

MINUTES OF THE METRO COUNCIL REGIONAL FACILITIES COMMITTEE MEETING

Wednesday, September 23, 1998

Metro Council Chamber

Members Present: Ruth McFarland (Chair), Patricia McCaig (Vice Chair), Rod Monroe

Chair McFarland called the meeting to order at 1:30 PM.

1. INTRODUCTIONS

None.

2. CITIZEN COMMUNICATIONS

None.

3. CONSIDERATION OF MINUTES OF SEPTEMBER 9, 1998

Motion:

Councilor Monroe moved to adopt the Regional Facilities Committee minutes of September 9, 1998.

Vote:

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

4. RESOLUTION NO. 98-2697, FOR THE PURPOSE OF AMENDING THE CONTRACT BETWEEN METRO AND PERFORMANCE ABATEMENT SERVICES, INC. FOR HAZARDOUS MATERIAL ABATEMENT ASSOCIATED WITH THE DEVELOPMENT OF A CAPITAL PROJECT AT THE OREGON ZOO

Jim Maxwell, Construction Project Manager, Oregon Zoo, said this resolution brings to a close a long-running negotiation. Chair McFarland asked how long. Mr. Maxwell said the contractor first raised the issue on March 13, 1998, when he was just beginning that part of the work. The issue (detailed more completely in the staff report associated with this resolution, contained in the meeting record) centers on how much money over the contracted amount an asbestos-removal contractor should be paid for work completed at the Zoo. The original claim was for between \$75,000 and \$95,000, and was based on an estimate done before the work was started. The actual work, once completed, cost the contractor only about \$33,479. A mediator determined that the amount owed the contractor above and beyond the contract was about \$23,000. This resolution amends the contract and authorizes payment to the contractor for \$23,000.

Chair McFarland asked what the problem was that incurred the extra charge. She said she understood it had something to do with paint. Mr. Maxwell said the problem was that the original building was made of cast concrete, with a layer of leveling compound over it. The leveling layer was covered with a water sealer that contained asbestos, which subsequently bonded with the leveling compound. The bonding made removing just the layer with asbestos in it much more difficult.

Mr. Maxwell said that even with the additional charges, the cost of abatement was considerably below the cost of destruction and disposal. Furthermore, the material has been recycled, used as part of a new entry path. Even with the additional money, the cost remains within budget.

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Motion:

Councilor Monroe moved to recommend Council adoption of Resolution No. 98-2697.

Vote:

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

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

5. RESOLUTION NO. 98-2699, FOR THE PURPOSE OF AUTHORIZING WITH THE CITY OF PORTLAND TO MANAGE THE WHITAKER PONDS MASTER PLAN AREA PROPERTIES

Heather Nelson-Kent, Metro Parks and Greenspaces, said the Whitaker Ponds concept plan was adopted in 1995 by the Metro Council. Metro worked with the City of Portland for many years to acquire, enhance, and manage the area. She introduced Jim Sjulín from the Portland Parks and Recreation Department, who would answer any questions. She noted a letter (attached to the meeting record) from Charles Jordan, Director of the Parks and Recreation Department, outlining the city's commitment.

Chair McFarland said Metro and the city have money in this project, with the understanding that ultimately management would lie with only one organization.

Jim Sjulín, Portland Parks and Recreation Department, recognized Councilor Ed Washington for his part in bringing this project to the attention of Metro and city staff. He said the city is excited about the possibility of managing the property. He also acknowledged Jim Morgan, who cleaned the property up. In addition, Metro staff has made related acquisitions, and Multnomah County provided share money. He said this has been a team effort from the beginning and that spirit will continue.

Councilor McCaig asked if any of the city's money from the new bond measure had been dedicated to the Whitaker Ponds renovation. Mr. Sjulín said no. He said the city's commitment on this site would be in terms of ongoing maintenance, which will be considerable.

Motion:

Councilor McCaig moved to recommend Council adoption of Resolution No. 98-2699.

Vote:

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

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

Councilor McCaig said she is pleased that the city is taking this over, because in her view it is not a regional park but a city park. She said she has had some reservations about Metro's having it.

6. RESOLUTION NO. 98-2688, FOR THE PURPOSE OF APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PORTLAND FOR MANAGEMENT OF THE TERWILLIGER-MARQUAM WOODS PROPERTY

Jim Desmond, Metro Regional Parks and Greenspaces, explained that through an oversight, the IGA on this had never been signed. He said this was the first property Metro acquired and was new at doing these agreements. The City of Portland has been managing the property for the past two years and doing a good job. This resolution simply seeks to correct the oversight and obtain formal approval of the IGA.

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Motion:

Councilor McCaig moved to recommend Council adoption of Resolution No. 98-2688.

Vote:

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

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

7. RESOLUTION NO. 98-2701, FOR THE PURPOSE OF AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PORTLAND FOR MANAGEMENT OF PROPERTY IN THE EAST BUTTES/BORING LAVA DOMES TARGET AREA

Mr. Desmond said this property has not yet been purchased. He distributed a map and indicated the location the property on it. He said this property is adjacent to and directly below Powell Butte. It comprises 15-1/2 acres above Johnson Creek. Metro would contribute 71% of the purchase price, and the City of Portland would contribute 29%. The property would be turned over to the City of Portland for management. This property is different from many of the purchases in that it would be of particular interest to the Bureau of Environmental Services (BES). BES plans to develop it for fish restoration and flood control management of Johnson Creek. He said there are some old buildings on the property the city would demolish at its expense.

Chair McFarland asked if Metro would be purchasing the property with the buildings on it. Mr. Desmond said yes. He said it would be a "Tier 1-B" acquisition, and it has already been authorized by the Council. He said the City Council is currently reviewing the same matter.

Mr. Desmond said the city plans to construct a flood storage wetland on this property. After the buildings are razed, it would excavate a wetland holding area, to hold Johnson Creek water when it floods. The wetland area would be planted with native grasses.

Councilor Monroe asked if this is similar to what has been done along Johnson Creek just east of 112th. Mr. Desmond said yes. He said this is the new wave of flood management proposed for Johnson Creek. He said the city is excited about Metro's obtaining this property and about assuming management. He emphasized that this property would be managed for fish habitat restoration as well as for flood control.

Councilor Monroe asked whether the area would also serve waterfowl. Mr. Desmond said it should.

Mr. Desmond commended Commissioner Sten for his leadership on this project.

Councilor Monroe asked whether Metro was still trying to purchase a strip of farm land that lies between Powell Butte and Springwater and adjacent to this property. Mr. Desmond said yes, that is the highest priority acquisition remaining in the Powell Butte area.

Chair McFarland said she is glad Metro is acquiring this property, which is in her district.

Motion:

Councilor Monroe moved to recommend Council adoption of Resolution No. 98-2701.

Vote:

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

Councilor Monroe will carry the resolution as amended to a meeting of the full Council.

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8. COUNCILOR COMMUNICATIONS

None.

There being no further business before the committee, the meeting was adjourned at 1:50 PM.

Prepared by,

Pat Emmerson
Council Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF SEPTEMBER 23, 1998

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

ORDINANCE/RESOLUTION	DOCUMENT DATE	DOCUMENT DESCRIPTION	DOCUMENT NUMBER
Resolution No. 98-2699	09/02/1998	Letter from Charles Jordan, Director of Portland Parks and Recreation, to Mr. Charlie Ciecko, indicating willingness to assume management of Whitaker Ponds.	092398RF-1