

# W O R K S E S S I O N

600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736  
TEL 503 797 1700 | FAX 503 797 1797



**METRO**

**METRO SOLID WASTE  
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MEETING: METRO COUNCIL WORK SESSION  
DATE: February 14, 1995  
DAY: Tuesday  
TIME: 2:00 PM  
PLACE: Metro Council Chamber

| Approx.<br>Time *    |                                    |   | <u>Presenter</u> | <u>Lead<br/>Councilor</u> |
|----------------------|------------------------------------|---|------------------|---------------------------|
| 2:00 PM              | <b>CALL TO ORDER AND ROLL CALL</b> |   |                  |                           |
| (5 min.)             | 1.                                 | <b>INTRODUCTIONS</b>  |                  |                           |
| (5 min.)             | 2.                                 | <b>CITIZEN COMMUNICATIONS</b>   |                  |                           |
| (5 min.)             | 3.                                 | <b>EXECUTIVE OFFICER COMMUNICATIONS</b>                                   |                  |                           |
|                      | 4.                                 | <b>OTHER BUSINESS</b>   |                  |                           |
| 2:15 PM<br>(20 min.) | 4.1                                | Review of Feb. 22, 1995 MPAC Agenda.                                      | Short            | Monroe                    |
| 2:35 PM<br>(20 min.) | 4.2                                | Discussion of the Draft Whitaker Ponds Management Plan                    | Hart             | Washington                |
| 2:55 PM<br>(30 min.) | 4.3                                | Discussion of Metro Washington Park Zoo Entrance and The Zoo Master Plan. |                  | Washington                |
| 3:25 PM<br>(10 min)  | 5.                                 | <b>COUNCILOR COMMUNICATIONS</b>   |                  |                           |
| 3:35 PM<br>(10 min.) | 6.                                 | <b>LEGISLATIVE ISSUES</b>   |                  |                           |
| 3:45 PM<br>(20 min.) | 6.1                                | Discussion of Legislative Priorities and Strategies.                      |                  |                           |
| 4:05 PM              | <b>ADJOURN</b>                     |   |                  |                           |

Items scheduled at the work session may be continued for further discussion or action at the regular Thursday Council meeting.

For assistance/Services per the Americans with Disabilities Act (ADA), dial TDD 797-1804 or 797-1540 (Council Office)

\* All times listed on the agenda are approximate; items may not be considered in the exact order listed.

AGENDA ITEM NO. 4.2  
Meeting Date: February 14, 1995

Discussion of the Draft Whitaker Ponds Management Plan



## Staff Report

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February 6, 1995

Presented by: Jane Hart

### FACTUAL BACKGROUND AND ANALYSIS:

The Metropolitan Greenspaces Master Plan identifies the area surrounding the Whitaker Ponds in Northeast Portland as a regionally significant greenspace in the Columbia Slough watershed. The Whitaker Ponds area includes approximately 90 acres of publicly and privately owned land near the Columbia Slough between NE 47th and NE 52nd Avenues. The ponds themselves occupy approximately 20 acres.

In May 1994, Metro entered into an "Agreement in Concept" (see Attachment 1) with the Portland Public Schools that calls for Metro's Regional Parks and Greenspaces Department to lead the effort to develop a master plan that enhances and protects the Whitaker ponds area for wildlife, while providing appropriate levels of recreation. Metro Council approved the amount of \$12,500 in the FY 1994-95 budget to use for contracting professional services for preparing a Whitaker Ponds Master Plan.

In October 1994, Metro Regional Parks and Greenspaces Department released a Request for Proposal for Master Planning Services for the Whitaker Ponds Area. The consulting team of Walker & Macy and SRI/Shapiro was selected to perform various professional services including a site biological assessment, public involvement, and preparation of a Master Plan document.

Public Involvement activities to date include, creation of an independent advisory panel (see Attachment 2 for membership) to provide site design recommendation; two community workshops to receive input from the public; one on one meetings at request of adjacent property owners, tenants and Lakeside Little League; presentation at Columbia Slough Watershed Council workshop.

In addition to the Portland Public Schools, other project participants include EnviroCorps, Multnomah County, Bureau of Environmental Services, Trust for Public Land, citizens and residents of the Cully and Concordia Neighborhood Associations, Lakeside Little League, Oregon Wildlife Heritage Federation, and Oregon Department of Fish and Wildlife.

The *Draft* Whitaker Ponds Master Plan is in preparation and will be completed in time for distribution at the February 14th Council work session. Immediately following the Council work session, the *Draft* Whitaker Ponds Master Plan document will be distributed for public review and comment. Following the close of the two week public comment period, written comments will be addressed in a *Final* Whitaker Ponds Master Plan document which will be brought to the Council for approval by resolution at the next possible Council hearing date. Once adopted the Whitaker Ponds Master Plan document would guide future acquisition, restoration, environmental education and recreation activities in the Whitaker Ponds area.

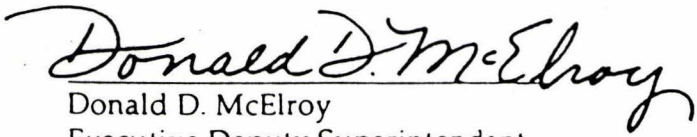
## ATTACHMENT 1

### AGREEMENT IN CONCEPT BETWEEN PORTLAND PUBLIC SCHOOLS AND METRO

Metro proposes to lead the collective development of a management plan for the ponds on the Whitaker site, 5135 NE Columbia Boulevard, ("Whitaker") and their natural surroundings. Metro envisions this plan incorporating natural restoration, environmental education, and natural resources stewardship, while providing appropriate recreational opportunities. We wish to lead all stakeholders in and around this site in developing a long-term management plan that will be developed with consensus. Given this proposal is in the developmental stage, the undersigned agrees to:

- (1) support the concept of developing the ponds area located on the "Whitaker" site for environmental education and natural resources stewardship;
- (2) cooperate in the development of a management plan for the site;
- (3) support programs oriented toward community access to the "Whitaker" ponds site compatible with the District's policies, that may include a proposed program for developing the ponds for inner-city kids fishing;
- (4) propose that "Whitaker" property immediately surrounding the ponds not be considered surplus in the foreseeable future; (Also, recommended would be -- in the unlikely event the District's adjacent property to the pond area should be disposed of -- the Metro Greenspaces would be offered the first option to buy the pond area portion.)
- (5) designate a contact person for this project.

No monetary commitment is being requested or implied. Ultimately, a management plan will be developed that will enhance the programs of participants while conserving diminishing resources.

