b. Demonstrate Metro ability to use the Option Technique
4. Demonstrate that Acquisition is a Priority Even in the Absence of General Obligation Bond Proceeds
5. Demonstrate that Metro is Still Committed to Implementation of the Master Plan
6. Demonstrate Examples of Operation and Maintenance Solutions
7. Demonstrate an Approach to Purchase at Fair Market Value

#### **B. Project Description**

##### **1. Greenspaces Master Plan Policies Base**

Existing Greenspaces Master Plan Policies 1.18 and 2.23 state that Metro will support development of new funding resources and seek acquisition by appropriate local, state, federal or private funding. Grant funds from foundations such as the Meyer Memorial Trust, and coordination with other public agencies such as Oregon State Parks, Portland Bureau of Environmental Services, are examples of applying these policies.

##### **2. Trust for Public Land "Cooperation" Memorandum of Understanding**

A brief cooperative agreement will be negotiated to describe understandings of each agency's tasks, that TPL is assisting and is not Metro's agent, and that TPL will not promise that Metro will buy the option to properties in the future. Further, the agreement will identify the project manager at Metro for TPL coordination, identify each party's purpose in the cooperation, and clarify that each party will be responsible for their own costs. The same set of guidelines for this short-term demonstration project should be used by both parties and attached to the cooperative agreement.

##### **3. Metro Staff Component**

Greenspaces staff and contract expertise will be needed to followup "leads" to determine the number of willing sellers and the interest in land involved. In-house legal counsel will be used to create option forms and other documentation to implement this project.

##### **4. Demonstration Project Elements**

- a. Use up to \$62,500 of Metro funds to negotiate, review and evaluate willing seller prospects and to obtain six to eight (or more) regionally diverse options to purchase Greenspaces land as soon as possible.

- b. Use adopted guidelines to assure regional diversity, develop option terms and prioritize willing seller proposals.
- c. TPL cooperative efforts used to supplement Metro-funded efforts to obtain willing seller options.
- d. This is a short-term demonstration project to assemble easily-obtained Greenspaces lands for which it may be possible to pursue grant applications, or purchase by other public agencies, or purchase with bond funds, if approved by the voters, or other Metro acquisition funds should a revenue stream be established.
- e. Seek Operation and Maintenance Commitments for Selected Demonstration Sites

#### **DEMONSTRATION PROJECT RESOLUTION**

The suggested vehicle for Council consideration of this new project is a resolution that directs staff to pursue the options program and prepare the appropriate ordinances amending the budget. Also, the resolution would approve the signing of the cooperation MOU with Trust for Public Land.

The elements of the resolution are (1) demonstration project description containing site priority guidelines, staff memorandum describing the program, and the initial list of willing seller "leads" - Exhibit "A," and (2) Trust for Public Land MOU - Exhibit "B."

## GREENSPACES ACQUISITION DEMONSTRATION PROJECT SITE PRIORITY GUIDELINES

1. Willing Seller Option to Purchase
  - a. Willing to enter into option
  - b. 18-month option commitment preferred
  - c. Set purchase price or binding appraisal process in option
2. Geographic Diversity
3. Regional Significance on Master Plan
  - a. Large site
  - b. Regional trail
  - c. Identified restoration site
  - d. Connectivity value
4. Public Support
  - a. Area citizen groups/friends groups
  - b. Affected local governments, park districts
  - c. Not subject of historical controversy
5. Identified Commitment of Operations and Maintenance at Time Option is Exercised
6. Possibility of "Leveraging" Other Sources of Funding (private, state and federal, foundations, donations, etc.)

## OPTIONS PROCESS

### **Step 1: List of Willing Sellers Prospects**

- Contains unconfirmed "leads" in regionally-significant areas
- Contains added "leads" from Trust for Public Land
- Contains results of contact with local governments

### **Step 2: Background Information (Metro staff or contractor)**

- Contact source of "lead"
- Assessor valuation data
- Any record of past development
- Alleged seriousness of seller
- Motives of seller

### **Step 3: Initial Property Owner Contact**

- Explain Greenspaces Program (Master Plan Summary)
- Explain option demonstration program
- Explain Metro preferred terms (18 months, fee simple, appraisal at purchase)
- Listen to property owner needs, proposals
- Request agreement to further negotiations

### **Step 4: Initial Evaluation of Prospects - Guidelines, Terms**

- Trust for Public Land separate evaluation seeking four options
- Greenspaces staff review background and initial contact files seeking 10-12 prospects
- Contact local government for input
- Determine probable need for appraisals
- Determine probable need for Level I environmental review

