

MINUTES OF THE METRO COUNCIL WORK SESSION MEETING

Tuesday, May 20, 2003
Metro Council Chamber

Councilors Present: David Bragdon (Council President), Susan McLain, Brian Newman, Carl Hosticka, Rod Park, Rex Burkholder, Rod Monroe

Councilors Absent:

Council President Bragdon convened the Metro Council Work Session Meeting at 2:04 p.m.

1. SALEM LEGISLATIVE REPORT

Jeff Stone, Senior Policy Advisor, spoke to the Taxi bill, which was now going no where, SB 763, the mandatory sub-regional bill was still on the table but had not been amended. Council President Bragdon explained further the issues behind this bill. Dick Benner, Senior Assistant Attorney, spoke to the appeal issue. HB 3163, the Metro may not expand into Forest Park bill was in the Senate. It was unlikely to pass. He then talked about the HB 3484, Urban Growth Boundary bill having to do with the bus burying issue. The transportation package had been broken into two bills. Mr. Stone talked about both bills. Councilor Burkholder expressed concern about special transportation bills. SB 803 passed the House. He noted the status of HB 3616, providing tax incentive for wildlife protection. Councilor Hosticka explained this bill, which would extend to urban areas. He felt it was a good bill. Local governments would have a choice. It moved out of committee and would be on the House floor. Councilor Monroe asked about the bill on land filling glass. Mr. Stone said they were watching that bill. Mike Hogle, Director of Solid Waste and Recycling, talked about its impact on Metro.

2. DISCUSSION OF AGENDA FOR COUNCIL REGULAR MEETING, MAY 22, 2003.

David Bragdon, Council President, spoke to the quasi-judicial matter before Council this week. He explained the procedures for the matter. Councilor McLain asked about the consent agenda for the May 29th agenda. She suggested that Councilors might have questions on two of the items. She asked that if those issues were of concern that they are pulled off the consent agenda. Council President Bragdon concurred.

3. SOLID WASTE BUSINESS PLAN FOR LATEX PAINT

Mike Hogle, Director of Solid Waste and Recycling, introduced the topic of latex paint. He asked the Council to give guidance on the business plan. If Council is comfortable with the plan they would like to move forward. Jim Quinn, Solid Waste and Recycling Department, updated the Council on the latex paint recycling program (a copy of his overview is included in the meeting record). He spoke to revenues, the market share, getting the word out, operations issues such as access to the paint site and feedstock. Roy Soards, Business Services Director, spoke to the business plan, which brought in revenue and had a social mission of recycling paint. He talked about the number of transactions, the current building space, and the need to build or lease a new building to handle supply and demand. We had more demand than we could fill. He stated that it made sense to move into a leased facility. He spoke to our current losses versus the disposal costs. He talked about the recycling and landfill issues. He talked about the lease and needing a

good market location. They were looking on the east side of the region primarily because the latex site was currently on the east side.

William Eadie, Parks and Greenspaces Department, talked about his mission in finding a site, good accessibility and near Hwy I-205. He spoke to the specification sheet (a copy of which is found in the meeting record) for the site. Mr. Soards talked about the benefits of leasing versus buying. Leasing gave flexibility and took care of some of the risk management issues. They had found five buildings. He noted that they had looked at satisfying the criteria. He asked for direction to proceed with leasing a building. Councilor McLain said she supported the idea. She asked how it would serve more regionally. Where in the business plan did it talk about other retail sites? Mr. Soards said the central location would help. He spoke to Phase 2, looking at resellers and utilizing one-gallon containers instead of five-gallon containers. She said the central location element was very important. Councilor Park asked about other hazardous waste sites. Mr. Quinn said there were two paint companies, Rodda and Miller who were participants. Council President Bragdon suggested that Mr. Eadie should pursue the lease option if Council had no objection. Council expressed no objection.

