

MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

Tuesday, November 27, 2007
Metro Council Chamber

Councilors Present: Robert Liberty, Kathryn Harrington, Carl Hosticka, Rod Park, Rex Burkholder, Carlotta Collette

Councilors Absent: David Bragdon (Council President)

Councilor Liberty convened the Metro Council Work Session Meeting at 2:03 p.m.

1. DISCUSSION OF AGENDA FOR COUNCIL REGULAR MEETING, NOVEMBER 29, 2007//ADMINISTRATIVE/CHIEF OPERATING OFFICER COMMUNICATIONS

Councilor Liberty reviewed the November 29, 2007 Metro Council agenda. Mike Jordan, Chief Operating Officer, and Dan Cooper, Metro Attorney, would be at a senior management retreat and would not be at that meeting. Councilor Harrington would also not be at the meeting.

Mr. Jordan introduced Richard Benner, Metro Senior Attorney, Mr. Benner informed the Council of the process for the hearing. He spoke about the Urban Growth Boundary (UGB), the sequence of events and the process for adopting the ordinance. Councilor Harrington inquired about report dates and timelines. Councilor Liberty asked about the process for new information being revealed after the hearing. Mr. Benner answered the Council questions, explained the notification procedure and Metro requirements. Councilor Park asked about 2629, property sizes, processes and neighbor notification. Mr. Benner talked about the 29-29 report. Councilor Hosticka asked about the notification timeline.

Mr. Jordan provided an update on the Evergreen and Helvetia concept planning. Meetings had been held with the City of Hillsboro. The Metro Council had decided to not take an active role in the discussion. Mr. Jordan informed the Council that the environment had changed and asked the Councilors if they wanted to have any further discussions on the issue. Miranda Bateschell, Regional Planner, informed the Councilors of their options. Councilor Harrington inquired about a timeline. Councilor Park summarized the letter, asked about the involvement of the Land Conservation and Development Commission (LCDC) and the new information that could make the Council change. He spoke about a standard and asked about new information that Metro had which would make them change their opinions. Mr. Benner responded that there was a process for Commission consideration and deciding whether the appeal should go forward. He provided a summary of the process. Councilor Park said the Commission was relying on information from 2002 and 2004. He asked what info would make the Commission change their position. Councilor Liberty said the Council had decided to not say anything. Councilor Harrington asked about waiting until after the City of Hillsboro and the department had met. Councilor Liberty asked if the lack of objection would be seen as an endorsement. Councilor Park said that without a change in policy that would be seen as the Council's stance. Councilor Liberty said he was glad to see the department was taking an interest and participating. He was interested in the information prepared and felt it was a thorough analysis. Councilor Liberty asked which Councilors would want to wait on developments between the department and the City of Hillsboro before deciding whether more Council time should be devoted to the issue. Councilors Liberty, Hosticka, Burkholder, Harrington and Collette supported that idea. Councilor Park felt neutral on the issue.

2. 2035 REGIONAL TRANSPORTATION PLAN UPDATE

Andy Cotugno, Metro Planning Director; Kim Ellis, Metro Planning Department

A 2035 Regional Transportation Plan book was handed out. That report was included with the minutes.

Councilor Burkholder provided a summary of the report and outlined the next steps for the plan. He talked about the six substantive discussion items and what would come next. After review he wanted to identify Council issues and concerns.

Mr. Cotugno said the document had been under public review since October 15 and that it included all of the comments received since that date. He discussed the comments that had been received, explained the organization of the comments and the layout of the report.

Ms. Ellis outlined the presentation. She informed the Council of why particular issues had been raised as discussion items and staff recommendations related to those issues. Ms. Ellis talked about the level of service policy and made a recommendation to bring it back into the draft plan until a broader set of measures was developed. She summarized the issue and explained the tables that accompanied the issue. She informed the Council of concerns that had been raised. Councilor Liberty asked if there were any staff comments on the issue, Council questions or concerns. Councilor Hosticka felt his discussion with the Metro Policy Advisory Committee (MPAC) addressed most of his concerns. Councilor Harrington talked about her concerns with the performance measures and the outcome-based approach. She felt the approach wasn't being used enough and felt it should play a larger role.