  
Donald D. McElroy  
Executive Deputy Superintendent  
Portland Public Schools

4/28/94  
Date



## ATTACHMENT 2

### Membership of Whitaker Ponds Advisory Panel

1. Sally Creasman - Teacher, Madison High School
2. Erwin Bergman - Member, Cully Neighborhood Association
3. Pamela Brown - Project Partner, Portland Public Schools
4. Kim MacColl Jr. - Oregon Wildlife Heritage Foundation
5. Edna Mae Pittman - Member, Concordia Neighborhood Association
6. Kin Daily - Oregon Department of Fish & Wildlife
7. Ned Hayes Jr. - Property Owner

AGENDA ITEM NO. 4.3  
Meeting Date: February 14, 1995

Discussion of Metro Washington Park Zoo Entrance and The Zoo Master Plan





## METRO

Date: February 6, 1995

To: Ed Washington, Regional Facilities Lead Councilor  
Patricia McCaig, Regional Facilities Support Councilor

From: Donald E. Carlson, *DE* Council Analyst

Re: Council Actions Regarding the Zoo Master Plan and Entrance/Oregon Territory Exhibit

This memo is in response to your request for a synopsis of action taken by the Council regarding the Zoo Master Plan and new entrance/new exhibit project at the Zoo. Below is a list of the ordinances or resolutions considered by the Council or a Council Committee in chronological order regarding your request. The various ordinances and resolutions are attached as exhibits.

1. Resolution No. 92-1717 For the Purpose of adopting the Metro Washington Park Zoo's "A Great Zoo - Framework for the Future".

This resolution was adopted on December 10, 1995 (See Exhibit A). The Resolution provided for the adoption of the document titled A Great Zoo - Framework for the Future and a companion publication titled Caring Now for the Future of Life - Master Plan, Metro Washington Park Zoo to guide zoo operations and facility improvements. The resolution included a clarification on the meaning of the Council's action as follows: "Adoption of the plan does not obligate the Council to fund any portion of the plan; allocation of funds will require separate reviews and actions by this Council."

2. Ordinance No. 93-487A For the Purpose of Adopting the Annual Budget for Fiscal Year 1993-94, Making Appropriations and Levying Ad Valorem Taxes; and Declaring an Emergency.

This ordinance was adopted on June 24, 1993 (See Exhibit B). Included in the Budget and Appropriation for the Zoo Capital Fund was \$934,000 for the architectural services for this project. The Department's request was for \$1,500,000. The Council reduced it, mainly because the major source of revenue was a transfer from the Zoo Operating Fund and the Council was concerned about preserving the Fund Balance in the Operating Fund. There was not any design work done on the project by an

architect during Fiscal Year 93-94 as there was not any expenditure recorded in the appropriate line item in the Zoo Capital Fund.

3. **Resolution No. 94-1946A For the Purpose of Authorizing the Release of Request for Proposal for the Metro Washington Park Zoo's Oregon Project and Authorizing a Multi-year Design Contract with the Selected Design Team.**

This resolution was adopted on April 14, 1994 (See Exhibit C). The RFP was for architectural services for the project. The Scope of Work called for the complete package of services from initial conceptual and schematic design through construction drawings and ending with construction administrative and post-construction services. The Council amended the original resolution to add a provision to the effect that the selected design team shall not proceed beyond phase one of the project until the Council formally approves a contract amendment that authorizes additional work. Sherry Sheng, Zoo Director, stated in the Staff Report that phase one is the design phase which includes programming definition, concept development and schematic plans. She estimated the phase one cost to not exceed \$150,000. The Regional Facilities Committee Report states that phase one would include design work on the entrance, but that final decisions on the scope of the entrance would be made at a later date, and that part of the design team's work would be to help identify the options available for the entire project.

4. **Ordinance No. 94-535B For the Purpose of Adopting the Annual Budget for Fiscal Year 1994-95, Making Appropriations and Levying Ad Valorem Taxes; and Declaring an Emergency.**

This ordinance was adopted on June 30, 1994 (See Exhibit D). Included in the Budget and Appropriation Schedule for the Zoo Capital Fund is \$1,019,787 for architectural services for this project. To date, \$156,217 has been expended. There has been no request to amend the architectural services contract as required by Resolution No. 94-1946A. \*

5. **Resolution No. 94-2013 Setting Forth the Official Intent of Metro to Reimburse Certain Capital Expenditures Out of the Proceeds of Obligations to be Issued to Finance Various Capital Projects at the Washington Park Zoo.**

This resolution was adopted on July 28, 1994 (See Exhibit E). The resolution declares Metro's intent to reimburse itself for pre-issuance costs out of the proceeds from any bonds issued for certain projects at the Zoo. The resolution is required by IRS regulations if such



reimbursements are to be made out of bond proceeds. The resolution does not presuppose any final decision on how projects are to be financed nor does it preclude any option on how to proceed.

6. **Resolution No. 94-2044 For the Purpose of Submitting to the Voters a General Obligation Bond Indebtedness in the Amount of \$27.2 Million for the Oregon Territory! Exhibit and New Entrance at the Metro Washington Park Zoo.**

This resolution was introduced near the end of September, 1994 (See Exhibit F). It has not been adopted but was left in the Regional Facilities Committee when the prior Council went out of existence. The Regional Facilities Committee held Work Sessions on the resolution on October 5, October 19, and November 2, 1994. Prior to these meetings, the Regional Facilities Committee heard brief status reports from the Zoo Staff on the Entrance/Oregon exhibit on February 2, July 6, and September 7, 1994. The minutes of all the Committee meetings where the resolution and status reports were made are included in Exhibit F.

Finally, enclosed as a separate document is a memo dated December 30, 1994 titled "Zoo Materials - Oregon Territory & Entrance Project" from Casey Short to the 1995 Metro Councilors. Mr. Short's memo contains most of the written material submitted to the Regional Facilities Committee when it discussed Resolution No. 94-2044. The memo includes a final report from Councilor Sandi Hansen, then Regional Facilities Committee Chair, on the Committee's consideration of the Entrance/Oregon Exhibit. The report includes a recommendation to the 1995 Metro Council to 1) consider the Zoo project in the light of other Metro funding needs, and 2) request the Zoo to develop a design for the Entrance which will be compatible with a new exhibit but not include a new exhibit.

