

## MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, March 4, 1998

Metro Council Chamber

Members Present: Ruth McFarland (Chair), Patricia McCaig (Vice Chair), Lisa Naito

Members Absent: None.

Chair McFarland called the meeting to order at 1:32 PM.

### 1. INTRODUCTIONS

None.

### 2. CONSIDERATION OF MINUTES OF FEBRUARY 18, 1998

**Motion:**

Councilor McCaig moved to adopt the Regional Facilities Committee minutes of February 18, 1998.

**Vote:**

Chair McFarland and Councilors Naito and McCaig voted aye. The vote was 3/0, and the motion passed unanimously.

Chair McFarland announced that the agenda items would be addressed in a different order from that shown on the agenda. Agenda item number 3, the resolution confirming the appointment of Anthony Vecchio as Director for the Zoo, would be considered later, so Mike Burton, Metro Executive Director, could introduce the resolution. Mr. Burton had been detained in a meeting with visitors from Japan.

### 4. ORDINANCE NO. 98-728, AN ORDINANCE AMENDING THE FY 1997-98 BUDGET AND APPROPRIATIONS SCHEDULE BY TRANSFERRING \$51,623 FROM CONTINGENCY TO PERSONAL SERVICES IN THE ZOO OPERATING FUND TO PROVIDE FOR STAFFING OF THE NEW FACILITIES ASSOCIATED WITH THE OREGON PROJECT, AND DECLARING AN EMERGENCY

Kathy Kianus, Assistant Director of the Zoo, briefly summarized the need to transfer the funds. (More details are included in the staff report associated with this resolution, contained in the meeting record). She said the personnel that needed to be hired were connected with the Oregon Project. She said new positions would be part of the 1998-1999 budget, but three of the positions need to be filled before that, to prepare for the Project's opening. One of those positions is for the Restaurant Manager. The restaurant is scheduled to open in September. A Warehouse Assistant will be needed to help with the purchase of restaurant equipment. The Visitor Services 3 and the Catering Secretary positions relate to the new catering service. The new banquet facility has already been sold for events in September, soon after the restaurant opens. People will therefore need to be hired to fill these positions before July. The Service Supervisor position needs to be filled immediately, not only to coordinate construction on the Oregon Project, but also to handle the current workload connected with the 25-year plan for the Capital Renewal and Replacement Plan.

Councilor Naito commented on the quality of the food at the Zoo. She said she had eaten there during the interviewing process for the new Zoo Director. The food was excellent, and the Caesar salad was "to die for."

Chair McFarland asked whether the \$51,623 to total to be spent for these personnel needs or is that the amount that needs to come out of the contingency fund to complement money already budgeted. Ms. Kianus said that is the total amount needed from the contingency fund for this year, which will be partial-year positions. Councilor McCaig added that the positions have been budgeted for next year, as full-year positions.

Chair McFarland opened a public hearing, as required for ordinances, at 1:40 PM. No one came forward to speak, so the hearing was closed.

## MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, March 4, 1998

Page 2

**Motion:**

Councilor McCaig moved to recommend Council adoption of Ordinance No. 98-728.

**Vote:**

Chair McFarland and Councilors McCaig and Naito voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

Councilor McCaig will carry the motion to a meeting of the full Council.

### **5. RESOLUTION NO. 98-2580, FOR THE PURPOSE OF APPROVING THE COLUMBIA RIVER MANAGEMENT UNIT MASTER PLAN**

Charles Ciecko, Director of the Parks and Greenspaces Department, explained the Master Plan. He said the purpose of the plan is to provide design and management guidance for one-half mile of Columbia River frontage near the Portland International Airport, north of Marine Drive. Affected properties include the M. James Gleason Boat Ramp transferred to Metro from Multnomah County in 1994, Broughton Beach currently owned by the Port of Portland, and Portage Marina property just west of the boat ramp. He made it clear that the Master Plan does not imply implementation. He said implementation depends on funding availability. Partners in the plan include the Oregon Marine Board, the Port of Portland, and the Multnomah County Sheriff's Office.

Mr. Ciecko said there are several reasons the plan is being developed now. First, the Open-Space, Streams and Parks measure under Multnomah County's local share projects includes \$90 thousand for enhancements at this facility. Metro wants to spend the money on the right things. Second, Gleason Ramp has been identified by the Oregon Marine Board in their six-year facility plan as a priority project. The ramp was built forty years ago. It is worn out and inefficient for current use. The Port is motivated because it currently must manage the area, and the Port does not see management of recreation areas as part of its mission. The sheriff's office is motivated because the building for the river-patrol operation is too small and does not meet earthquake standards.

