

Metro

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Metro

Minutes

Tuesday, October 24, 2017

2:00 PM

Metro Regional Center, Council Chamber

Council work session

2:00 Call to Order and Roll Call

Councilors Present:Council President Tom Hughes and
Councilors Craig Dirksen, Bob Stacey,
Shirley Craddick, Sam Chase, Carlotta
Collette, and Kathryn Harrington

Councilors Excused:None

Council President Tom Hughes called the Metro Council work session to order at 2:01 p.m.

2:05 Chief Operating Officer Communication

Mr. Scott Cruickshank, Pro Tem Chief Operating Officer, shared a few updates:

- The Construction Career Pathways project had begun. The project was meant to provide people of color and women an opportunity to have careers in construction trades.
- The Diversity in Construction Trades Summit would occur on November 10, 2017 at the Portland Community College campus.
- Metro was participating in a program that would provide apprenticeship opportunities for people of color and women.
- There was a celebration for the 100 year anniversary of the Keller Auditorium on October 21, 2017.

Mrs. Elissa Gertler, Director of Planning and Development, shared an update on the Community Placemaking Grants program. Initial rounds of grants were underway and several projects highlighted efforts by communities who were trying to improve or bring attention upon particular issues in their neighborhood/environment.

Work Session Topics:

2:10 Public Asset Management and Capital Planning Framework Development Project

Status Report

Mr. Tim Collier, Director of Finance and Regulatory Services, introduced Mr. Ben Rowe, Director of Strategic Initiatives.

Mr. Collier noted that the presentation would communicate the development of an agency wide asset management program and a brief introduction to the Strategic Asset Management Plan and Asset Management and Capital Planning Project.

Mr. Rowe, shared that the Asset Management and Capital Planning (AMCP) project had begun in 2016. Mr. Rowe and staff had reviewed major operations in Solid Waste, Parks and Nature, Visitor Venues, and Metro Regional Center (among other Metro departments) in order to evaluate best practices for asset management. Mr. Rowe also referred to the 2021 Public Assets Strategic Goals program and the 2016 Capital Project Audit as major components that informed staff on developing AMCP (he would expand upon these components later in the presentation). Current condition of assets and the required/desired level of service of a particular operation/asset were a few factors related to best practices (for asset management) according to Mr. Rowe.

In regard to the 2021 Public Assets Goal, Mr. Rowe indicated that by December 31, 2021, it was anticipated that Metro would have a comprehensive inventory of small and large physical assets. When referring to the 2016 Capital Audit, Mr. Rowe shared five recommendations from that audit:

1. Ensure capital planning policies and project management guidance were followed
2. Improve the completeness and accuracy of the capital budget by updating mid-year
3. Increase accountability by improving the twice-yearly capital project monitoring report
4. Establish a policy and process to determine if restoration projects are capital projects.
5. Align the levy work plan approval and updating

processes with Metro's capital budget processes to create consistent scopes of work and schedules for projects.

According to Mr. Rowe, extended asset life, optimized maintenance spending, confidence in decision-making, and informed long-term funding strategies were among the most critical benefits from the implementation of asset management. Overall, the goal for AMCP was to develop a format asset management program including a comprehensive and uniform set of processes, policies, procedures and governance.

Mr. Rowe highlighted that there had been 12 completed project team work sessions for the AMCP project. A result of these work sessions was the Strategic Asset Management Plan, AMCP program proposal and a Capital project prioritization rubric. Mr. Rowe highlighted four major goals of SAMP:

1. Improved financial performance of key assets
2. Informed asset investment decisions
3. Demonstrated social responsibility
4. Improved organizational sustainability

Mr. Rowe acknowledged the contributions of the AMCP Project Interns. He noted that the interns gathered, updated, and standardized asset data, among other duties. In reference to the next steps for the AMCP project, Mr. Rowe included a proposed budget amendment to accommodate a program director (for the AMCP) and projected project implementation in June 2018.

Councilor discussion:

Councilor Harrington inquired upon the available data regarding Metro assets and the anticipated data collected for SAMP. Council President Hughes asked Mr. Rowe about the process for determining life expectancy for a roof and or roof products. Councilor Harrington wanted to clarify the scope of the AMCP and an overview of the AMCP project timeline. Councilor Craddick also inquired upon the current

status of the AMCP, and asked about particular assets that were planned to be a part of the AMCP. Councilor Collette and Stacey inquired upon the management of assets that Metro owned, but did not directly operate. Councilor Dirksen asked Mr. Rowe why a director level position was proposed for the AMCP project.

2:40 Councilor Liaison Updates and Council Communication

Councilor Craddick had met with residents who live near Oxbow Lake regarding policy and procedures for natural disasters i.e. fires and floods. Councilor Stacey shared that he had attended a lunch hosted by the Coalition of Communities of Color. The event was an opportunity for community members to review and comment on Metro’s departmental strategies for diversity, equity, and inclusion.

2:50 Adjourn

Seeing no further business, Council President Tom Hughes adjourned the Metro Council work session at 3:07 p.m.
Respectfully submitted,



Amaanjit Singh, Council Policy Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 24, 2017

ITEM	DOCUMENT TYPE	DOC DATE	DOCUMENT DESCRIPTION	DOCUMENT No.
3.1	PowerPoint	10/24/17	Asset Management	102417cw-01