I trust this is the information you requested. If you have need additional information or have any questions, please let me know.

cc: Metro Council  
Mike Burton  
Sherry Sheng

BEFORE THE COUNCIL OF THE  
METROPOLITAN SERVICE DISTRICT

|                                 |   |                        |
|---------------------------------|---|------------------------|
| FOR THE PURPOSE OF ADOPTING THE | ) | RESOLUTION NO. 92-1717 |
| METRO WASHINGTON PARK ZOO'S "A  | ) |                        |
| GREAT ZOO - FRAMEWORK FOR THE   | ) | Introduced by the      |
| FUTURE"                         | ) | Executive Officer      |

WHEREAS, the Metro Washington Park Zoo is the state's top paid attraction, and continued success of the zoo depends on clear policy and programmatic directions for the future; and

WHEREAS, members of the Metro Council devoted time to participate in a planning process with Metro Executive staff, community representatives, Friends of the Zoo, and zoo staff which developed future directions for the zoo; and

WHEREAS, members of the Regional Facilities Committee have reviewed recommendations put forth by those involved in the planning process in 1991 and 1992; and

WHEREAS, the Regional Facilities Committee on 10 November 1992 approved the proposed document, "A Great Zoo - Framework for the Future", to provide a philosophical framework to guide the zoo staff in their current and future programs and projects;

WHEREAS, total estimated cost of implementing the five phases of Zoo Capital expansion outlined in the plan is \$100 million; now, therefore



BE IT RESOLVED,

That the Council of the Metropolitan Service District adopt the document "A Great Zoo - Framework for the Future" and its companion publication "Caring Now for the Future of Life - Master Plan, Metro Washington Park Zoo" to guide zoo operations and facility improvement. Adoption of the plan does not obligate the Council to fund any portion of the plan; allocation of funds will require separate reviews and actions by this Council.

ADOPTED by the Council of the Metropolitan Service District  
this 10th day of December, 1992.

  
\_\_\_\_\_  
Jim Gardner, Presiding Officer

1717.res  
November 12, 1992

## REGIONAL FACILITIES COMMITTEE REPORT

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RESOLUTION NO. 92-1717, ADOPTING THE METRO WASHINGTON PARK ZOO'S  
"A GREAT ZOO - FRAMEWORK FOR THE FUTURE"

Date: November 30, 1992

Presented by: Councilor McFarland

**COMMITTEE RECOMMENDATION:** At its November 10, 1992 meeting the Regional Facilities Committee voted unanimously to recommend Council adoption of the Metro Washington Park Zoo's 25-year plan, "A Great Zoo - Framework for the Future," and directed staff to prepare a resolution adopting the plan, for Council consideration. All committee members were present and voting.

**COMMITTEE DISCUSSION/ISSUES:** Zoo Director Sherry Sheng discussed the elements of the plan at three Regional Facilities Committee meetings, on August 25, September 22, and November 10, 1992. The first briefing focused on the process used to develop the plan and the ideas to guide Zoo operations that the plan contains. The second briefing focused on the physical modifications and capital improvements to the Zoo that constitute the plan's vision of what the physical layout of the Zoo could become.

At the third meeting, on November 10, Ms. Sheng presented the plan document to the committee. She said the approach to this plan was different from past Zoo Master Plans in that it is smaller, and focused more on concepts rather than specific elements. It is to be used as a philosophical document intended to guide policy and program development over the long term; other, short-term plans will continue to guide operational and budget policies. Ms. Sheng added that many of the elements of the plan have already been put in place, in order to test whether they actually work.

The theme of the plan is geared around the concept of "A Great Zoo," rather than the biggest or most profitable. The goal is to achieve what is set out in the plan, in order to become a great zoo. For that reason, most of the plan's components should not be controversial: taken together, they establish a philosophy which is to serve as a benchmark for the zoo, and which can be used as a yardstick against which to measure performance. Ms. Sheng discussed the issue of cost - what will it cost to implement the plan? She said there are two ways to look at that question. First, the zoo will continue to operate, to open its doors to some one million people per year, and to pay its expenses. Given that premise, the plan addresses how the zoo will direct its resources in a slightly different way and train its staff to appreciate their role with zoo visitors in a different light. In this way, the plan will not lead to increased costs. Second, the physical improvements, organized into five phases, do have financial costs associated with them. Those improvements total some \$100 million. Ms. Sheng said she hoped to raise private dollars to build small portions of each new exhibit, rather than ask the voters to approve a large project all at once. In this way, the thought is that



interest will be sustained among the public because there will continue to be new attractions. In the meantime, fund raising for the large portions of the new exhibits will continue. She discussed specific plans for adding elk meadow, cougar, and black bear exhibits, with one coming each year for three years. These will form the first pieces of the Oregon exhibit. She said this would result in increases in both revenues and operating expenses.

Councilor Gronke asked what those operating costs would be. Ms. Sheng said annual operating costs for the entire \$16 million Oregon exhibit would be some \$228,000; operating costs for the smaller incremental pieces would be much smaller. She added that the zoo plans to apply for outside operational support from the federal government and private foundations. Work has also begun to increase capital funding from the corporate sector, to include funds for the Oregon exhibit. She cautioned, however, that obtaining private funding is difficult because the zoo receives tax revenue. Zoo staff is working with the Friends of the Zoo on a study to determine the feasibility of obtaining major capital contributions from the private sector.

Councilor McLain asked when the study would be done. Ms. Sheng said it is scheduled for next spring. She added that Zoo staff is working with the Friends on a five-year plan for fund-raising for capital and operating money. Councilor McLain asked whether Zoo planning was being coordinated with other potential projects, such as the End of the Oregon Trail. Ms. Sheng said the Zoo fund-raising efforts take into account other programs and projects, to see where Zoo projects fit in with donors' priorities.

Councilor Collier discussed projects and programs that had either recently failed to receive voter approval for funding or had not yet gone before the voters. She said there are many worthwhile programs that still need public funding, and encouraged Zoo staff to coordinate their efforts with the Facilities Funding Task Force that is preparing a proposal for funding regional cultural facilities and programs. Councilor McLain agreed with Councilor Collier. Ms. Sheng said the funding issue will take a long time to work out, and until that is decided, the Zoo needs to continue its entrepreneurial efforts in order to upgrade its facilities and keep attendance up.

Councilor McLain discussed the 25-year plan in general, saying she agreed that there is not much in it that would be controversial but that it does not give guidance in terms of fiscal priorities or projected costs. She asked Ms. Sheng where one could determine what those fiscal priorities are. Ms. Sheng replied that she resisted putting those numbers and priorities in the long-term plan because those priorities can change; they are reviewed and adjusted regularly through budgets and five-year financial plans. She reiterated that the 25-year plan is mostly a philosophical document that lays out goals, but which does not commit the Council to funding any specific programs or projects. Individual policy and program decisions in the future should be judged against the master



plan to see how and to what extent they conform with the plan. Councilor McLain encouraged Ms. Sheng to include in the plan document a listing of the projected costs for each of the five phases of capital improvements the plan discusses.