Mr. Cotugno responded that the goals and objectives were intended to be the statement of outcomes they were looking for. Councilor Park had questions on the outcomes approach. Councilor Harrington commented on the variety of stakeholders and methodologies. Councilor Liberty talked about the level of service standards, which were discussed at Joint Policy Advisory Committee on Transportation (JPACT) and MPAC meetings. He felt that the format wasn't clear. Ms. Ellis clarified some of the report for the Council and provided additional information on the report. All councilors felt comfortable with the issue.

Ms. Ellis next summarized item two. She introduced the issue, talked about land use status and concerns and the 2040 growth concept. Councilor Burkholder mentioned prioritization, which would be discussed in issue five. He noticed language had changed and wanted to talk about that change. Councilor Park asked about why there was such concern in a third level objective. He talked about language choices and the acceptance of word choices. Councilor Liberty said he was more concerned with performance standards and the investment that had been put into this level of debate. He felt the debate was premature. All Councilors were in agreement.

Ms. Ellis provided an outline of the third issue. She talked about Oregon Department of Transportation (ODOT) recommendations and concerns, Metro staff recommendations and feedback that had been received. Mr. Cotugno told the Council about language that had been incorporated into the report based on the suggestions from ODOT and MPAC. Councilor Hosticka talked about his disagreements with the word choices. He agreed with MPAC but felt Metro should be consistently strong on the action statements.

Mr. Cotugno talked about policy requirements and responded that the regional plan needed to be consistent with the state plan. Councilor Hosticka talked about his interpretation of the issue. Mr. Cotugno said the two actions listed were fairly neutral. Councilor Liberty pointed out the chief differences and suggested potential options. He asked about the pilot project and the order of issues. Councilor Hosticka talked about value pricing projects and what he had witnessed. Councilor Burkholder felt that “promotion” language would be beneficial. Councilor Liberty suggested revisions to the report; he recommended that the pilot project language be reinstated as a potential action. The Councilors agreed with his suggestions.

Ms. Ellis explained that the fourth issue responded to the desire to have more clarity about what was of regional interest. She pointed out wording changes and summarized the issue. Councilor Park asked about what had been left out. Councilor Liberty inquired about rail facilities. Councilor Burkholder said this was a text version of the maps and included some policy information. He talked about street connectivity. Councilor Park asked about local street networks. Mr. Cotugno explained who would be responsible for these. Councilor Park talked about a potential lack of local funding. Councilor Liberty expressed concern about the decision to omit local connector streets from the street network discussion. Councilor Harrington asked about potential objections and asked for examples of potential problems. The council talked about arterials and town center designations. Councilor Liberty asked about the connection between designated main streets and arterials.

Councilor Burkholder felt a key thing was not being money-oriented and that street standards need to be considered. He talked about street design and location. Councilor Park questioned the need for the language choices and the use of the attached maps. Ms. Ellis replied that the text was provided to accompany the maps. Councilor Liberty talked about the use of the selected text and made suggestions. Councilor Collette asked about how some of the items were defined and suggested some things she felt could be included.

An overview of the fourth issue was provided by Ms. Ellis. She talked about the actions and reaching the objectives. Councilor Harrington was uncomfortable with some of the report and said that she didn’t feel like it was a progression. Councilor Park talked about the protection of investments; he wanted to assure it was covered in the report and that it would be brought up for debate. Councilor Liberty felt some of the wording could be improved and that certain things felt repetitive. All Councilors supported the issue.

The fifth issue covered the needs of areas brought into the UGB. MTAC members felt the wording had been too narrow and created the proposed language in the staff recommendations section. Ms. Ellis gave an overview of the issue and talked about facilitating growth. Councilor Park commented on prioritization and funding for areas such as Rockland and Pleasant Valley. He talked about the next steps and potential future discussions. Ms. Ellis agreed that a strategy for the next discussion should be outlined.

Councilors Park, Burkholder, Hosticka, and Harrington were unsure of their stance on the issue. Councilor Burkholder felt it hadn’t been thought through enough and needed more discussion. Councilor Hosticka felt neutral and supported it if priorities were not being established. Councilor Harrington was concerned that the issue needed additional work. Councilor Liberty summarized the Councilors’ concerns. Councilor Burkholder felt the language of emerging issues needed revisions.

3. BREAK

4. WASTE TRANSPORT CONTRACT RFP

Mike Hoglund, Solid Waste and Recycling Director

A powerpoint file accompanied the presentation. This file was included with the minutes.