### **Step 5: Followup Property Owner Contacts to Sign Option**

- Metro Legal helps tailor option to property owner
- Property owner signs with knowledge of remaining Metro approval process
- Written explanation of Metro approval process developed

### **Step 6: Metro and Trust for Public Land Signed Option Evaluation**

- Review of guidelines and option terms analyzed by Options Review Committee (Metro Council, real estate expert, GPAC representatives)
- Select six to eight (or more) signed options that best meet guidelines and have best terms

### **Step 7: Recommendation to Metro Council**

- Joint GTAC/GPAC review of recommendation
- Council Planning Committee hearing
- Council approve selected options



LIST OF POTENTIAL SITES FOR OBTAINING OPTIONS  
(not in priority order)

West of the Willamette River

1. *Haag Lake Additions* - Western Washington County
2. *Ridgeline over a water storage tank in the Gales Creek area* - South of Forest Grove and Cornelius
3. *Fern Hill Wetlands Additions* - Forest Grove, Cornelius, Western Washington County
4. *Jackson Bottom Addition* - Hillsboro, Western Washington County
5. *Rock Creek Wetlands Additions* - Bethany, Northeast Washington County north of Sunset Highway
6. *Forest Park Inholdings/Additions* - Northwest Portland, Cedar Mill, Cedar Hills, Eastern Washington County, Northwest Multnomah County
7. *Tualatin River Access Point* - Tualatin, Tigard, Durham, Rivergrove
8. *Cooper Mountain* - Aloha, Eastern Washington County, Beaverton
9. *Tualatin River Valley Wildlife Refuge* - Sherwood, King City, Tualatin
10. *Tonquin Scablands* - Tualatin, Sherwood
11. *Tryon Creek Park Additions* - Lake Oswego, Southwest Portland
12. *North Slope of Petes Mountain/Turner Creek* - West Linn, Lake Oswego, Stafford Basin
13. *Willamette Narrows/Canemah Bluffs* - West Linn, Wilsonville, Oregon City
14. *Portland Arboretum Additions* - Portland
15. *Burlington Bottom Additions* - Multnomah County, Sauvie Island
16. *Bybee-Howell Territorial Park Additions* - Multnomah County, Sauvie Island
17. *Potential Burlington Northern Railroad Abandonment* - Area north of Forest Park west to Washington County and Beaverton
18. *Restoration Opportunity Sites in Southwest Portland*
19. *Noble Property* - Hillsboro
20. *Hart Lake* - Tigard

21. *Wilwood Golf Course* - West Multnomah County

22. *Terwilliger Additions* - Southwest Portland

**East of the Willamette River**

1. *Newell Creek Canyon* - Oregon City, Redland

2. *Mt. Talbert* - North Urban Clackamas County

3. *Mt. Scott* - North Urban Clackamas County, Happy Valley, Southeast Portland

4. *Kelly Butte* - Southeast Portland

5. *Rocky Butte* - Maywood Park, North Portland

6. *Jenne Butte* - Gresham

7. *Boring Lava Domes* - Boring, Damascus, South Gresham, Happy Valley

8. *Sites Along Johnson Creek* - Southeast Portland, Milwaukie, Gresham

9. *Oxbow Park Addition/Beaver Creek Headwaters/Farm in Beaver Creek Canyon* - East Multnomah County, Troutdale, East Gresham

10. *Fairview Lake* - East Multnomah County, Fairview, North Gresham

11. *Sites Along Columbia Slough* - East Multnomah County, Gresham, North Portland

12. *Cathedral Park Additions/Willamette Greenway south to railroad bridge/Overlook* - North Portland

13. *Restoration Opportunity Sites in North, Northeast, Southeast Portland*

14. *Milwaukie Waterfront*

15. *Beaver Lake* - Clackamas County

16. *Access Points to the Clackamas River*

17. *Top of Scott Golf Course* - North Clackamas area

18. *Eastern Segments of the Springwater Corridor* - Clackamas County

19. *Finley Nature Reserve* - Clackamas County

20. *Portland Traction Right of Way* - North Clackamas area

21. *Leach Botanical Garden Additions* - Portland (outer southeast)

**22. Easements for Mt. Scott Trail connecting Happy Valley to Sunnyside and Southeast Portland (via cemeteries)**

**23. Powell Butte Additions - City of Portland (outer southeast)**

**24. Heron Lake Additions - City of Portland (north and northeast)**

PL/erb  
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## FINANCE COMMITTEE REPORT

ORDINANCE NO. 93-511 AMENDING THE FY 1993-94 BUDGET AND APPROPRIATION SCHEDULE TO FUND A GREENSPACES OPTIONS DEMONSTRATION PROJECT

Date: October 1, 1993

Presented By: Councilor Devlin

**COMMITTEE RECOMMENDATION:** At it's September 22, 1993 meeting the Committee vote 3 to 1 to recommend Council adoption of Ordinance No. 93-511. Voting in favor were Councilors Buchanan, Devlin and Kvistad. Voting against was Councilor Van Bergen and Councilor Monroe was excused.