Councilor McFarland said she thinks the plan is consistent with the direction Zoo staff was given when it first embarked on preparing it. She said the cost considerations will come before the Council when they are actually proposed. Council adoption of the plan will not interfere with Council's ability to review and amend, if necessary, any of the budget-related items that will subsequently be proposed. She pointed out the difficulty in making accurate financial projections, citing as an example the effects of Ballot Measure 5 on Zoo revenues. Passage of the property tax limitation was not anticipated when the Council originally approved master plan funding. She said the plan was not intended to be a budget document, and it does contain much valuable information on how the Zoo is to be run. She moved that the committee approve the plan and direct staff to prepare a resolution for Council consideration which would adopt the plan.

The final version of the plan which is before the Council for consideration includes a breakdown of costs for each of the proposed five phases of capital improvements, as Councilor McLain requested. It also includes a copy of the Zoo's brochure which discusses the capital improvement plan. Finally, the resolution contains a statement in the Be It Resolved section which clarifies that "adoption of the plan does not obligate the Council to fund any portion of the plan."

BEFORE THE METRO COUNCIL

|                                   |                                     |
|-----------------------------------|-------------------------------------|
| FOR THE PURPOSE OF ADOPTING THE ) | ORDINANCE NO. 93-487A               |
| ANNUAL BUDGET FOR FISCAL YEAR )   |                                     |
| 1993-94, MAKING APPROPRIATIONS )  | Introduced by Rena Cusma, Executive |
| AND LEVYING AD VALOREM TAXES; )   | Officer                             |
| AND DECLARING AN EMERGENCY )      |                                     |

WHEREAS, The Multnomah County Tax Supervising and Conservation Commission held its public hearing on the annual Metro budget for the fiscal year beginning July 1, 1993, and ending June 30, 1994; and

WHEREAS, Recommendations from the Multnomah County Tax Supervising and Conservation Commission have been received by Metro (attached as Exhibit A and made a part of the Ordinance) and considered; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The "Fiscal Year 1993-94 Metro Budget," attached hereto as Exhibit B, and the Schedule of Appropriations, attached hereto as Exhibit C, are hereby adopted.

2. The Metro Council does hereby levy ad valorem taxes, as provided in the budget adopted by Section 1 of this Ordinance, for a total amount of ELEVEN MILLION ONE HUNDRED THIRTY ONE THOUSAND EIGHT HUNDRED EIGHTEEN (\$11,131,818) DOLLARS to be levied upon taxable properties within the Metro District as of 1:00 a.m., July 1, 1993.

SIX MILLION SEVENTY FOUR THOUSAND ONE HUNDRED EIGHTY ONE (\$6,074,181) DOLLARS shall be for the Zoo Operating Fund, said amount authorized in a tax base, said tax base approved by the voters of the Metro District at a general election held May 15, 1990.



FIVE MILLION FIFTY SEVEN THOUSAND SIX HUNDRED THIRTY SEVEN (\$5,057,637) DOLLARS shall be for the Convention Center Project Debt Service Fund, said levy needed to repay a portion of the proceeds of General Obligation bonds as approved by the voters of the Metro District at a general election held November 4, 1986.

3. Pursuant to Metro code Section 7.01.020(b) pertaining to the Metro Excise Tax, the Council hereby confirms that the rate of tax shall be the maximum amount allowed under the Metro Code.

4. The Regional Park and Expo Fund is hereby created for the purpose of operating the Regional Parks, Exposition Center, and Greenspaces Planning functions. Sources of revenue shall be reimbursements, enterprise revenue, commissions, interest, user fees and other revenues attributable to the operations of the facilities or functions.

5. The Oregon Convention Center Renewal & Replacement Fund is hereby created for the purposes of extraordinary repairs or capital replacement to the Oregon Convention Center. Sources of revenue shall include deposits from the Oregon Convention Center operating fund. In the event of elimination of this fund, any funds remaining will be returned to the Operations of the Convention Center.

6. The Metro ERC Pool Fund is hereby renamed the Metro ERC Administration Fund. The purpose of the fund remains the same.

7. In accordance with Section 2.02.125 of the Metro Code, the Metro Council hereby authorizes personnel positions and expenditures in accordance with the Annual Budget adopted by Section 1 of this Ordinance, and hereby appropriates funds for the fiscal year

beginning July 1, 1993, from the funds and for the purposes listed in the Schedule of Appropriations, Exhibit C.

8. The Executive Officer shall make the following filings as provided by ORS 294.555 and ORS 310.060:

a. Multnomah County Assessor

- 1) An original and one copy of the Notice of Levy marked Exhibit D, attached hereto and made a part of this Ordinance.
- 2) Two copies of the budget document adopted by Section 2 of this Ordinance.
- 3) A copy of the Notice of Publication required by ORS 294.421.
- 4) Two copies of this Ordinance.

b. Clackamas and Washington County Assessor and Clerk

- 1) A copy of the Notice of Levy marked Exhibit D.
- 2) A copy of the budget document adopted by Section 2 of this Ordinance.
- 3) A copy of this Ordinance.
- 4) A copy of the Notice of Publication required by ORS 294.421.

9. This ordinance being necessary for the health, safety, or welfare of the Metro area, for the reason that the new fiscal year begins July 1, 1993, and Oregon Budget Law requires the adoption of a budget prior to the beginning of the fiscal year, an emergency is declared to exist and the Ordinance takes effect upon passage.

ADOPTED by the Metro Council this 24th day of June, 1993

  
Judy Wyers, Presiding Officer

Attest:

  
Clerk of the Council



# Zoo Capital Fund

The Zoo Capital Fund provides for major capital improvements at the Metro Washington Park Zoo. Funding for FY 1993-94 includes projects listed below. These are in compliance with the zoo's master plan. Continued upgrading and maintenance of the zoo is important because high-quality exhibits and improvements in visitor services are expected to have a positive effect on attendance, stimulate return visits and increase the length of time spent at the zoo. This provides more opportunity to carry out the mission and increase income.

