

MINUTES OF THE REGIONAL FACILITIES COMMITTEE
OF THE METROPOLITAN SERVICE DISTRICT

June 23, 1992
Council Chamber

Committee Members Present: Susan McLain (Chair), Ed Gronke,
Ruth McFarland, Ed Washington

Committee Members Absent: Tanya Collier (Vice Chair)

Chair McLain called the regular meeting to order at 4:30 p.m.

1. Contract List Designation for Fy 1992-93 Budget

Casey Short, Council Analyst, explained the contract designation was an annual process. He said "A" contracts would be reviewed by the Committee, while "B" contracts would be executed by the Executive Officer. He said his criteria was contracts over \$100,000 should receive Committee review.

Mr. Short reviewed the designations. He noted the second Oregon Convention Center (OCC) Project contract entitled, "Retrofit in accordance with American Disabilities Act (ADA)", for \$150,000 was a duplicate and would be removed. He noted all of OCC's contracts were part of the \$982,500 project capital fund improvements. The Committee discussed designation options. The Committee agreed the OCC Project contracts should be a "B" designation with a budget note requiring the packet of proposed improvements be reviewed by the Committee.

Motion: Councilor McFarland moved to recommend Council Staff contract designations with the change in the OCC contracts from "A" to "B" and including a budget note as noted above, and deleting the second \$150,000 ADA retrofit contract to the Budget Committee for adoption.

Vote: All those present voted aye. The vote was unanimous and the motion passed.

5. Status Report on End of the Oregon Trail

Pam Erickson, Project Manager, introduced Eric Epperson, Executive Director of End of the Oregon Trail Foundation, and Tom VanderZanden, Clackamas County Planning Director.

Ms. Erickson summarized the Oregon Trail Report, a copy of which is included in the record of this meeting. She said the location of the project was adjacent to the Metro South transfer station and Rossman Landfill. She said a territorial farm was planned for the landfill area and the rest of the project would be on adjacent property. She said the major project elements were: a cultural

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center, multi-media presentations, living history exhibit, amphitheater, farm and festival market.

Ms. Erickson said the project would fulfill several purposes for the region. She said the project was an opportunity for economic development and spin-off development in the area. She said the area was in need of development and improvements. She said the project would provide a unique historical resource not available in the region. She said the project also had an environmental consideration, an unusual use of an old landfill.

Ms. Erickson said the amount requested in general obligation bonds for the project from Clackamas County was \$30,750,000. She said Metro used \$38.5 million for a poll figure to include the estimated landfill closure costs. She noted there were other areas that might lead to additional costs. She said environmental cleanup of the site would include the landfill area, a former sawmill, gas stations, auto shops, and similar businesses. She added a level II analysis including soil testing would need to be done to estimate the cost of cleanup. She said a portion of the site proposed a pioneer ball field that required infill to bring it above the flood plain. She said the living history exhibit would need to be constructed with historical authenticity. She clarified that a consultants would need to be hired to ensure accuracy of construction. She expressed there was a desire to develop an off-season program to maximize use of the facility would require additional funds.

Chair McLain asked if Clackamas County felt the issues identified were represented fairly. Mr. Epperson confirmed that the landfill costs were not included in the master plan. He said the authentication of the building was being verified with Baker City to ensure the amounts were realistic. He said classrooms and meeting facilities would enhance the project during the off-season and would be educational. He said the facility itself was educational without classrooms.

Councilor Gronke asked for verification of the \$38.5 million in costs. Ms. Erickson said the estimated cost for landfill closure was seven to eight million dollars. Councilor Gronke asked if this figure was realistic. Mr. Epperson stated he was not an expert but, based on CH2M Hill's report, \$3.4 million would be adequate to close the landfill.