**COMMITTEE DISCUSSION/ISSUES:** Mel Huie, Senior Regional Planner gave the Staff Report. He stated this ordinance will provide the necessary funds to implement the Greenspaces Options demonstration program outlined in Resolution No. 93-1832 which previously has been recommended to the Council by the Planning Committee (Please Note: Resolution No. 93-1832 was adopted by the Council on September 23, 1993). He noted the program is supported by the Greenspaces PAC and several local jurisdictions. He indicated that there is good potential for obtaining federal funds to assist in acquiring several of the properties.

The Committee asked that Mr. Huie or where appropriate Councilor Devlin respond to the questions presented by Council Staff (See Attachment 1 to this report). In response to the first question, Mr. Huie stated that the availability of some federal funds for trail acquisition makes it an opportune time to initiate this program. Staff was not aware of these possibilities last December when the FY 93-94 budget request was prepared.

Councilor Devlin responded to the second question by stating that it is up to each Councilor's judgement to answer the question. He pointed out that the adopted Greenspaces Master Plan visualized a program such as this and that the Greenspaces TAC and PAC strongly supported implementation of the options program at this time.

In response to the third question, Mr. Huie stated this is a one time demonstration project which is a precursor to the program contemplated after passage of the second general obligation bond measure. He went on to state that the department would attempt to obtain options on properties which could be purchased regardless of the out come of the bond measure. He indicated several local jurisdictions such as Gresham and Lake Oswego have local funds available as potential sources and federal funds are potentially available for acquisition.

In response to question No. 4, Mr. Huie stated the staff has communicated with local jurisdictions to identify their top priorities from the Master Plan which lists approximately 60 sites. The staff will pare this list down to six or eight for potential options. Approximately \$50,000 will be used for consideration or

earnest money, title searches etc. and \$12,500 for the services of a licensed real estate agent to represent Metro in the acquisitions. Councilor Devlin clarified the answer by stating that the intention is for Metro to acquire options on three to four properties and the Trust for Public Lands (TPL) to obtain three or four.

In response to the fifth question, Mr. Huie stated that no additional staff would be necessary to implement this program.

In response to the sixth question, Mr. Huie stated that the staff would work with the legal office to ensure that the options would go through or be exercised. Councilor Van Bergen pointed out that the money would be lost if the options expired or were not exercised.

Two persons appeared in support of the ordinance. Chris Beck from the Trust for Public Lands stated he welcomed a partnership with Metro in the implementation of this program. He stated potential sources of revenue to acquire these optioned properties include federal ISTEAs, the Bonneville Power Administration, U.S. Department of Fish and Wildlife, State Parks Division, Oregon State Lottery. Jim Sjulian, Portland Bureau of Parks and Recreation, stated this program is important because it will show Metro has the ability to negotiate with willing land owners and provide some tangible successes for the overall Greenspaces program.

**METRO**

Date: September 20, 1993

To: Finance Committee *DD*

From: Donald E. Carlson, Council Administrator

Re: Questions on Ordinance No. 93-511, Funding the Greenspaces Options Demonstration Project

The purpose of this memo is to raise several questions regarding the funding request for this program. A companion matter, Resolution No. 93-1832, has been forwarded to the Council from the Planning Committee with a due pass recommendation. That resolution is on the September 23, 1993 Council Agenda.

While the following questions are addressed to the Committee some of them may be answered by the Greenspaces Program Staff and some might more appropriately be answered by the sponsor of the ordinance.

**1. Why is this program being requested at this time?**

In my review of the deliberations on the FY 93-94 Budget this program was not included in the Executive Officers Proposed Budget nor was it brought up in the deliberations by the Budget Committee or the Council in approving or adopting the FY 93-94 Budget. While the Council needs to respond to changing conditions the annual budget process is the appropriate time to consider the establishment of new programs where they can be measured or compared against existing or other proposed new programs, particularly when there is competition for the allocation of scarce resources.

**2. Is it prudent to commit the use of the potential Fund Balance for FY 94-95 at this time?**

The current General Fund Budget has \$490,000 in Contingency and \$267,665 in Unappropriated Balance both of which will make up the Fund Balance for FY 94-95 assuming revenues are received and expenditures proceed as budgeted. There has already been one request for the use of Contingency (\$10,000 for the PSU Metropolitan Institute) and an additional request of approximately \$42,500 is needed to meet the mandated increase in Councilor salaries. We already know that our costs for growth management planning will increase in the future. We do not know at this point in time if the work of

the Tax Study Committee and any subsequent ordinance imposing a new tax for planning purposes will be successful. Given these uncertainties is it not prudent to preserve the General Fund balance to help meet future General Fund and Planning Fund program costs and be able to keep the excise tax rate at a reasonable level.