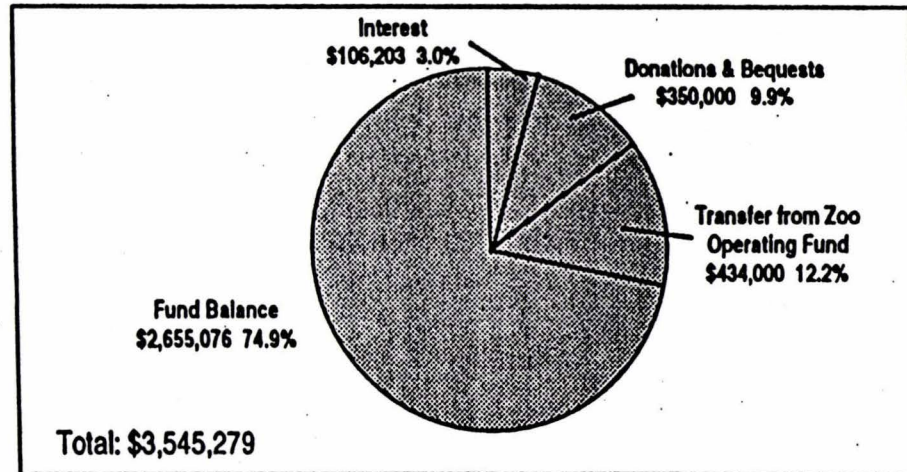
The major capital improvement projects for FY 1993-94 are:

**Lincoln Train/trolley (\$250,000)** – The people mover will transport people from the zoo entrance to the Africa Rain Forest and concert lawn area and back. A small station will be constructed at the Rain Forest exhibit. Funds for this project are from a bequest.

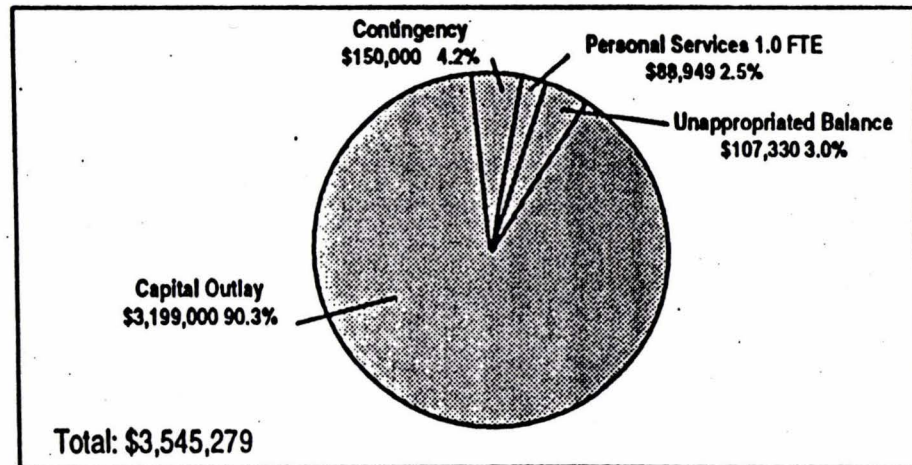
**Elephant yard improvements (\$705,000)** – Changing the current asphalt surfaced yard to a sand yard will protect the feet of the animals, improving their overall well being. Adding simulated rock and other environmental elements will add to the visual effectiveness for visitors and bring this exhibit up to par with the newer exhibits.

**Center for Species Survival (\$650,000)** – This project is a research facility to study animal behavior and propagation. All funds are provided from donations.

**Entrance/Oregon Exhibit (\$934,000)** – The start-up for implementing the zoo's new master plan, including design, through design development for a new entrance and exhibit of Oregon's varied landscapes and native animals, such as black bear, cougar, wolves, salmon, sea lions and sea otters.



Zoo Capital Fund resources



Zoo Capital Fund expenditures

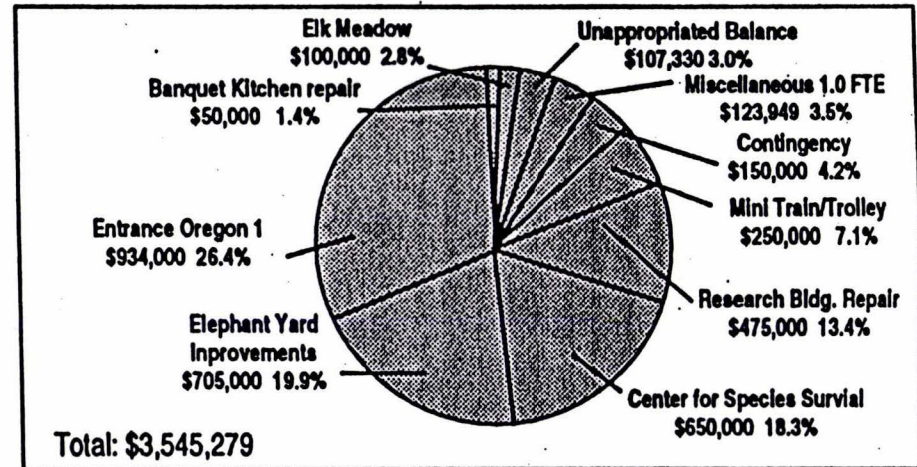


# Zoo Capital Fund

**Research building repairs (\$475,000)** – Remodeling and repair are needed for the damaged structure to the Research building.

**Elk Meadow exhibit (\$100,000)** – Completion of the Elk Meadow exhibit project started in FY 1992-93.

**Banquet kitchen Improvements (\$50,000)** – Funds construction of improvements to the zoo's banquet kitchen to enable an increase in services.