Mr. Ciecko said the site is important because demand for access to Multnomah County waterways exceeds supply now, with demand predicted to grow by 12% to 70% over the next 20 years. Also, this is the only site in the County with a public beach.

He referred the committee to earlier informal discussions about the plan that the Staff had had with the Regional Facilities Committee. The committee had voiced the following concerns at that time: 1) The parking lot expansion would add considerable impermeable surface area at a facility that would be used to capacity only in the summer season. 2) If such a large parking lot were built, would the Port be interested in a shared parking arrangement? 3) Mass transit does not currently serve the area well.

Mr. Ciecko said those concerns have been investigated, and the findings would be presented by Berit Stevenson in her part of this presentation. He added that the plan received favorable reviews from the Regional Parks and Greenspaces Citizen Advisory Committee, the Oregon State Marine Board, and the Multnomah Board of Commissioners.

Berit Stevenson, Metro Administrative Services and Project Manager, showed a large map of the existing conditions. She pointed out the areas owned by the Sheriff's department, the Port of Portland, and Metro. She indicated the location of the 2,000 linear feet of the sandy beach that Metro would like to purchase.

Councilor McCaig asked if the beach was the part Metro would purchase with open spaces money. Ms. Stevenson said yes. Councilor McCaig asked that was the only part of the project that would be purchased using open-spaces money. Ms. Stevenson said yes.

Ms. Stevenson then pointed to the following areas, where major problems exist: 1) The access to the site off of Marine Drive, which funnels cars directly into the throat of the boat ramp. This backs up cars with boat trailers onto Marine Drive. 2) Overall efficiency of the facility depends on getting boats into and out of the water quickly. The current design does not allow for that, partly because of the access problem and partly because of the location of the river-patrol building. 3) The boat ramp is old and in need of extensive

## MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, March 4, 1998

Page 3

repair or replacement. 4) The beach is currently underutilized even though it is a wonderful resource. Part of that is because the beach has no restroom nor other amenities. Also, the type of crowd the beach currently attracts discourages family use. The Master Plan would build a restroom and shelters and encourage family use. 5) People park in a small ad hoc parking lot on the other side of Marine Drive or along Marine Drive and dash madly across Marine Drive to get to the beach. This is dangerous. In addition, people cross the levy to reach the beach, which exacerbates erosion problems.

Ms. Stevenson then showed the Master Plan and explained the changes it would make. (A complete copy of the Draft Master Plan is attached to the meeting record.) The Sheriff's facility would be torn down and rebuilt in a better location. Boater access would be improved by moving the entrance and adding a long queuing lane so cars towing boats would not back up along Marine Drive. A ticket booth would replace the current honor system collection box. The box currently overflows in the summer. Traffic flow would be more efficiently designed, an onsite restroom would be built, and 214 more parking spaces would be added with 150 of those dedicated to beach users. Shelters would be built, and bike lanes would be added along Marine Drive.

Ms. Stevenson spoke to the issues that had been raised at the earlier informal discussion with the committee. As to the possibility of shared parking, she said the Port said the location is not practical for Port employees to use the lot. As to the lack of transit, Tri-Met said not enough demand exists to put a shuttle on the route. Addition service in that area would be designed to serve residents of the area. As to additional parking, the staff recognizes the problem of building so much impermeable surface that would be used heavily only in the summer season. The technical committee strongly recommended building the parking capacity anyway. The staff came up with three scenarios, any of which would work: 1) build the entire capacity anyway; 2) pave half the parking lot and make the rest out of a permeable material such as gravel; 3) pave half the additional parking spaces now and add more if and when they are needed. Ms. Stevenson said this plan still must go through an environmental review, and these issues will be fleshed out as staff responds to that review.

Chair McFarland asked whether these plans are a commitment to build and a commitment of financial resources. Mr. Ciecko said the figures in the plan regarding funding were included to provide an idea of what will be needed. However, the actual allocation of funds will happen through the Council's budget process. This project is included in the Capital Improvement Plan (CIP). Money has been allocated to that project based on money available through Multnomah County's local share--the \$90,000--and money from the Oregon State Marine Board. So, although money is mentioned, adopting this resolution is not in itself a commitment of money.

Chair McFarland asked what percentage of the total funding Metro would be asked to commit. Ms. Stevenson the Marine Board would provide and estimated \$1.1 million; Multnomah County River Patrol \$1.4 million; and Metro, for the beach improvements, \$0.8 million. Adding 35% across the board for design and engineering and contingency and project management brings the total to \$4.5 million, with Metro contributing about 25% of that.