3. Is this to be considered a "one-time" demonstration project or will it be an on-going program for the use of General Fund resources?

It is obvious that the Greenspaces Bond issue is still contemplated to be the major source of capital for the implementation of the Master Plan. If the bond issue does not become a reality, will the Department still pursue these or similar funds for such a program.

4. Exhibit A to Resolution No. 93-1832 states the \$62,500 will be used "to obtain six to eight (or more) regionally diverse options to purchase Greenspaces land as soon as possible". What is the basis for this statement and how will the funds be used to secure the options?

5. Will the funding of this demonstration project require the addition of any new staff now or in the future?

6. What will happen to the funds used to acquire an option if the option is not exercised or expires? What are the potential sources of revenue (other than bond proceeds) which are contemplated to be used to purchase optioned property?

cc: Councilor Richard Devlin  
Dick Engstrom  
Andy Cotugno  
Pat Lee  
Jennifer Sims

## **STAFF REPORT**

### **CONSIDERATION OF ORDINANCE NO. 93-511 AMENDING ORDINANCE NO. 93-487A REVISING THE FY 1993-94 BUDGET AND APPROPRIATIONS SCHEDULE FOR THE PURPOSE OF APPROPRIATING FUNDS FOR A GREENSPACES OPTIONS DEMONSTRATION PROJECT**

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Date: August 31, 1993

Presented by: Pat Lee

## **PROPOSED ACTION**

This Ordinance would amend the FY 1993-94 Budget to appropriate \$62,500 from General Fund Contingency to begin a "Greenspaces Options/Acquisition Demonstration Project." Options would be sought from willing sellers to purchase their land (fee simple or conservation easement) for immediate protection as part of the Metro Parks and Greenspaces system. Conservation easements and right-of-way purchases for the Regional Trails System in the Greenspaces Master Plan may also be sought from willing sellers. Funds will be needed for consideration (e.g., cost of buying the option), appraisals, title search, environmental and hazardous wastes inspections, and real estate research and advice. To the extent possible, 18-month options will be sought for which consideration (i.e., money) can be credited to the final purchase price.

Attached is companion Resolution No. 93-1832 exploring the options demonstration projects. It is scheduled for hearing before the Council Planning Committee on September 14, 1993, and the full Council on September 23, 1993.

## **FACTUAL BACKGROUND AND ANALYSIS**

The Greenspaces Master Plan details 57 sites of regional significance and 34 trails/greenway corridors of regional significance as priorities to be protected, preserved and/or acquired as public open space. Acquisition funds could come from revenues derived from regional or local bond measures; municipal tax revenues, capital funds and trust funds; state and federal grants; private foundations, land trusts and nonprofit conservation organizations; and private donations.

Implementation of the Master Plan will require acquisitions of specific sites, easements and/or right-of-ways. This proposed demonstration project would begin this process.

The rationale for a demonstration project, project goals, project description, guidelines for pursuing options, initial list of sites to explore, option potential, staff and contract needs of this demonstration project are detailed in Resolution No. 93-1832.

The Metropolitan Greenspaces Technical Advisory Committee unanimously recommended adoption of Resolution No. 93-1832 and initiation of the options project at their August 20, 1993, meeting. The Greenspaces Policy Advisory Committee unanimously recommended adoption of the resolution and initiation of the program at their August 25, 1993, meeting.



EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer has no recommendation on this Ordinance at this time.

kr:ord93-94:metstud:SR.DOC  
August 31, 1993



## METRO

DATE: October 18, 1993  
TO: Rena Cusma, Executive Officer  
FROM: Paulette Allen, Clerk of the Council  
RE: TRANSMITTAL OF ORDINANCE NOS. 93-513, 93-511 AND 93-512

Attached for your consideration are true copies of the ordinances referenced above adopted by the Council on October 14, 1993.

If you wish to veto any of the ordinances referenced above, I must receive a signed and dated written veto message from you no later than 5:00 p.m., Thursday, October 21, 1993. The veto message, if submitted, will become part of the permanent record. If no veto message is received by the time and date stated above, these ordinances will be considered finally adopted.

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I, Unette Herley, received this memo and true copies of Ordinance Nos. 93-513, 93-511 and 93-512 from the Clerk of the Council on 10-18-93.