

# **Metro**

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**Metro**

## **Minutes**

**Thursday, February 4, 2021**

**2:00 PM**

**<https://zoom.us/j/93558032526> or (253)215-8782**

**Council meeting**

**1. Call to Order and Roll Call**

Council President Lynn Peterson called the Metro Council Meeting call to order at: 2:05 p.m.

**Present:** 7 - Council President Lynn Peterson, Councilor Shirley Craddick, Councilor Bob Stacey, Councilor Christine Lewis, Councilor Juan Carlos Gonzalez, Councilor Mary Nolan, and Councilor Gerritt Rosenthal

**2. Public Communication**

Robert Liberty, City of Portland: Mr. Liberty asked Council to consider funding earthquake safety updates for 95 bridges around the Portland Metro area. The current proposal, would solely fund the I-5 bridge in the Portland area where a study shows has only a minor risk of severe damage.

Seeing no other members of the public wanting to testify, Council President Peterson closed the public communication portion of the meeting on non-agenda items and moved on to the Affordable Housing Audit presentation.

**3. Presentations****3.1 Affordable Housing Audit presentation**

**Presenter(s):** Brian Evans, Metro

Council President Peterson introduce Brian Evan's, Simone Rede and Nicole Pexton to present the findings on the Affordable Housing Bond Audit.

Mr. Evans summarized his conclusions from the audit; he concluded that Metro staff prioritized building relationships with its implementation partners, which resulted in some underdeveloped internal procedures. Auditor Evans shared that the auditors interviewed individuals from other jurisdictions in order to inform their work on the audit report. Additionally, he shared that the next audit will occur in the next 2-5 years. He overviewed the four areas of

improvement of the bond: processes for evaluating and approving projects, project reporting templates and guidance, Metrics used to measure performance and internal workload and budget management.

Simone Rede and Nicole Pexton reviewed the four problem areas and shared their suggestions on how to move forward. President Peterson introduced Metro Chief Operating Officer Marissa Madrigal, Planning and Development Director Elissa Gertler and Housing Bond Program Manager Emily Lieb. Ms. Madrigal acknowledged the pressure on staff to have to manage two large projects. She thanked the auditors for their work on this project especially because this is a new project for Metro.

Ms. Gertler reviewed staff's responses to the auditor and shared that questions with respect to market performance and other questions will be addressed in the upcoming Affordable Housing Bond Annual Report.

Emily Lieb shared the updates they will be reviewing in the Affordable Housing Bond Annual Report: analysis on proposed locations and some of the initial financial and performance questions around efficient use of subsidy spending.

#### *Council Discussion*

Councilor Nolan asked staff about the costs projected to be spent for each project, a detailed analysis of hidden costs and costs efficiency.

Councilor Rosenthal asked staff when the next audit is and is there going to be a specific audit or report that addresses the market efficiency and accuracy concerns brought up.

Councilor Lewis asked staff what the current status of the housing team is and their proposed FTE budget. She

highlighted the importance of the regional commitment of this project and the need for greater regional policy work.

Councilor Gonzalez asked Auditor Evans if staff involved jurisdictional partners during their evaluation of the Bond.

#### 4. Consent Agenda

**A motion was made by Councilor Lewis, seconded by Councilor Gonzalez, to adopt items on the consent agenda. The motion passed by the following vote:**

**Aye:** 7 - Council President Peterson, Councilor Craddick, Councilor Stacey, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, and Councilor Rosenthal

4.1 Consideration for the Council Meeting Minutes for January 28, 2021

#### 5. Resolutions

5.1 Resolution No. 20-5146, For the Purpose of Purchasing Property for Future Development of a Metro Recycling and Solid Waste Transfer Center

Presenter(s): Roy Brower, Metro  
Dan Blue, Metro

Council President Peterson introduced Roy Brower, Gloria Pinzon and Marissa Madrigal to present Resolution No. 20-5146. Mr. Brower shared that residents and interested parties from the Cornelius area to testify on the project and introduced Gloria Pinzon Marin the community engagement lead supporting the waste prevention and environmental services department at Metro.