Councilor Gronke asked if Metro was going to take over the landfill closure. Ms. Erickson said the Rossman Landfill was a private landfill that opened in 1969 and operated for twenty years. She said the landfill was closed in 1989. She said the landfill was closed to the Department of Environmental Quality (DEQ) requirements at the time of closure. She said that closure

involved a clay cover, collection and recirculating the leachate over the landfill, maintaining a 2% grade, and collection of methane gas. She said after 1983, the DEQ requirements changed and the landowner, Parker Development Company, hired CH2M Hill to develop a feasibility study to comply with the new closure requirements. She said CH2M Hill has completed a final closure plan. She said the plan would go to DEQ for a final decision and closure plan. She said CH2M Hill proposed several options. She said an informal understanding was the preferred plan would cost \$3.4 million. She said that would not be confirmed until DEQ completed their process. Councilor McFarland confirmed that despite the 1983 closure, a second closure would be necessary prior to use of the facility for other purposes. Ms. Erickson said the landowner was the actual responsible party. Chair McLain noted that Parker Development was willing to sell the landfill at a nominal price but wanted an assurance that they would not be liable for closure costs after selling. She said that there was a hope that Metro would assume the closure costs. Ms. Erickson noted a trust fund of \$.75 million was available to cover a portion of the closure costs.

Councilor Van Bergen requested that several questions be answered for him. He asked who would own the property purchased with the bonds; who would manage the property; who would be liable for the hazardous waste in the area; does DEQ have a closure plan in place; and has a study been done verifying a source of operating funds. He noted the Metro Exposition-Recreation Commission (MERC) might be the likely manager. He said with the St. John's landfill closure, DEQ frequently changed the plans during the project, resulting in added expenses. He asked that his questions be addressed in writing.

Ms. Erickson said staff recommended no decision be made on the landfill closure issue until DEQ confirmed costs by accepting a plan. Mr. Short confirmed that regardless of who owns the property or the intended use, the new closure requirements would have to be met. Ms. Erickson said that Mr. Short was correct in his understanding.

Councilor Gronke asked if the project was viable without the landfill. Mr. VanderZanden said the concern was other development might occur on the landfill that was not consistent with the project.

Councilor Van Bergen said he was aware of two radiator shops that operated for twenty-five years, dumping fluids into the soil. He said this was one example he was aware of and was concerned there may be other hazardous waste issues in the area.

Ms. Erickson addressed the operational issue. She said there would be State funds, local funds, private funds, and Metro funds. She said staff recommended that Metro, as a major stakeholder, manage the facility including construction, through MERC. She stated Metro and MERC had considerable experience in construction and operation of these types of projects. She said there would be benefits to operating the facility as a private/non-profit entity. She said the project proposed operating the facility on earned income with the first few years being supplemented by some \$350,000 annually in hotel/motel taxes.

Councilor Gronke said he would like the project to be successful and supported it. He said the substantive issues needed to be resolved before the bond issue went forward. He expressed a concern that the measure would fail if the issues were not resolved.

Ms. Erickson discussed issues regarding timing of the bond measure. She said a November ballot was desirable at this time. She discussed polling results. Mr. VanderZanden said he would like to leave the option of timing open. He said he would like to do further polling.

Councilor Washington expressed support of the project. He said he was concerned about the timing. He said too many issues remained unresolved.

Mr. Epperson said he would like to leave the option open to place the measure on the ballot. He said if it was not on the November ballot, then a date should be determined as a goal to work towards. Councilor McFarland said the project needed to be approved the first time it was placed on the ballot or it would not be successful.

Councilor McLain said she supported the project. She said she would like to see the issues resolved before proceeding.

The consensus of the Committee was to wait until a future meeting to allow further discussion of the issues.

2. Status Report on Metro Headquarters Project

Berit Stevenson, Project Manager, distributed Metro headquarters project update report, a copy of which is included in the record of this meeting.

Chair McLain deferred discussion of this item to the next regular meeting.

3. Status Report on Facilities Funding Task Force

Ms. Erickson distributed the Facilities Funding Task Force report, a copy of which is included in the record of this meeting.

Chair McLain deferred discussion of this item to the next regular meeting.

4. Status Report on MERC Budget

Mr. Short distributed a memorandum on the MERC budget issues, a copy of which is included in the record of this meeting.

Chair McLain deferred discussion of this item to the next regular meeting.

With no further business before the Committee, Chair McLain adjourned the meeting at 6:25 p.m.

Respectfully Submitted,



Susan Lee
Committee Clerk

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