

MINUTES OF THE METRO COUNCIL MEETING

February 19, 1998

Council Chamber

Councilors Present: Jon Kvistad (Presiding Officer) Ruth McFarland, Susan McLain, Patricia McCaig, Ed Washington, Lisa Naito, Don Morissette

Councilors Absent:

Presiding Officer Kvistad convened the Regular Council Meeting at 2:03 p.m.

1. INTRODUCTIONS

None.

2. CITIZEN COMMUNICATION

Art Lewellan, LOTI, 3205 SE 8th #9, Portland, OR 97202, presented new slides on his LOTI project, the inclusion of the east bank alignment on the DEIS. He said that he did not have confidence in the South/North Light Rail project as proposed. He showed his regional approach to his trolley/street car/electric bus plan to save costs and to do something more for the mall than the light rail could which was to put a frequent electric vehicle on the mall that would cooperate with buses. His regional approach included a streetcar in Milwaukie, Clackamas Town Center and across the Hawthorne Bridge. He had also developed a proposal to extend the Central City streetcar across the Hawthorne Bridge and allow for lines to grow on the east side. He also showed the historic electric bus system that Portland once had serving the Sandy/Hawthorne area. His newest development included rebuilding the Ross Island Bridge to take care of the congestion putting Milwaukie Avenue over Powell Blvd. to allow for the residential commercial area to get to the light rail station on Clinton. He said the neighborhood for transit uses was very inhospitable, his plan he believed would improve the livability of the neighborhoods in that area.

John Weigant, Bridgeton Neighborhood Association, 429 N Bridgeton, #B, Portland, OR 97217 said his neighborhood had had explosive growth in the last two years. In two years from now, there would be the addition of 2 hotels, an 8-story condo/apartments complex, 100 row houses, and 200 units of manufactured housing development. They were expecting bad traffic congestion on the I-5 Marine Drive interchange as well as on Northeast Marine Drive. They had been assured in their neighborhood planning process that these problems were being attended to by the City of Portland. He had attended an open house concerning the growth in the area and found that there would be triple growth in the next five years. He said there were concurrent sewer improvements and street improvement going on on Marine Drive in the same area. They were not being coordinated. At the Portland Budget Forum this last month they had heard for the first time the need for coordination and systems thinking. His personal goal before Council today was citizen involvement with a systems thinking background. He noted his own background as a Physics teacher. His key goal was to ask the Council to consider the perspectives that were future oriented. He felt that Metro's focus was looking far into the future yet very few people in the region were actually doing this.

3. EXECUTIVE OFFICER COMMUNICATIONS

Mike Burton, Executive Officer introduced Tony Vecchio as the new director of the Metro Washington Park Zoo. Mr. Vecchio came from Providence Rhode Island where he was the director of the Zoo there. He noted that Councilor Naito had been involved with the selection process and explained that process. Mr. Vecchio would begin his position in about a month.

Councilor Naito said on behalf of the Council, she thanked Mr. Burton for the extensive outreach and involvement of the staff and members of the community in the excellent selection process. She welcomed Mr. Vecchio.

Councilor McCaig shared with Mr. Vecchio the rhinoceros story and asked for his input.

Councilor Naito shared with the Council an extraordinary story the interviewing team heard in the selection process. Mr. Vecchio joined with one of the children's hospitals in Rhode Island and created a permanent Zoo exhibit in the hospital itself for ill children who could not leave the hospital. She felt this was the type of innovation that was welcomed at Metro, she looked forward to working with Mr. Vecchio.

Presiding Officer Kvistad welcomed Mr. Vecchio to Oregon and indicated that the Council would expedite the confirmation process.

Councilor McFarland also welcomed Mr. Vecchio.

Mr. Burton presented the 1998-99 proposed budget for Metro which the Council would be considering in the next several months. He noted Mr. Weigant's presentation which spoke to the fact that Metro focuses on the future, looking at a broad scope of what was going on in the region. The Charter required this of Metro. The process of looking ahead, trying to take our vision and make certain that we were meeting those goals was one that was not an easy task. He felt this next year would be one of the more difficult years for Metro in that sense. The implementation of the concepts that everyone worked on in 2040 for the last few years must now happen. He noted that we were beginning to see how much work that was on the part of local jurisdictions to implement it, on the part of citizens to accept it, and the real significant choices that must be made and the tough decisions that the Council had already made and would have to continue to make if we were going to make this work. He believed this wouldn't be an easy task and it would be a difficult year for Metro. The budget he had put together tried to address those growth management questions in a way that hopefully would be helpful to local governments and to the Council in carrying out those tasks. Local governments would need Metro's help. They would be asked to burden a lot of what was going on by Metro's mandate in the Charter. The task before Metro would require local jurisdiction help.