Mr. Hoglund provided an overview of the project and presentation. The Council liaisons for this project were Council President Bragdon, Councilor Park and Councilor Harrington. He briefly outlined the topics that would be covered and provided a background on the project. At a meeting in May a paper prepared by CH2Mhill and WIH was presented to the Council. The findings from that study revealed that the trucking scenario was ranked highest, followed by a barge or barge/trucking combination and rail was ranked lowest. At the prior presentation the Council requested that staff perform an additional sensitivity analysis. Mr. Hoglund wanted to provide the Council with a background on the public outreach process. He explained where the Council could provide direction and feedback. He explained that emissions had been studied and a fuel price analysis had been performed. Mr. Hoglund talked about the option for one or two contracts, the fuel excise tax and risk of fuel costs rising over the length of the contract(s).

The work session worksheet summarized the questions that were presented to Council. Mr. Hoglund provided the Council with a selection, negotiation and hiring timeline. He reported on the public outreach and the results from those events. He mentioned some of the deeper concerns in the various regions. He provided the Council with criteria ratings from surveys that had been distributed. Councilor Liberty asked for clarification on the importance of criterion ratings; he pointed out that the scale didn't seem consistent. Mr. Hoglund acknowledged that the direction of the wording had changed. Councilor Liberty was concerned that people would have been confused by the change.

The surveys revealed that cost was of less concern than other issues. The most important criterion were environmental and community impacts. Half of the respondents responded that trucking was the preferred mode of transfer. Mr. Hoglund felt that many of the respondents were tied to the trucking industry. Mr. Hoglund wanted to determine if concerns had changed since the last survey.

Dan Pitzler, CH2M Hill, discussed the important objectives that had been identified and gave a cost breakdown. He explained the White Paper Value Model Point Allocations and the Metro Waste Transportation Contract. He talked about some of the underlying issues in the major criteria and changes to be considered since receiving public feedback. Mr. Hoglund explained point allocation options for proposal evaluations.

A sensitivity analysis was conducted with three potential scenarios. It provided the Council with point allocation options for cost, environmental and socioeconomic impacts, operational considerations and risk reduction to Metro. He explained the scoring and provided a graph that showed the changes in each scenario.

Mr. Pitzler provided a list of the best practices in relation to emissions. A bar graph showed the emission changes when a barge, rail or truck was used, another graph showed the best practices for emissions. Councilor Liberty had questions about rail transportation and trains not being able to travel directly to the Columbia Ridge facility. Mr. Hoglund said negotiations would need to happen between potential rail carriers. He talked about the benefits and drawbacks from each

option. Councilor Park asked about the destinations used to calculate the test practice data. Mr. Pitzler explained the graphs and Mr. Hoglund pointed out the adaptability of trucks. Councilor Hosticka pointed out that rank order stayed the same. Mr. Pitzler asked for Council feedback. Councilor Harrington would like the base proposal to change. She was comfortable with Option 1. Councilor Park inquired about differences with Option 1 and said he was also comfortable with that option. Councilors Hosticka and Collette also preferred Option 1. Councilor Collette was concerned that as the cost focus lessens, the bids could falter. Councilor Hosticka asked if some of the bidders on this contract held other garbage hauling contracts. Mr. Hoglund said he would want to hear from haulers and that additional input would be factored in. Councilor Liberty said he was more comfortable with Option 2. Mr. Hoglund said there would be a hearing on the issue in January.

Mr. Pitzler discussed the sensitivity of cost to changes in fuel prices; he provided cost calculations for each of the three scenarios. He didn't feel there was a strong cost sensitivity to fuel changes. Councilor Liberty asked about fuel price changes. Mr. Pitzler replied that within the possible contracts either the bidder or Metro could assume the risks associated with changes in fuel costs. He informed the Council of the strengths and weaknesses associated with split contracts. He supported having one contract and said that if a contractor wanted to bid on only one station they would need to partner with another contractor and assemble a package. Councilor Collette supported the opportunity for mixed mode contracts. Councilor Park felt there was a risk of having double administration but he wanted the option of looking at two contracts. He favored Option 2.

Councilor Harrington asked if the option of having two contracts could result in having two modes of transportation. Mr. Pitzler said that possibility existed. Councilor Harrington said she wanted to encourage creativity and partnerships. Councilor Liberty asked if the bidders would have the option to chose to service one or both stations. Mr. Hoglund said each bidder could submit three proposals, with the option to haul from Central, South or both stations. The number of bids would be tripled. Councilor Collette inquired about the likelihood of partnerships between haulers. Mr. Hoglund felt that a partnering of haulers would be competitive but questioned the responsiveness of haulers to join with other hauling modes.