Ms. Pinzon shared that the WPES Community Engagement team worked with Centro Cultural to incorporate community participation into this early phase of the project while adapting to the pandemic with virtual engagement. She highlighted that the engagement summary report on this project is published online at [Oregonmetro.gov/futurewest](https://oregonmetro.gov/futurewest).

Ms. Pinzon introduced the following panelists: Mariana Valenzuela the Director of Community Partnerships & Civic

Engagement at Centro Cultural, to speak for the Cornelius Community Advisement Group, Milka Mendez a resident of Forest Grove and Rob Drake the City Manager of Cornelius. Ms. Valenzuela read written testimony from the members of the Cornelius Community Advisement Group. She shared that Metro staff and Council should consider buying and developing this property in order to continue their commitment to promoting diversity, equity and inclusion around the region.

Ms. Mendez shared the community desire for this project and urged Metro Council to purchase and develop the land proposed for development in Cornelius.

Mr. Drake the City Manager of Cornelius, presented written testimony from the Mayor of Cornelius. He shared the importance of this project towards not only generating greater access to recycling and waste removal services but also towards the City of Cornelius's land-use goals.

Ms. Madrigal reviewed the potential costs of tonnage at the proposed location, and next steps of this program.

Mr. Brower responded to Mr. Gerritt's testimony and explained that there was an appraisal for the property and that Metro intends to purchase the property at its appraised value.

#### *Council Discussion*

Councilor Nolan shared her appreciation of this program and that she hopes staff and Council will have a goal of reducing waste on a per capita basis and eventually on a gross basis in order to get rid of the need for expanding the waste removal system.

Councilor Craddick agreed with Councilor Nolan's comments and also stated the importance of this project towards bringing waste removal services to the west side of the region. Additionally, she noted all of the other community services Metro provides at their waste removal centers such

as environmental justice education.

Councilor Lewis shared her desire for a future Metro South location and highlighted the importance of purchasing this property for the future Metro West.

Councilor Gonzalez shared his appreciation of the community members and local elected officials coming to speak positively about this project. He explained that the community voices reflected an ecosystem of benefits that this project would bring, not only in terms of better services in garbage and recycling, but also economic development opportunities, like living wage jobs. Councilor Gonzalez acknowledged the critical thinking and questions around the system and pricing and ultimately how important it is to deliver a really efficient system.

Councilor Rosenthal asked staff to clarify some of the costs presented in the potential costs slide.

Council President Peterson highlighted the example costs presented today was a case study example of how prices might change. She responded to the public testimony given by explaining that the presented services are not set in stone and there is room for changes in the future based on community need and demand.

**A motion was made by Councilor Rosenthal, seconded by Councilor Gonzalez, that this item be approved. The motion passed by the following vote:**

**Aye:** 7 - Council President Peterson, Councilor Craddick, Councilor Stacey, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, and Councilor Rosenthal

#### 5.1.1 Public Comment for Resolution No. 20-5146

Council President Peterson opened the public comment portion of the meeting related to Resolution 20-5146.

Kelly Marquis, City of Cornelius:

Ms. Marquis highlighted the importance of this project for the community but also for the environment. She summarized why this project is so crucial to building sustainability and equity in the community. Ms. Marquis thanked Metro for introducing the idea of environmental justice as part of ethical business and government.

Terrell Gerritt, Greenway Recycling:

Mr. Gerritt expressed his concern for this project and suggested that Metro is over paying for the proposed property for the Metro West site.

Seeing no further public comment Council President Peterson closed the public comment portion of Resolution No. 20-5146.

**6. Ordinances (Second Reading & Vote)**

- 6.1 Ordinance No. 21-1458, For the Purpose of Annexing to the Metro District Boundary Approximately 5.85 Acres Located at 10680 SW Clutter Street in Wilsonville

Presenter(s): Tim O' Brien, Metro

Council President Peterson introduced Tim O'Brien to answer any questions on Ordinance No. 21-1458. Seeing no questions, Council President Peterson asked Council if there is a motion to vote.

*Council Discussion*

There was none.