In putting this budget together this year, there had been an emphasis on citizen involvement, a new approach for Metro. Metro's citizen involvement committee had asked that Metro try to involve citizens in the development of those budgets. He noted that in the budget documents, starting on page A282 there were a series of letters from the various citizen involvement budget committees for each one of the departments. They had initially wondered if the citizen involvement would be a useful process and found that every department felt it was an extremely useful process to have the citizens look at the budgets with the departments.

The budget was built around the access to core Metro values; access to nature, the concept of clean air and water, the ability to get around the region easily, creating safe and stable neighborhoods, creating resources for future generations, and a strong regional economy were the

concepts that he had asked the departments to use as a basis when reviewing their budgets. He felt we had met that request.

There were three major points in the budget this year. First, the budget was less this year than it was last year. He reviewed the last three years of budgets, the total budget was down from \$411 million in FY 1997-98 to \$389 for FY 1998-99. There were no new taxes in the budget, no rate or fee increases in this budget. The budget also assumed a reduction in the tip fee with an average rate fixed at \$63.50 a ton. He noted a slide going back to FY 1992-93 through the current and proposed year. For the first few years, Metro had actually had a reduced and constantly reduced fee simply because the Council and the budgets that the Council adopted saw the wisdom in maintaining a flat fee which meant it did not go up when there was inflationary costs that were faced in the region. Metro had consistently brought down that tip fee which included the action the Council took to bring the fee down from \$75 to \$70 and now down to \$63.50, a marked decrease in the tip fee. The budget was built around that decrease. The budget also lived with the aspects of ballot measure 50, he noted the impact that ballot measure 50 had on the Zoo, even though Metro was fairing better under ballot measure 50 than 47, Metro still experienced about a \$1.4 million hit at the Zoo. The actions that Council took last year would help Metro get through that impact and Metro would continue to be able to fund the Zoo in that manner.

The second major point was the emphasis on growth management. This budget produced a 21% increase in the general fund to growth management. He noted a slide which indicated the general fund money, excise tax money given to growth management and how it had increased in this particular budget. The initiatives that Metro was taking for that were to help local governments in their general planning, for urban reserve master planning, Title III planning and to meet the requirements that the Council set up for affordable housing. Those dollars were in an appendix. He explained how they had tried to get those additional dollars into the Growth Management budget. He wished to work with the Council on how Metro could best utilize those additional dollars to get directly them to local governments for assistance in their needs to meet their planning requirements in urban reserve planning and other planning.

Metro was doing its job. The budget implemented the Regional Framework Plan, dealt with the regional inventories and parks (an area that should have been done several years ago), completed the Regional Transportation Plan including the Transit Oriented Developments (TODs), and the transportation program which emphasized improving air quality. This budget anticipated the opening of the Oregon Project at the Zoo which would include the Mountain Goat exhibit (opening September 18th), a new restaurant, and Metro's orientation to light rail. Metro would continue their Open Spaces acquisition program, hoping to add a 1000 more acres to the 4100 acres already purchased as well as land banking. The budget would also complete the preliminary engineering for the South North light rail and the contract it served with MERC to help reduce MERCs overall cost. There was a signed agreement with MERC for this next year. The budget would beef up maintenance improvement of all Metro facilities including the development of master plans. The budget established renewal and replacement funding for all facilities and a computer replacement funding program. He felt this was an important accomplishment since Metro had had no renewal and replacement at any of the facilities three years ago. The budget also anticipated the completion of the Oregon Convention Center.

Mr. Burton closed by saying, this budget continued to be in balance. Metro continued to provide a broad range of services to the citizens of the region, to manage growth and to protect and enhance livability. There was already a schedule established for the budget process. Key points included the total reduction of the budget, they had put as many dollars as possible into local assistance for planning which would be a major effort before Metro in the next year. Metro continued to carry

out the voter mandated bond measure efforts in Open Spaces and at the Zoo. They would also be looking forward to a new measure to complete the Oregon Convention Center.