4. GOAL 5 UPDATE

Chris Deffebach and Andy Cotugno, Planning Department, talked about Fish and Wildlife Habitat Protection. Mr. Cotugno asked for direction on program options that they could take out to the public for their comments and the ability to further investigate those options. Ms. Deffebach noted the review process (a copy of all of the documents are included in the meeting record). She then spoke to when they would be going out to the public, which would begin this Fall. She asked for direction from the Council about factors, which have been identified for Economic Social Environmental and Energy (ESEE) analysis and the right range of program options identified before they took it back out to the public. Councilor McLain said they should be looking for refinements from the public. She wanted to make sure we didn't ask questions of the public that they didn't need. Mr. Cotugno explained the steps before they went out to the public. Ms. Deffebach continued with the timeline. Council President Bragdon said they were talking about the range of programs. Ms. Deffebach said the discussion needed to happen now. Councilor Burkholder asked what the public would see in the Fall versus next Spring. Mr. Cotugno shared a transportation analogy. Councilor McLain talked about multiple options for Goal 5 program options. She thought that we had to get to that point and put it on the map. We must talk about the choices and what it would cost. Ms. Deffebach said defining the program options would be produced by the Fall. Council President Bragdon reviewed that in the Fall we would be talking about program alternatives. It would be mapped.

Ms. Deffebach continued with the timeline. Councilor Hosticka said these involvement processes take time. Ms. Deffebach provided a brief history of Goal 5. She spoke to the lessons they had learned after they had released the Greenbook. Councilor Hosticka said he thought they were at the point of being able to finish the steps. Ms. Deffebach spoke to the foundation of their current effort and that they were in the process now of defining regional protection program. Councilor McLain asked about the local governments adopting a standard program without further analysis. Ms. Deffebach responded as to what that statement meant. Michael Jordan, Chief Operating Officer, said the Council needed to understand that Metro was responsible for developing the entire regional program. Councilor McLain said we needed to have a toolbox of options, which were practical and cost effective. Council President Bragdon talked about questions that citizens had asked him. Mr. Cotugno said it was a question of equity and standards. Councilor Park asked whether it was the program or the location that we were trying to protect. Ms. Deffebach said she thought that it would be clearer depending upon the options.

Councilor Park noted the problems with the Greenbook. It created so much resistance that you couldn't move anything ahead. Ms. Deffebach talked about the acceptable bookends for program options. She spoke to their approach and where they needed help. Councilor Burkholder talked about the regional approach and the value to local jurisdictions. Councilor McLain talked about City of Hillsboro and the Tualatin Basic group. Ms. Deffebach talked about defining the minimum and maximum as well as what was currently in place. She then gave an overview of what different options addressed different resource opportunities and shared that there was a variety of tools. She spoke to moving forward and what kind of tools they should be considering. Mr. Cotugno said his image of these options would be mapped.

5. COMMERCIAL ENCROACHMENT STUDY AND INDUSTRIAL PARCEL SUPPLY AND DEMAND

Mr. Cotugno introduced Task III issues. These were two parts of the issue. Amy Rose, Planning Department, gave an overview of what was Title IV. She looked at the Commercial Encroachment on Industrial Land (a copy of which is found in the meeting record). She talked about her approach, process and findings. There were a lot of gray areas between commercial and industrial areas. She spoke to the conclusions of her study. She had also made some suggestions on next steps. Councilor Newman asked for an example of gray areas. Ms. Rose talked about the perceptions. Ms. Rose said industrial zones do allow retail and commercial uses. The definition of industrial, commercial and retail uses vary with each jurisdiction. Lydia Neill, Planning Department, explained local controls. Councilor Burkholder talked about how you define commercial and that we might need to better refine commercial. Councilor Park said they needed to identify the areas where industrial land was important. Mr. Cotugno said we needed to be more precise about our scarce industrial resource. There were a lot of issues where if you keep an industrial sanctuary you might be limiting your purpose.

Ms. Neill talked about the kind of industrial land we needed (a copy of which is included in the meeting record). They compared and evaluated the industrial land supply with projected demand. She said the key piece would be locational criteria. She spoke to net versus gross acreage. She provided foundations on our demands and how the demand broke out. Councilor Burkholder asked how you made the kind of predictions for industrial lands. Ms. Neill said this evaluation was based on past demand. Employment trends will continue to change. Mr. Cotugno explained what drove the forecast. It was both national and regional factors. Councilor Newman asked how much of this was aspirational? Ms. Neill said the percentage splits were based on last year's work. Councilor Park asked about the 70% figure. Ms. Neill addressed several policy issues that the Council might need to consider. She spoke to market restriction and the consequences of that decision. Councilor Hosticka talked about getting things they want versus not getting things we want. He gave an example in North Wilsonville. Councilor McLain spoke to the need for balance using our best information. Ms. Neill said they had follow-up work, the siting and locational work, short term need for the industrial land, and aggregation of parcels. She noted Tim O'Brien's assessment (a copy of which is found in the meeting record). Councilor McLain asked about blending the agriculture industrial. Mr. Cotugno responded to her question.