**A motion was made by Councilor Craddick, seconded by Councilor Stacey, that this item be adopted. The motion passed by the following vote:**

**Aye:** 6 - Council President Peterson, Councilor Craddick, Councilor Stacey, Councilor Lewis, Councilor Gonzalez, and Councilor Nolan

**Excused:** 1 - Councilor Rosenthal

- 6.2 Ordinance No. 21-1459, For the Purpose of Annexing to the Metro District Boundary Approximately 0.357 Acres Which Represents the Street Right-of-Way Portion for Property Located at 15455 SW Finis Lane in Tigard.

Presenter(s): Tim O' Brien, Metro

Council President Peterson introduced Tim O'Brien to answer any questions on Ordinance No. 21-1459. Seeing no questions, Council President Peterson asked Council if there is a motion to vote.

*Council Discussion*

There was none.

**A motion was made by Councilor Craddick, seconded by Councilor Stacey, that this item be adopted. The motion passed by the following vote:**

**Aye:** 7 - Council President Peterson, Councilor Craddick, Councilor Stacey, Councilor Lewis, Councilor Gonzalez, Councilor Nolan, and Councilor Rosenthal

**7. Chief Operating Officer Communication**

Ms. Madrigal shared that over the next few weeks an informational letter will be sent to regional businesses, potentially subject to the supportive housing services. It's purpose is to inform businesses of the business income tax and of the potential payroll withholding requirements starting this year. For more information, businesses can contact the City of Portland revenue division at [SHS.tax@PortlandOregon.gov](mailto:SHS.tax@PortlandOregon.gov) or [503-865-4748](mailto:SHS.tax@PortlandOregon.gov). Businesses can also sign up for the tax information e-mail list on metro supportive housing services website under the tax funding tab.

**8. Councilor Communication**

Councilor Stacey summarized the WPES discussion he and Councilor Nolan had with WPES this morning. He shared that the following subjects were reviewed in the meeting: first to ask council to schedule future work sessions on this issue, the growing demand throughout the region of RID patrol and innovative rate setting program rate scores of solid waste going forward.

Councilor Craddick thanked staff for setting up the Newly Elected Officials Metro 101, the first of two events, held yesterday. She shared her appreciation of the event and how important it was towards building relationships with newly elected officials.

Councilor Rosenthal shared an update from a briefing before the Council Meeting on the federal legislation sort of policy support and analysis.

Councilor Lewis shared from the Expo Dos study, the Housing Bond Oversight Committee and ODOT meetings she attended. First, she shared that the Expo Dos team will be sharing a digital production of either a traditional work sheet or application laying out development scenarios for public input through the stakeholder process and also for Council use. Councilor Lewis shared that at the first Housing Bond Oversight Committee meeting of the year, members reviewed the Bond Audit and the annual report. Finally, Councilor Lewis shared an update about the ODOT Process for the Bike Pedestrian bridge between Oregon City and West Linn.

Council President Peterson thanked the translators and staff.

## **9. Adjourn**

Seeing no further business, Council President Lynn Peterson adjourned the Metro Council work session at 3:58 p.m.

Respectfully submitted,

*Pilar Karlin*

Pilar Karlin, Council Policy Assistant

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF FEBRUARY 4, 2021**

| <b>ITEM</b>  | <b>DOCUMENT<br/>TYPE</b> | <b>DOC<br/>DATE</b> | <b>DOCUMENT DESCRIPTION</b>                  | <b>DOCUMENT No.</b> |
|--------------|--------------------------|---------------------|----------------------------------------------|---------------------|
| <b>2.1</b>   | Written<br>Testimony     | 02/04/21            | Robert Liberty, City of Portland             | 020421c-01          |
| <b>3.1</b>   | PPT                      | 02/04/21            | Affordable Housing Audit Presentation        | 020421c-02          |
| <b>4.1</b>   | Minutes                  | 02/04/21            | Council Meeting Minutes for January 28, 2021 | 020421c-03          |
| <b>5.1</b>   | PDF Slide                | 02/04/21            | Example of Costs at Cornelius Site           | 020421c-04          |
| <b>5.1.1</b> | Written<br>Testimony     | 02/04/21            | Milka Mendez, City of Forest Grove           | 020421c-05          |