Councilor Washington asked what the slides represented?

Mr. Burton responded that when they were running through the slides, he had suggested utilizing more diverse shots of people working in the region. The slides showed the diversity of Metro's workforce and the number of things that Metro did such as parks, open spaces, the zoo, the transfer stations, the HAZMAT facilities. There were an incredible number of citizens working for Metro who worked for the citizens. Metro staff was the first point of contact with the community, they were our best public relations and did an excellent job.

Councilor Naito said she felt this was a brilliant strategy on Mr. Burton's part. Usually people start falling asleep when they listen to a budget presentation, the slides kept everyone awake.

Presiding Officer Kvistad called for questions and then asked Mr. Burton to give a general overview. He felt things were going to get tighter and more difficult.

Mr. Burton agreed and felt that the Council had taken very correct action to reduce the tip fee. To some extent, Metro had enough in reserves to hold that for four or five years. The general operation of the agency was dependent upon the excise tax that was charged at the various facilities. The waste stream was a major portion of that. He felt it was a very efficient way to run a government. In the absence of a Metro, if they had to shift these responsibilities over to other governments that had general purpose of general fund costs, split up the centralized services provided by Metro such as accounting, data and legal services, it would run up the costs considerably. Metro had been running very tight on a very entrepreneurial basis. Mr. Burton was most concerned about the long term operation of Metro's parks. There was no operational funding for Metro's parks, there was capital funding but in order to maintain a major park system including open spaces, Oxbow, Blue Lake, Chinook Landing, the facilities that the people of the region enjoyed Metro needed to look at some kind of operational base. This should be considered. Internally, the services paid for themselves. Metro's salaries, the general cost of government was a very minimal part of what the total cost of government was. In this region, if you took the entire cost of this agency, for about \$.07 a day on a \$1000 valued assessed house, you got a Convention Center, a Zoo, 6000 acres of parks, an Expo Center and all of the other facilities, the land use planning, and the transportation system. He did not think any government could do this at those costs. Looking down the road with inflation and diminishing potential cost in our excise taxes, he felt that we needed to assure ourselves that Metro was going to continue to find a way to pay for those non-revenue source activities that Metro had which was planning, transportation, and some of the general administration costs. Now, Metro depended on excise tax whether or not that was something the agency wished to continue as a matter of policy was a question that should be discussed. Over the next year or two it was worthwhile for the Council and the Executive to have this discussion about what other options might be considered.

Councilor McLain asked about the increase in the Growth Management area, she had heard him speak of urban reserve planning and assistance to local jurisdictions. She had not heard about taking care of the implementation or the review of the elements of the Functional Plan as those compliance plans came due in August 1998.

Mr. Burton said these were built into the budget as well. After the budget was done, he had gone back through the budget process, identified every spare dollar, made some reductions such as ending balance to try to make \$100,000 additional money available which could be given directly

to local governments that needed this for planning in those other areas. How this was allocated would be a discussion that the Council and he needed to have, how could this be done. Local governments had asked for about \$400,000. In fact, there were some elected officials who actually asked Metro to increase the excise tax and make that available back to them. He was not proposing this but he had found at least some of that money. The other activities were funding within the budget.

Councilor McLain verified that she would find both the Functional Plan and the review of Title III storm water elements and the non-source point in the budget?

Mr. Burton responded, yes.

Presiding Officer Kvistad thanked Mr. Burton and the staff for all of their hard work.

Councilor McCaig announced the dates of the public hearings on the budget: Wednesday, February 25, 1998 at the Budget Committee at 3:30 p.m., Wednesday April 13th on the actions taken throughout the process, April 23rd at which time the Council would approval transmitting the budget to TSCC. There would also be a public hearing at a night meeting scheduled on May 28th before the full Council and again on Thursday, June 25th, there would be a final hearing on the budget and hopefully the final adoption of the budget. There were at least five public hearings scheduled for the budget. Throughout the process they would open up the meetings for public hearings as well.

4. MPAC COMMUNICATION

None.