Councilor Park asked about the non-Metro transfer stations. Mr. Hoglund said they were not calculated into the analysis. He felt Metro would be better served by having one contract and talked about the federal excise tax. Councilor Hosticka asked if larger companies would be favored if the hauler assumed the risk of fuel changes. The reply was that larger companies would have an advantage under that risk assumption. Councilor Collette asked how contracts could be compared when some would assume fuel price risks and others would not.

Councilors Hosticka, Collette and Liberty supported Option 1. Councilor Park was more comfortable with Option 2 and Councilor Harrington was unsure of the most ideal option.

5. HOUSING NEEDS AND INVENTORY

Gerry Uba, Planning Department; Shelia Martin, Director and Associate Professor at PSU Institute of Portland Metropolitan Studies; George Hough, Director and Associate Professor at PSU Population Research Center

A powerpoint file accompanied the presentation. This file was included with the minutes.

Councilor Liberty introduced the study and informed the Council that the Housing Choice Task Force had met, made a series of recommendations and identified the suggested next steps. The policy issues that had not been covered were related to regulatory obstacles, identifying additional funding, housing inventory and a housing needs assessment. Councilor Liberty noted that substantial work had been done on housing inventory; the current presentation used Metroscope and focused on housing needs.

Mr. Uba provided an overview of the presentation and a timeline for the housing needs study. He pointed out that the last study had been done in 1999/2000. Mr. Uba summarized that study and the influence that data had on local governments. He informed the Council that between the previous and current housing needs studies there had been a major shift in methodology and identification of people who would need affordable housing. He felt there was now a better understanding of who would need this type of housing.

Ms. Martin said they wanted to provide the Council with a richer analysis of housing data than had been seen in the past. The report provided a broad view of the housing market. The new data could assist the Council with making decisions related to leverage over the housing market and where policies could be focused. Information from the Data Resource Center was used in the analysis. The state housing model was reviewed. However, the Metroscope model was used because it provided a demand-side analysis and described how the development community responded.

Councilor Park asked about land that would be added to the Urban Growth Boundary (UGB) by 2035. He questioned lag periods and assumptions that had been made. The process for land additions into the UGB was explained and a timeframe for that growth was provided. The lag time was approximately ten years. A schedule of UGB additions had previously been distributed to the Councilors. Ms. Martin explained that results were reported and maps were provided according to sub-areas that were used by Metroscope. A map of those sub-areas was included with the minutes. Councilor Harrington questioned who defined the sub-areas. It was reported that they were loosely related to census tracts.

The powerpoint presentation showed where growth was predicted and what kinds of households were expected to increase. A chart on the distribution of wealth in the Metro region in 2005 and 2035 was provided. Household size changes were shown and information on the types of housing being rented or owned was provided. Councilor Park inquired about household size and homeownership. Councilor Collette asked about the conversion of condominiums to apartments. Councilor Liberty noted the significant change in multi-family homeownership. He felt that how the new information on housing needs was used would be important. Councilor Park wanted to know the range of when new assumptions would go online.

In the future, condominiums would increase and rentals would decrease. Councilor Liberty talked about the details of the study. Councilor Harrington commented on housing stock, the demand for multi-family homes and a decrease in single-family houses; she wanted to encourage multi-family housing units. Councilor Liberty noted that the report looked at the total housing, which included existing stock. He mentioned that future-housing demand received significant attention. Ms. Martin showed the Council data that indicated housing demand was rising regardless of income.

The power point presentation showed data on the percentage of income that would be spent on housing. Ms. Martin said with urban and suburban dwellers, there was a trade-off between housing and transportation costs. A graph that showed the housing cost-burden of different demographic groups was displayed. Councilor Park felt that information which was provided to the public and did not include that data skewed public opinion. Mr. Hough provided a deeper explanation of the data. The report provided the percentage of change and the locations of rental multi-family households. Policy-relevant trends, predictions and variables were explained next. The presenters covered the cost burden for owners and renters, housing and transportation cost trade off and the continuation of using Metroscope to analyze implications.