Zoo Capital Fund expenditures by project

# Zoo Capital Fund

| HISTORICAL DATA<br>ACTUAL \$       |               | FY 1992-93<br>ADOPTED BUDGET |        | FISCAL YEAR 1993-94 |  | PROPOSED |         | APPROVED |         | ADOPTED |         |
|------------------------------------|---------------|------------------------------|--------|---------------------|--|----------|---------|----------|---------|---------|---------|
| FY<br>1990-91                      | FY<br>1991-92 | FTE                          | AMOUNT | ACCT #              | DESCRIPTION                                  | FTE      | AMOUNT  | FTE      | AMOUNT  | FTE     | AMOUNT  |
| <b>Capital Projects</b>            |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 0             | 800                          | 571500 |                     | Purchases-Office Furniture & Equipment       | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>ALASKA EXHIBIT</b>              |               |                              |        |                     |  |          |         |          |         |         |         |
| 288                                | 56            | 0                            | 574190 |                     | Other Construction Services                  | 0        | 0       | 0        | 0       | 0       | 0       |
| 0                                  | 109,469       | 500                          | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>MISC. EXHIBIT IMPROVEMENTS</b>  |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 0             | 10,000                       | 574120 |                     | Architectural Services                       | 5,000    | 5,000   | 5,000    | 5,000   | 5,000   | 5,000   |
| 3,693                              | 5,360         | 0                            | 574130 |                     | Engineering Services                         | 0        | 0       | 0        | 0       | 0       | 0       |
| 10,597                             | 3,803         | 0                            | 574190 |                     | Other Construction Services                  | 0        | 0       | 0        | 0       | 0       | 0       |
| 62,785                             | 6,508         | 0                            | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 65,000   | 15,000  | 15,000   | 15,000  | 15,000  | 15,000  |
| <b>UPDATE MASTER PLAN</b>          |               |                              |        |                     |  |          |         |          |         |         |         |
| 43,514                             | 22,267        | 6,612                        | 574120 |                     | Architectural Services                       | 0        | 0       | 0        | 0       | 0       | 0       |
| 13,794                             | 8,372         | 0                            | 574130 |                     | Engineering Services                         | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>AFRICA-PHASE 1 @ 2</b>          |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 26,446        | 0                            | 574190 |                     | Other Construction Services                  | 0        | 0       | 0        | 0       | 0       | 0       |
| 0                                  | 13,003        | 0                            | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>AFRICA RAIN FOREST</b>          |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 190           | 0                            | 511121 |                     | Construction Management                      | 0        | 0       | 0        | 0       | 0       | 0       |
| 123,524                            | 12,013        | 0                            | 574120 |                     | Architectural Services                       | 0        | 0       | 0        | 0       | 0       | 0       |
| 22,385                             | 300           | 0                            | 574130 |                     | Engineering Services                         | 0        | 0       | 0        | 0       | 0       | 0       |
| 30,000                             | 1,753         | 0                            | 574190 |                     | Other Construction Services                  | 0        | 0       | 0        | 0       | 0       | 0       |
| 3,166,509                          | 207,598       | 85,000                       | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>RAILROAD SNOW SHED</b>          |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 0             | 143,000                      | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>CENTER FOR SPECIES SURVIVAL</b> |               |                              |        |                     |  |          |         |          |         |         |         |
| 56,440                             | 0             | 0                            | 574120 |                     | Architectural Services                       | 0        | 0       | 0        | 0       | 0       | 0       |
| 750                                | 0             | 0                            | 574190 |                     | Other Construction Services                  | 0        | 0       | 0        | 0       | 0       | 0       |
| 0                                  | 0             | 0                            | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 650,000  | 650,000 | 650,000  | 650,000 | 650,000 | 650,000 |
| <b>AFRICA BASEMENT</b>             |               |                              |        |                     |  |          |         |          |         |         |         |
| 4,148                              | 0             | 0                            | 574520 |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>MINI TRAIN/TROLLEY</b>          |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 490           | 35,000                       | 571400 |                     | Purchased Equipment & Vehicles               | 250,000  | 250,000 | 250,000  | 250,000 | 250,000 | 250,000 |
| <b>ELEPHANT BARN REMODEL</b>       |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 21,000        | 0                            | 574120 |                     | Architectural Services                       | 0        | 0       | 0        | 0       | 0       | 0       |
| 0                                  | 1,359         | 230,000                      | 574520 |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 0        | 0       | 0        | 0       | 0       | 0       |
| <b>ELEPHANT YARD IMPROVEMENTS</b>  |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 0             | 40,000                       | 574120 |                     | Architectural Services                       | 15,000   | 15,000  | 15,000   | 15,000  | 15,000  | 15,000  |
| 0                                  | 0             | 0                            | 574520 |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 690,000  | 690,000 | 690,000  | 690,000 | 690,000 | 690,000 |
| <b>ELK MEADOW</b>                  |               |                              |        |                     |  |          |         |          |         |         |         |
| 0                                  | 0             | 25,000                       | 574120 |                     | Architectural Services                       | 5,000    | 5,000   | 5,000    | 5,000   | 5,000   | 5,000   |
| 0                                  | 0             | 265,888                      | 574520 |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 45,000   | 95,000  | 95,000   | 95,000  | 95,000  | 95,000  |

# Zoo Capital Fund

| HISTORICAL DATA<br>ACTUAL \$ |               | FY 1992-93<br>ADOPTED BUDGET |           | FISCAL YEAR 1993-94 |   | PROPOSED |           | APPROVED |           | ADOPTED |           |
|------------------------------|---------------|------------------------------|-----------|---------------------|---|----------|-----------|----------|-----------|---------|-----------|
| FY<br>1990-91                | FY<br>1991-92 | FTE                          | AMOUNT    | ACCT #              | DESCRIPTION                                   | FTE      | AMOUNT    | FTE      | AMOUNT    | FTE     | AMOUNT    |
| 0                            | 0             | 0                            | 0         | 574120              | ENTRANCE OREGON I                             |          |           |          |           |         |           |
|                              |               |                              |           |                     | Architectural Services                        |          | 1,500,000 |          | 934,000   |         | 934,000   |
| 0                            | 0             | 0                            | 0         | 574120              | RESEARCH BUILDING REPAIRS                     |          |           |          |           |         |           |
| 0                            | 0             | 0                            | 0         | 574520              | Architectural Services                        |          | 50,000    |          | 50,000    |         | 50,000    |
|                              |               |                              |           |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.   |          | 425,000   |          | 425,000   |         | 425,000   |
| 0                            | 0             | 0                            | 0         | 574120              | GRAPHICS/EVENTS WORKSHOP                      |          |           |          |           |         |           |
|                              |               |                              |           |                     | Architectural Services                        |          | 15,000    |          | 15,000    |         | 15,000    |
| 0                            | 0             | 0                            | 0         | 574120              | BANQUET KITCHEN IMPROVEMENTS                  |          |           |          |           |         |           |
| 0                            | 0             | 0                            | 0         | 574120              | Architectural Services                        |          | 5,000     |          | 5,000     |         | 5,000     |
| 0                            | 0             | 0                            | 0         | 574520              | Const. Work/Materials-Bldgs, Exhibit & Rel.   |          | 45,000    |          | 45,000    |         | 45,000    |
|                              |               |                              |           |                     | SAVANNAH SHADE STRUCTURE                      |          |           |          |           |         |           |
| 0                            | 0             |                              | 84,500    | 574190              | Other Construction Services                   |          | 0         |          | 0         |         | 0         |
| 3,538,427                    | 439,987       |                              | 926,300   |                     | Total Capital Projects                        |          | 3,765,000 |          | 3,199,000 |         | 3,199,000 |
|                              |               |                              |           |                     | <u>Contingency and Unappropriated Balance</u> |          |           |          |           |         |           |
| 0                            | 0             | 0                            | 0         | 599999              | Contingency                                   |          | 150,000   |          | 150,000   |         | 150,000   |
| 3,197,560                    | 3,262,825     |                              | 2,367,900 | 599990              | Unappropriated Balance                        |          | 141,427   |          | 107,330   |         | 107,330   |
| 3,197,560                    | 3,262,825     |                              | 2,367,900 |                     | Total Contingency and Unappropriated Balance  |          | 291,427   |          | 257,330   |         | 257,330   |
| 6,823,295                    | 3,724,213     | 1.50                         | 3,371,472 |                     | TOTAL REQUIREMENTS                            | 1.00     | 4,111,279 | 1.00     | 3,545,279 | 1.00    | 3,545,279 |