5. CONSENT AGENDA

5.1 Consideration meeting minutes of the February 12, 1998 Regular Council Meeting.

Motion: **Councilor Naito** moved to adopt the meeting minutes of February 12, 1998 Regular Council Meeting.

Seconded: **Councilor McFarland** seconded the motion.

Discussion: **Councilor Morissette** noted a change on page 8 which should say, he suggested that Mr. Turpel talk to Mr. Ye in working out the issues with Mr. Weigant.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously as amended.

6 ORDINANCES - FIRST READING

6.1 **Ordinance No. 98-724**, For the Purpose of Adopting the Annual Budget for Fiscal Year 1998-99, Making Appropriations, Creating Funds, Levying Ad Valorem Taxes, Authorizing Interfund Loans, and Declaring an Emergency.

Presiding Officer Kvistad assigned Ordinance No. 98-724 to the Finance/Budget Committee.

Presiding Officer Kvistad opened a public hearing on Ordinance No. 98-724. No one came forward. Presiding Officer Kvistad closed the public hearing.

7. ORDINANCES - SECOND READING

7.1 **Ordinance No. 97-710**, For the Purpose of Establishing a Coordinated 2017 Population Forecast for Use in Maintaining and Updating Comprehensive Plans.

Main

Motion: **Councilor Morissette** moved to adopt Ordinance No. 97-710.

Seconded: **Councilor McLain** seconded the motion.

Motion to

Amend #1: **Councilor McFarland** moved to amend Ordinance No. 97-710 with the following language: "These projections estimate aggregated County growth only over the planning period. These projections make no estimate of the projected population trends of individual cities.

This ordinance did not authorize any city to include in a comprehensive plan or land use regulation any projection for zero growth or a declining population.

Additionally, no city may avoid taking its fair and appropriate share of the regions growth consistent with State and regional law."

Seconded: **Councilor Morissette** seconded the amendment.

The previous action on this item had been continued at this meeting from the last Council meeting.

Motion to

Withdraw

Amend #1: **Councilor McFarland** moved to withdraw her first amendment.

Seconded: **Councilor Morissette** agreed to the withdrawal of the Amendment 1.

Motion to

Amend #2:

Councilor McFarland moved to substitute Ordinance No. 97-710 with Ordinance No. 97-710A.

Seconded: **Councilor McLain** seconded the amendment.

Discussion: **Councilor McFarland** said by making her recommended changes this eliminated the problem of segregating the population into the three counties. This put this issue at rest and simply gave a population forecast for the whole region.

Vote to

Amend #2: The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

Presiding Officer Kvistad opened a public hearing on Ordinance No. 97-710A.

Presiding Officer Kvistad indicated that the amendment had taken Mr. Weigant's recommendations to be specific about the population forecast, rather than round up, they had changed the population forecast to a number.

Mr. Weigant asked if there was simply a single number? Presiding Officer Kvistad responded, yes. Mr. Weigant said it was customary in population numbers to give a high and a low. It was also customary to call them projections instead of forecast because projections implied that they were much more related to a series of assumptions. That allowed for identification of assumptions, furthermore, he felt that they would find these population numbers much more useful if they were presented as graphs. It also satisfied some of the precision problems. He noted some of the trends in the region. He said in the Port of Portland's projections they were continuing to use the 3.6% projections when at other times they said they were using Metro's numbers. He was concerned that the Port was pursuing economic development at rates that were not consistent with the 2040 Plan. Metro had dropped all intervals, he felt that five year intervals would be suitable and wouldn't be needed at all if they were presented graphically. He felt that the Council needed to adopt some policy to reduce low quality job creation because many of these jobs were related to population growth resulting from rapid job creation. Part of his prior presentation was to train staff in systems thinking which was part of his conclusion in looking at the human perspectives and Metro's role in the area and in the time frame. Very few people were looking at the complexities in the somewhat distant future, very few people were looking beyond that. He anticipated marked world population changes about the year 2050, he was not convinced that our region was preparing itself for marked population changes in those periods. Therefore, because a part of the issue of systems thinking was that we understood things more clearly when they were presented in a graphic way, he would be opposed to a single number for a population projection. He thought that was very difficult to use, particularly for anyone to get an understanding of the assumptions that went into that number. Mayor Katz's state of the City speech had comments on family wage jobs and he thought our goal to seek quality jobs related to much of this.