Councilor Liberty questioned the archetype arrangement. Mr. Hough explained it was a typical type of analysis. Councilor Liberty talked about resettlement and housing costs. Councilor Harrington commented on the use of Metroscope and urban growth management decisions. She felt that information could be used differently in the future and wanted to see a discussion on what the data presented might mean to Metro and local governments. Councilor Liberty talked about tools already being used by Metro and their use and adaptability. Councilor Harrington felt the data could help Metro focus their policies and programs in the future but was unsure of how that engagement would happen. Mr. Hough explained this report added an economic dimension to existing Metro knowledge. Councilor Harrington referred to a past New Look work session and the importance of explaining the tools being used. Councilor Park voiced his agreement. It was explained that this was not a prediction but instead a potential scenario. Councilor Liberty asked the Council if they would prefer staff to use a more complete view of housing needs, policy and program development. Councilor Hosticka's initial reaction was that the geographic areas were large and diverse within themselves, making it hard to determine the significance of the information. He questioned the feasibility of refining the geographic areas into smaller sections. Councilor Liberty felt that part of his concern would be feeling less confident in the data if the geographic areas were too small.

Councilor Park asked about size of census tracts and acreage that could be seen. Councilors Liberty, Park and Hosticka all expressed an interest in seeing data from smaller tracts and Councilor Liberty felt it was important to not be limited by jurisdictional lines. The Council next discussed other planning efforts. Councilor Hosticka had concern about the grouping of census tracts and the mixed-uses of land within those tracts. Councilor Collette felt it was an improvement from what was used in the past and should be utilized.

Councilor Harrington questioned the source of data used in the housing needs assessment and urban growth management decisions. Councilor Hosticka said that when assumptions change the results also change. Councilor Liberty explained that the Council had concerns about some of the wording on the survey. Councilor Harrington said the report hadn't informed her of what this data would mean to local government. Councilor Liberty informed the presenters that the Council would need additional information before answering question 3. Councilor Park felt that MTAC needed to be comfortable with this data. Councilor Collette felt there needed to be a better understanding of the flexibility of the model and its usefulness; seeing one presentation of outcomes didn't address all of the concerns. Councilor Liberty said they had an analytic tool. Councilor Harrington would like to see how the use of the data would be explained to MPAC. Councilor Liberty felt that would help answer some elements of item 2 and could be discussed at a future work session. Councilor Harrington said she was ready to bring in an MPAC draft worksheet. Councilor Park talked about the comfort of MPAC and MTAC. Councilor Liberty noted that existing affordable housing advocates could feel threatened by this. Councilor

Harrington mentioned the potential benefits of a workshop to review the data with an invited audience.

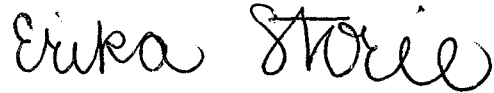
Mr. Uba thanked the staff and consultants who had helped with the project and informed the Council there would be a meeting on the topic on Thursday.

6. COUNCIL BRIEFINGS/COMMUNICATIONS

Councilor Harrington provided an update on MPAC. She provided a handout, which was attached to these minutes. Mr. Jordan discussed problems with the timeline and citizen testimony requirements.

There being no further business to come before the Metro Council, Councilor Liberty adjourned the meeting at 5:43 p.m.

Prepared by,

A handwritten signature in black ink that reads "Erika Storie". The signature is written in a cursive, flowing style.

Erika Storie
Council Operations Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
 NOVEMBER 27, 2007**

Item	Topic	Doc. Date	Document Description	Doc. Number
1	Agenda	11/29/07	Agenda: Metro Council regular meeting, November 29, 2007	112707cw-01
2	Evergreen & Helvetia	11/26/07	Evergreen and Helvetia Concept Planning Update	112707cw-02
3	Solid Waste Transport	11/27/07	Postponement of Metro Council action on the Regional Solid Waste Management Plan	112727cw-03
4	Solid Waste Transport	11/27/07	Metro Solid Waste Transport Study	112707cw-04
5	Solid Waste Transport	11/16/07	2035 Regional Transportation Plan, Public Comment Report	112707cw-05
6	Affordable Housing	11/20/07	Affordable Housing Needs Study for the Portland Metro Area	112707cw-06
7	Affordable Housing		County Subareas and Local Gvts. Boundaries, map to correct error on 112707cw-07, 2-7	112707cw-07
8	Affordable Housing		Regional Affordable Housing Units Inventory	112707cw-08
9	Affordable Housing	11/27/07	Potential Use of the Findings of the Regional Housing Needs Study	112707cw-09
10	Affordable Housing	11/27/07	Powerpoint presentation for the Affordable Housing Needs Study	112707cw-10