Councilor McCaig said she thought other money would be available to allow some improvements to be made right away, which was the reason to have the Master Plan adopted soon. She understood Metro's dollars did not need to be allocated right away, as Metro would need only to meet the agreement for the open spaces purchase. That amounts to about \$300 thousand. She said the other \$800 thousand is not in the CIP for next year, because she had objected to its being included in the CIP without first being approved by the Council.

Chair McFarland said the cost estimates for full build-out were based on Mr. Ciecko's and Ms. Stevenson's best guesses. The vote at hand does not commit any money. Councilor McCaig said she wanted to know which improvements would be made regardless of Metro's money. She said she understood that only open spaces money would need to be spent this year.

Mr. Ciecko said the \$300 thousand is part of the regional funds for acquisition. Those are not spelled out as part of the CIP for this project. The portage site and the beach site are identified in the Council-adopted refinement plan, so Metro has had ongoing discussions with the Port of Portland about the properties. If a deal is reached, it would be brought before Council as an unusual circumstance. He understood that the

## MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, March 4, 1998

Page 4

Multnomah County's local share money, the \$90 thousand, is included in the CIP, assuming no changes have been made to the CIP to remove it.

Councilor McCaig said she thought the local share element had been removed. What is not included is the other \$800 thousand to complete Metro's proposed obligation in the Master Plan, because the Council had not agreed to that yet. Mr. Cieccko said he foresees that the \$90 thousand that is available would leverage the State Marine Board money, which would then do the improvements on the launch ramp. However, all the Marine Board has committed thus far is design and engineering money. The actual dollars for improvements would come out of the Marine Board's next biannual budget.

Councilor McCaig asked whether it would be reasonable to envision completing this project in stages, with the first stage being the boat ramp improvement and outbuilding relocation. Neither the parking lot nor the restroom would be completed at this stage. Under this scenario, about two-thirds of the project could be completed without Metro's putting in another cent.

Mr. Cieccko said that is accurate. He said first the sheriff's river patrol must be moved. Then Metro could go to work with the Marine Board on the launch facility, make all the changes, and put the restroom in, depending on Metro's ability to meet all the match requirements. The beach improvements and the parking improvements for beach users could be a separate, stand-alone project to be undertaken when funding is available.

**Motion:**

Councilor Naito moved to recommend Council adoption of Resolution No. 98-2580.

**Vote:**

Chair McFarland and Councilors McCaig and Naito voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

Councilor Naito will carry the resolution to a meeting of the full Council.

Councilor McCaig said she thought she understood from the CIP that Metro's money is not invested beyond the local share, which is appropriate.

Councilor Naito suggested that the diagrams and maps be included when the issue is brought before Council. She said this would not only help the Councilors understand what is being proposed, but because the session is shown on Cable TV, it would help viewers as well.

### **3. RESOLUTION NO. 98-2617, FOR THE PURPOSE OF CONFIRMING THE APPOINTMENT OF ANTHONY VECCHIO TO THE POSITION OF DIRECTOR OF THE METRO WASHINGTON PARK ZOO**

Mike Burton, Metro Executive Director, complimented Kathy Kianus' on the job she has done as interim director for the Zoo while the search for a permanent Director took place. Mr. Burton summarized Mr. Vecchio's qualifications. (His resume is included in the meeting record). He said more than 40 candidates were screened by the president of the American Zoological Association. An extensive review process included meeting with the staff, members of the Zoo Foundation Board, Councilor Naito, and community fund-raisers. Mr. Vecchio emerged as the clear choice. If approved, he will start his duties March 24 and will move his family from Rhode Island when the school year is over.

Councilor Naito said Mr. Vecchio comes well-qualified. The Zoo is fortunate to have him. She complimented Mr. Burton on the national search and on the inclusive selection process.

**Motion:**

Councilor Naito moved to recommend Council adoption of Resolution No. 98-2617.

**Vote:**

Chair McFarland and Councilors Naito and McCaig voted aye. The vote was 3/0 in favor, and the motion passed unanimously.

Councilor Naito will carry the resolution to a meeting of the full Council.

**MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING**

Wednesday, March 4, 1998

Page 5

**6. COUNCILOR COMMUNICATIONS**

None.

There being no further business before the committee, the meeting was adjourned at 2:21 PM.

Prepared by,

Pat Emmerson  
Council Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 2, 1997**

The following have been included as part of the official public record.

<b>DOCUMENT</b>	<b>DOCUMENT DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>DOCUMENT NUMBER</b>
<b>Columbia River Gleason Boat Ramp/Broughton Beach Master Plan</b>	January 1998	Complete copy of the Draft Master Plan	030498-rfm1