BEFORE THE METRO CONTRACT REVIEW BOARD

|                                       |                           |
|---------------------------------------|---------------------------|
| FOR THE PURPOSE OF AUTHORIZING THE )  | RESOLUTION NO. 94-1946A   |
| RELEASE OF REQUEST FOR PROPOSAL FOR ) |                           |
| THE METRO WASHINGTON PARK ZOO'S )     |                           |
| OREGON PROJECT AND AUTHORIZING A )    | Introduced by Rena Cusma, |
| MULTI-YEAR DESIGN CONTRACT WITH )     | Executive Officer         |
| THE SELECTED DESIGN TEAM )            |                           |

WHEREAS, The Metro Council adopted the Metro Washington Park Zoo's 25-year plan on December 10, 1992; and

WHEREAS, The first phase of the Metro Washington Park Zoo's master plan is proposed to include exhibits displaying native wildlife and habitats and a new entrance; and

WHEREAS, Effective planning requires further design beyond the concepts produced as part of the 25-year plan; and

WHEREAS, The Metro Washington Park Zoo's 93-94 fiscal year budget includes \$934,000 for the design of Phase 1 of the Zoo's master plan; now, therefore,

BE IT RESOLVED,

That the Contract Review Board authorizes the release of the Request for Proposal (Attachment A) for the design of the Oregon project and the Metro Council authorizes the Executive Officer to execute a multi-year contract in the form substantially similar to Attachment B with the selected design team, provided that the contract shall not authorize the selected design team to proceed beyond phase one of the project until the Council formally approves a contract amendment that authorizes additional work.

ADOPTED by the Metro Contract Review Board this 14th day of April, 1994.

  
Judy Wyens, Presiding Officer

## EXHIBIT A

### SCOPE OF ARCHITECT'S SERVICES

#### A. GENERAL

1. Architect shall prepare all plans, specifications, two final colored renderings, sections, elevations, details and other documents and information which may be necessary or convenient to adequately and completely convey to Owner, Contractor(s) and others the information necessary for the design and construction of the project. For purposes of convenience, the Architect's services under this Agreement are referred to as Basic Services. All services referred to in this Agreement are Basic Services, unless and except as specifically referred to as Extra Work Items (Exhibit D). Architect shall perform Extra Work Items only if requested by Owner.

Except as specifically provided below, Architect's Basic Services shall consist of those architectural, engineering and other services which are customarily performed during the design and construction of comparable projects. They include architectural, structural, seismic, mechanical, electrical, life safety, interior design, audio/visual, surveys, acoustical, food service, energy conservation, security, civil engineering, landscape architectural services, graphics and signage, Zoo exhibit design, exhibit interpretive design, and such others as required by Contract to complete the work.

The parties recognize that funding for the construction of this Project is not yet certain. Therefore, the full Scope of Architect's Services is contingent upon and shall not be implemented until such time as the Project becomes fully funded. Initially, Architect shall only perform all portions of Phases (1) Programming, (2) Preliminary Concepts, and (3) Schematic Design Services of the Basic Services and thereafter await Owner's further directions. Architect shall proceed with the remaining phases of the Basic Services when a written Notice to Proceed has been issued by Owner. The remaining phases may be undertaken in successive components, rather than in a lump sum format.

2. The Architect shall meet and confer with the Owner on a regular weekly basis during the Design Phase with respect to site use and improvements, selection of materials, building systems and equipment, and to consider the Owner's recommendations on construction feasibility, availability of materials and labor, time requirements for installation and construction and factors relating to costs of alternative designs or materials, preliminary budgets and possible economies.
3. The Architect shall be responsible for all internal printing and reproduction costs for its own use and for the use of its consultants in preparing, checking, coordinating and estimating the Project through and including the Construction Document Phase. Architect shall provide ten (10) sets of all material including drawings, specifications, and other documents for Owner's use at completion of Preliminary Concepts, Schematic Design, Design Development and at 30 percent, 60 percent and 100 percent completion of the Construction Document Phase.
4. A narrative progress report shall be submitted each month. The report shall include discussion of progress to date, problems, potential causes for delay or cost overrun and other information pertinent to the Project.
5. Evaluations of the Owner's Project budget, Statement of Probable Construction Cost and Detailed Estimates of Construction Cost, if any, prepared by the Architect, represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's method of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Project budget proposed, established or approved by the Owner, if any, or from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Architect.



The Architect shall be permitted to include contingencies for design, bidding and price escalation, to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents, to make reasonable adjustments in the scope of the Project and to include in the Construction Documents alternate bids to adjust the Construction Cost to the fixed limit.

If the Bidding Phase has not commenced within three (3) months after the Architect submits the Construction Documents to the Owner, any Project budget or fixed limit of Construction Cost shall be adjusted to reflect any change in the general level of prices in the construction industry between the date of submission of the Construction Documents to the Owner and the date on which proposals are sought.

6. Architect shall maintain for the duration of the Contract, professional liability insurance covering personal injury and property damage arising from errors, omissions or malpractice. Coverage shall be in the minimum amount of \$1,000,000. Architect shall provide Owner a certificate of this insurance, and thirty (30) day's advance notice of material changes or cancellation.

#### B. BASIC SERVICES

Basic Services consist of work in eight (8) phases: (1) Programming; (2) Preliminary Concepts; (3) Schematic Design Services; (4) Design Development Services; (5) Construction Documents Services; (6) Bidding Phase Services; (7) Construction Contract Administration Services; and (8) Post-Construction Services.