6. 3rd QUARTER FINANCIAL REPORT

Casey Short, Chief Financial Officer, listed six things that he called out in the report. There were no amendments to amend the current year's budget, solid waste projections showed 134% coverage ratio on the debt ratio, the excise tax should come in at 1.25% lower than they projected,

and they were projecting the general fund ending balance of \$170,000 under-spending primarily due to the savings in the Council and Executive offices.

7. RETREAT PLANNING

Michael Jordan, Chief Operating Officer, spoke to the summation (a copy of which is found in the meeting record). He reminded them of the agenda for the retreat. He also hoped to get to issues concerning organization structure as well as future retreats or meetings. He asked Council on how we would handle options for TGM grant submittal (a copy of which is found in the meeting record). He wasn't sure that it was necessary to bring these forward at a formal Council meeting but through a Work Session. Mr. Cotugno talked about the criteria for grant application to seek TGM (Transportation and Growth Management) and the four different options. Councilor Burkholder asked about limitations. Councilor Hosticka commented about the I-5/99W project and local jurisdiction's request for him to spearhead the discussion. Mr. Cotugno said he felt that the Powell/Foster was the lowest priority for TDM funds. He suggested that the Council articulate what were their priorities. Mr. Jordan asked if these appeared to be the Council's priorities. Councilors said they felt all four of the projects had value.

8. CITIZEN COMMUNICATION

Doug Bollam commented on the public involvement process concerning agendas. He suggested posting an agenda in plastic so that if the agendas were already gone, the public could still know what was going on.

9. COUNCILOR COMMUNICATION

Councilors talked about events they had recently attended or planned to attend including the Centers kick-off, the Portland Business Alliance breakfast, and the Tualatin Basin group. Councilor Park announced that he would not be at Council this week as he would be at the DLCD hearing in Salem concerning their decision on Metro's Urban Growth Boundary decision.

There being no further business to come before the Metro Council, Council President Bragdon adjourned the meeting at 4:45 p.m.

Prepared by

Chris Billington
Clerk of the Council

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF MAY 20, 2003

Item	Topic	Doc Date	Document Description	Doc. Number
3	Specifications	5/20/03	To: Metro Council From: William Eadie, Parks and Greenspaces Re: New Latex Facility Specs	052003c-01
3	Latex Program Details	5/20/03	To: Metro Council From: Jim Quinn, Solid Waste and Recycling Dept. Re: Metro's Latex Paint Recycling Program	052003c-02
4	Update	5/20/03	To: Metro Council From: Chris Deffebach, Planning Dept. Re: Fish and Wildlife Habitat Protection (Goal 5) update	052003c-03
5	Report	April 2003	To: Metro Council From: Amy Rose, Planning Dept. Re: Examination of Commercial Encroachment on Industrial Land	052003c-04
5	Memo	5/14/03	To: David Bragdon, Council President From: Lydia Neill, Principal Regional Planner Re: Evaluating the Industrial Land Supply with Project Demand	052003c-05
5	Memo	5/13/03	To: Mary Weber, Community Development Manager From: Tim O'Brien, Senior Regional Planner Re: Preliminary Estimate of Vacant Buildable Land Available in Selected 2002 Alternative Analysis Study Areas	052003c-06
6	Report	Through March 31, 2003	To: Metro Council From: Casey Short, CFO Re: Quarterly Report, Third Quarter, FY 2003-04	052003c-07
7	Memo	5/14/03	To: Michael Jordan, COO From: Andy Cotugno, Planning Director, Re: Options for TGM (Transportation and Growth Management) Grant Submittal	052003c-08
7	Retreat Information	5/20/03	To: Metro Council From: Michael Jordan, COO & Margo Helphand, Retreat Facilitator Re: Information for Retreat	052003c-09