

Minutes of the Metro Regional Facilities Committee  
November 16, 1994  
Council Chamber

Committee Members Present: Sandi Hansen (Chair), Ruth McFarland, Terry Moore

Committee Members Absent: Ed Washington (Vice Chair), Mike Gates

Chair Hansen called the regular meeting to order 4:00 p.m.

**1. Consideration of the August 17, September 21, October 5, and October 19, 1994 Regional Facilities Committee**

Motion: Councilor Moore moved to approve the minutes.

Vote: All those present voted aye.

**2. Consideration of Resolution No. 94-1979, Authorizing a Long Term Lease Agreement of Property for a Cellular Telephone Antenna Site at Glendoveer Golf Course**

Charles Ciecko, Regional Parks and Greenspace, presented the staff report. He noted the temporary lease was approved in September, 1994. He noted the land was unused. He said the resolution before the committee was a long-term agreement. He stated the terms and conditions were concurrent with City of Portland leases. He noted the agreement provided property for 20 years to locate a cellular antenna. He explained the lease included 15 cellular phones. He noted without the 15 cellular phones an update to the existing radio system would be necessary. He stated the agreement saved Metro funds and provided additional services not available throughout the radio system. He explained an additional agreement would allow GTE to withhold the monthly payment (up to 14 months) to paint the water tower. He stated the water tower maintenance was a long standing capitol improvement problem and would cost approximately \$21,000. He noted no notice was provided to the neighbors of the tower because there was no requirement under land use regulation or existing ordinance.

In response to Councilor Hansen, Mr. Ciecko explained exhibit C showed the building to house the equipment. He discussed the offset for the cellular phone. Larry Shaw, Senior Counsel, discussed the agreements consistency with the City of Portland arrangement. Councilor Moore noted the cellular phones should not be available for personal use. Mr. Ciecko stated the cellular phones would cost \$40 per month more than the radio system. He noted the radio system was limited to emergency law enforcement situations. He stated the cost to paint the water tower was consistent with market figures.

Motion: Councilor Moore moved to recommend Council adoption of the resolution.

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

**3. Consideration of Resolution No. 94-1978, Adopting the Concept Design for Smith and Bybee Lakes Interpretive Center**

Jim Morgan, Senior Regional Planner, presented the staff report, a copy of which is included in the record of this meeting. He discussed the conceptual development of the project. In response to Chair Hansen, Mr. Morgan discussed the potential attendees of the facility. He noted the area was easily accessible from Interstate 5. In response to Councilor McFarland, he discussed the location of the facility on the site. Councilor Moore complimented the project.

Motion: Councilor Moore moved to recommend Council adoption of the resolution.

Councilors Moore and Hansen supported the idea of phasing the construction of the project. In response to Councilor Hansen, Mr. Morgan stated the specific strategy for construction had not yet been determined. He noted the design work cost approximately \$15,000, noting it was a very good document for the amount invested.

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

#### **4. Review of MERC Resolutions**

Jeff Blosser, Oregon Convention Center Director, presented MERC Resolution Nos. 94-69. He explained the resolution would restructure the operations unit and create two new positions. Pat LaCrosse, MERC General Manager, explained the MERC was in the process of reviewing the recruitment process. Councilor Moore encouraged staff to consider internal promotions in the filling of vacancies.

Mr. LaCrosse reviewed MERC Resolution Nos. 94-70 and 94-73, copies of which are included in the record of this meeting.

5. **Consideration of Resolution No. 94-1991**, Establishing an Advisory Committee to Examine the Final Transfer and Consolidation of Certain City of Portland Facilities at Metro
6. **Work Session to Consideration of Resolution No. 94-1990**, Establishing an Advisory Committee to Examine the Region's Future Options for a Stadium

Mr. LaCrosse discussed the history of the consolidation agreement with the City of Portland as they relate to both items. He noted the Civic Stadium created an additional and separate consideration due to needed capital improvements and seismic improvements. He noted each agreement established a process to address the issues related to consolidation and improvements or replacement of the Civic Stadium. He noted the review of the consolidation agreement should occur prior to consideration of the issues at Civic Stadium. Additionally, he noted the new Council would want to be briefed on the issues related to the consolidation agreement.

Casey Short, Senior Council Analyst, discussed his analysis of the resolution favored adoption of the resolutions as an indication of the direction needed to address the issues outstanding.

In response to Councilor Moore, Mr. LaCrosse noted he did not know if a stadium was included in the Portland State University master plan. He noted those issues could be examined during the process. Councilor Moore encouraged including PSU in the conversations.

Councilor McFarland noted Greg Flakus, Winning Ticket Strategies, submitted written testimony, a copy of which is included in the record of this meeting.

*Motion: Councilor McFarland moved to recommend Council adoption of 94-1991A.*

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

*Motion: Councilor McFarland moved to recommend Council adoption of 94-1990A.*

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

**7. Consideration of Resolution No. 94-1983. Adopting Policies for the Management of the Parks/Expo Fund**

Jenniter Sims, Director of FMI, noted the resolution was discussed and prepared as a consensus project. She presented the findings and recommendations, a copy of which is included in the record of this meeting. She discussed the task force activities.

Doug Butler, Director of General Services, presented the recommendations in the report. He discussed the keypoints of the plan. He said the first \$325,000 of revenues (beyond operation and maintenance) should be dedicated to Regional Parks. He said an alternative funding source should be sought immediately to replace the subsidy within three years. He said a new space should be constructed prior to the repair of the existing facility so as not to loose clients. He stated the financing of the new construction should be sought outside of existing sources, suggesting tying it to the OCC expansion bond measure. He noted Glendoveer needed a financial management plan to address improvements needed to keep the operation viable. He noted if the Greenspaces Bond Measure failed, the program should be reconsidered by the Metro Council. He discussed the recommendations related to the potential RV park. He recommended adoption of bottomline policies and initiating the Phase II IGA negotiations by May, 1995. Councilor McFarland noted a majority of the Council was returning in 1995 and would be familiar with the issues.

Ms. Sims discussed the actions necessary to implement the plan included in Exhibit B of the Resolution, a copy of which is included in the record of this meeting. She noted adoption would suggest commitment of the Council.

Mr. Ciecko noted the process was educational for the himself and the department. He thanked fellow task force members for their participation.

Motion: Councilor Moore moved to recommend Council adoption of the resolution.

Councilors Moore and McFarland commended staff for their efforts. Chair Hansen thanked the staff for their cooperative effort and the product.

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

**8. Citizen Communications**

No citizens appeared to comment.

With no further business before the Committee, Chair Hansen adjourned the meeting at 5:45 p.m.

Prepared by,



Susan Lee  
Committee Recorder

**APPROVED**  
Date 12-14-94