Councilor McLain said much of the information that Mr. Weigant had recommended were good ideas. She believed that some of these ideas were incorporated into their system thinking that she felt Metro had. The family wage job issue had come up at Metro, it was in Metro's documents including RUGGOs. It was her hope that she could make an appointment to review some of the material because it looked to her that Mr. Weigant was in agreement with the kind of work that Metro was trying to do. This would give Mr. Weigant a better understanding of Metro's process and some of the work the staff did.

Presiding Officer Kvistad closed the public hearing.

Vote on the

Main Motion: The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

8. CONTRACT REVIEW BOARD

8.1 **Resolution No. 98-2608**, For the Purpose of Entering into A Multi-Year Contract with the Most Qualified Proposer by Authorizing Issuance of a Request for Proposals for an Urban Reserve Productivity Analysis.

Motion: **Councilor Naito** moved to adopt Resolution No. 98-2608.

Seconded: **Councilor McFarland** seconded the motion.

Discussion: **Councilor Naito** reviewed Resolution No. 98-2608. Last year the Council adopted over 18,000 acres in urban reserves, in land that would eventually come into the Urban Growth Boundary as needed. Of that acreage over 4100 acres were identified as first tier, land designated to come in, in the first cut. Metro Code required that Metro did planning before amending the Urban Growth Boundary. Metro tried to accomplish growth in a different way by knowing where they were going to build what rather than having a haphazard approach. There had been discussions on changing the time line, but this was not before the Council today. Last fall, the Council adopted an Urban Growth Report recommending that over 32,000 units and approximately 2900 jobs would need to be accommodated outside of the existing Urban Growth Boundary in the next twenty years. State law required that Metro meet one half of the need by the end of 1998 and the other half by 1999. The overlay was some state land use planning goals, Goal 14, that Metro planned for public facilities and made maximum efficiency of the land in the urban setting. Now they were trying to take the growth population number and convert that to acreage on the ground. The first step in doing that would be to identify the capacity of the land in the urban reserves. This RFP was the first step in this process. The resolution sets out an RFP to identify enough capacity within the urban reserves to meet the 32,400 identified last fall. This contract did this in phases, starting with Tier 1. In looking at Tier 1, existing utilities would be reviewed, sewer and water, roads and parks. They were recommending that the person who did this contract utilize the same variables adopted by the Council in doing the Urban Growth Report such as unbuildable lands, wetlands and other natural areas. At that time, after completing the work on Tier 1, they had extensive discussion about this issue in Committee. The Committee wanted to maximize the financial arrangement, the cost factor with a consultant to determine if the Council needed to go beyond the First Tier that they had a consultant in place and would not have to go out for another bid. This resolution recommended that at the time of completion of Tier 1, the consultant would come back to the Council with recommendations of additional land that could be reviewed if we did not meet the 32,400 capacity that was identified in the Urban Growth Report. The time line on the RFP was very short because they wanted to get this work going as quickly as possible. There had been extensive notice given of this RFP. Those notified would have two weeks to prepare a proposal, a very short turn around time. Drafts of the proposal had already been out in the community and circulated to all known consultants since mid-January. Consultants had had the draft to give feedback concerning any changes that should be made in the proposal. There had been extensive notice given out to the community that would be likely to submit bids. The budget for this proposal, in phase one which would be the first Tier, was a budget not to exceed \$55,000. She urged adoption of this resolution.

Councilor McLain said she supported this RFP. She asked rhetorically if we were going to engage in a second step, which they would have to on additional lands. If the productivity of that additional land was to be reviewed there had to be some set of criteria or some policy direction given to the consultant versus the consultant coming to Council. There would be some discussion with staff concerning the review of additional lands and how staff and the committee would discuss with the consultant what the Committee felt was important in the next phase. She asked if that was Councilor Naito's understanding and indicated that Mr. Turpel was nodding yes. She requested that this be clear.

Councilor Naito said the RFP clearly stated on its face that the consultant would simply make a recommendation that would be revisited by Council. It was a policy decision that must be made and brought back to the Council for a decision. The Committee also discussed the fact that at the time of the event of this, as the Council was looking at the end of the process bringing in the entire 32,400 units, that by that time some of the lawsuits should be settled and the Council would

have a clearer idea of actually what land was in the urban reserve. She was hopeful that there would be a timely decision on these suits so this process could work together.

Councilor McLain said she thought that was acceptable, she added that even though the Council agreed that all of the acreage would and should be done, that again the conclusion of the lawsuits or other conditions may cause the Council to question the consultant's application of what should come next.

Presiding Officer Kvistad opened a public hearing on this item.

Mr. Weigant pointed out the need for systems thinking and the difficulty of achieving balance in this proposal. The Council was proposing 32,400 dwelling units and 2900 jobs under most circumstances we would expect these two numbers to be better balanced because jobs, people and housing units all equated to each other which demonstrated the need for a consultant to probe into this deeply.

Presiding Officer Kvistad closed the public hearing and asked for further discussion.

Vote: The vote was 7 aye/ 0 nay/ 0 abstain. The motion passed unanimously.

Councilor Morissette said he would be excusing himself from the executive session because he owned property close to the Cooper Mountain property area being considered. He wanted to point out that there was a little bit of controversy at the recent SWAK meeting concerning a reduction in user fees ordinance before Council next Thursday. There was not a majority supporting the curve in the SWAK meeting. He noted that John Houser, Council Analyst, had prepared a commentary of the issues and suggested Council review and comment on this before next Thursday's Council meeting.

9. EXECUTIVE SESSION HELD PURSUANT TO ORS 192.660(1)(e). DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL PROPERTY TRANSACTIONS

9.1 **Resolution No. 98-2607**, For the Purpose of Authorizing the Executive Officer to Purchase Property in the Cooper Mountain Target Area.

Members Present: Jim Desmond, Alison Kean-Campbell, Alexis Dow, members of the press, council staff.

Motion: **Councilor McFarland** moved to adopt Resolution No. 98-2607.

Seconded: **Councilor Washington** seconded the motion.

Discussion: **Councilor McFarland** said the Council had heard an explanation by Mr. Desmond. She recommended adoption of the resolution.

Vote: The vote was 6 aye/ 0 nay/ 0 abstain. The motion passed unanimously of those present. Councilor Morissette was not present.

10. COUNCILOR COMMUNICATION

Presiding Officer Kvistad reminded the Council that the February 26th meeting began at 7:00 p.m. Action items would be dealt with prior to the public hearing on Title III.

Councilor Washington wished Auditor Alexis Dow's a happy birthday today.

Councilor Naito said she had turned the construction project at the Zoo and understood other Councilors had also done this. She said that it was certainly very exciting and remarkable what they were accomplishing at the Zoo.

Presiding Officer Kvistad announced that there was a mailer in the back of the Council chamber which was the Metro Council schedule on the public hearings for the budget and on the stream and flood plain protection. The Metro Council Office phone number was 797-1540, the office would be happy to mail a schedule to anyone who called and requested it.

11. ADJOURN

There being no further business to come before the Metro Council, Presiding Officer Kvistad adjourned the meeting at 3:15 p.m.

Prepared by,

Chris Billington
Clerk of the Council

Document Number	Document Date	Document Title	TO/FROM	RES/ORD
021998c-01	none listed	LOTI brochure	TO: Metro Council FROM: Art Lewellan, LOTI Designer	
021998c-02	2/19/98	FY 1998-99 Budget Presentation Notes	TO: Metro Council FROM: Mike Burton Executive Officer	Ordinance No. 98-724
021998c-03	2/19/98	FY 1998-99 Budget Slides utilized for Executive Officer presentation	TO: Metro Council FROM: Mike Burton, Executive Officer	Ordinance No. 98-724
021998c-04	2/19/98	Growth Allocation Implicit in 2017 Ordinance	TO: Metro Council FROM: Edward Starkie, Leland Consulting Group	Ordinance No. 97-710

021998c-05	2/16/98	Ordinance No. 97-710 (A) Establishing 2017 Population Forecast	TO: Elaine Wilkerson, Director of Growth Management FROM: Dan Cooper, Legal Counsel	Ordinance No. 97-710
021998c-06	January 1996	The 2015 Regional Forecast	FROM: Growth Management Services and Data Resource Center	Ordinance No. 97-710
021998c-07	2/19/98	Rate Ordinance issues at SWAK	TO: Metro Council FROM: John Houser, Council Analyst	Ordinance No. 98-720A