#### C. PROGRAMMING

1. The Architect shall develop for Owner's review and approval a functional program, space program and budget for this facility. To perform this work, the Architect will be provided the following information: (1) previously prepared Master Plan, Metro Washington Park Zoo, "Caring Now for the Future of Life"; (2) previously prepared space plan for the entry and education complex; (3) priority list reflecting comments from selected community members; (4) key messages formulated through a series of previously conducted meetings with individuals representing diverse viewpoints; (5) recent aerial photographs; (6) site topographical drawing at 2-foot contour intervals (available on AutoCAD); and (7) utility plan. This information shall be subject to evaluation and testing as preliminary design concepts are developed, resulting in a final approved facility program.
2. Architect shall prepare initial site analysis considering Geotechnical, Topographical, Utility (including relocation if applicable), Pedestrian Flow and Service circulation, and existing building and exhibit demolition issues.
3. Architect shall develop jointly with Owner design objectives, overall project schedule (including application for and receipt of conditional use permit) and a Work Plan for future phases.
4. Architect shall investigate concepts for the overall development of the site, including land use, building sites, exhibit sites, interior and exterior pedestrian and vehicular circulation including railway, security provisions, storage and service provisions, landscaping concepts, site amenities and relationships to surrounding developments. Architect shall prepare and develop for Owner's review and approval a project program which synthesizes all previously provided information, incorporating the foregoing concepts and specifying optimum entry, building and exhibit placement, elevation and massing, phasing and site utilization.
5. Architect shall coordinate its work with the work of the Owner's separate contracts for the project. Architect shall consult with the City of Portland as required to obtain the building permit(s). Architect shall also prepare written and graphic explanatory materials and appear on Owner's behalf at meetings to brief interested parties.
7. Architect shall make presentations of Programming and Site Analysis studies and data for approval by Owner. Program shall be formally adopted to serve as the basis for further design.



## REGIONAL FACILITIES COMMITTEE REPORT

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RESOLUTION NO. 94-1946A, AUTHORIZING THE RELEASE OF REQUEST FOR PROPOSAL FOR THE METRO WASHINGTON PARK ZOO'S OREGON PROJECT AND AUTHORIZING A MULTI-YEAR DESIGN CONTRACT WITH THE SELECTED DESIGN TEAM

Date: April 12, 1994

Presented by: Councilor McFarland

COMMITTEE RECOMMENDATION: At its April 6, 1994 meeting the Regional Facilities Committee voted 5-0 to recommend Contract Review Board adoption of Resolution No. 94-1946A. All committee members were present and voted in favor.

COMMITTEE DISCUSSION/ISSUES: Zoo Director Sherry Sheng presented the staff report. She said the resolution would authorize a contract with a selected design team for the full scope of design services related to the Oregon Project and new entrance, but the contract would be in phases with only an initial \$150,000 being authorized at this time. Further work would depend on the availability of funds. She said consultation with Council would precede authorization of any further work.

Councilor Moore asked if the scope of work in the RFP was for the whole project or just for the entrance. Ms. Sheng referred to Section II of the RFP, which outlines the full scope of the Oregon Exhibit and new entrance, and which will be covered in the Phase 1 design work. Councilor Moore asked if this included the new entrance that is to be related to the light rail station. Ms. Sheng said it would include design work on the entrance, but that final decisions on the scope of the entrance would be defined at a later date; part of the design team's work would be to help identify the options available for the entire project.

Council Analyst Casey Short distributed a proposed amendment which would provide for Council review and approval prior to additional work being authorized. He said this amendment would only strengthen the assurance that Ms. Sheng had given to involve the Council in approving further work. He also discussed the proposal to issue a contract for the full project rather than issue individual contracts for pieces of the project, and agreed that the method proposed was fair and provided greatest assurance that all proposals would be based on the same information.



BEFORE THE METRO COUNCIL

|                                 |   |                               |
|---------------------------------|---|-------------------------------|
| FOR THE PURPOSE OF ADOPTING THE | ) | ORDINANCE NO. 94-535B         |
| ANNUAL BUDGET FOR FISCAL YEAR   | ) |                               |
| 1994-95, MAKING APPROPRIATIONS  | ) | Introduced by                 |
| AND LEVYING AD VALOREM TAXES;   | ) | Rena Cusma, Executive Officer |
| AND DECLARING AN EMERGENCY      | ) |                               |

WHEREAS, The Multnomah County Tax Supervising and Conservation Commission held its public hearing on the annual Metro budget for the fiscal year beginning July 1, 1994, and ending June 30, 1995; and

WHEREAS, Recommendations from the Multnomah County Tax Supervising and Conservation Commission have been received by Metro (attached as Exhibit A and made a part of the Ordinance) and considered; now, therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The "Fiscal Year 1994-95 Metro Budget," attached hereto as Exhibit B, and the Schedule of Appropriations, attached hereto as Exhibit C, are hereby adopted.
2. The Metro Council does hereby levy ad valorem taxes, as provided in the budget adopted by Section 1 of this Ordinance, for a total amount of ELEVEN MILLION NINE HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED TWENTY-NINE (\$11,932,829) DOLLARS to be levied upon taxable properties within the Metro District as of 1:00 a.m., July 1, 1994. The following allocation and categorization subject to the limits of Section 11b, Article XI of the Oregon Constitution constitute the above aggregate levy.

SIX MILLION FOUR HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED THIRTY-THREE (\$6,438,633) DOLLARS shall be for the Zoo Operating Fund, said amount authorized in a tax base, said tax base approved by the voters of Metro at a general election held May 15, 1990, and subject to the General Government Limitation.

FIVE MILLION FOUR HUNDRED NINETY-FOUR THOUSAND ONE HUNDRED NINETY-SIX (\$5,494,196) DOLLARS shall be for the Convention Center Project Debt Service

Fund, said levy needed to repay a portion of the proceeds of General Obligation bonds as approved by the voters of Metro at a general election held November 4, 1986. Said levy is excluded from the General Government Limitation.

3. Pursuant to Metro code Section 7.01.020(b) pertaining to the Metro Excise Tax, the Council hereby confirms that the rate of tax shall be the maximum amount allowed under the Metro Code.

4. The provisions of Chapter 7.01 of the Metro Code shall not apply to any former Multnomah County Park or Pioneer Cemetery operated by Metro until July 1, 1995.

5. A Rate Stabilization Account is established within the Solid Waste Revenue Fund. The purpose of the Account is to minimize extraordinary solid waste disposal rate increases. At the time disposal rates are set, funds collected in excess of required expenditures may be placed in the Stabilization Account, but system disposal rates shall at no time be increased for the purpose of making a contribution to the Account. Funds deposited in the Rate Stabilization Account shall be available at the time disposal rates are set to offset increases in system disposal rates.

6. Any contract amendment or change order to an existing contract for the purchase of any fiber-based fuel or pelletizer equipment at any Metro operated or franchised transfer station will be subject to Council approval prior to execution by the Executive Officer, notwithstanding any other provision of the Metro Code.

7. The Regional Park and Expo Trust Fund is hereby created for the purpose of managing dedicated resources transferred from Multnomah County as part of the Intergovernmental Agreement. Sources of revenue shall be interest earnings, special event revenues, donations and contributions from other funds.

8. The Zoo Revenue Bond Fund is hereby eliminated.

9. In accordance with Section 2.02.125 of the Metro Code, the Metro Council hereby authorizes personnel positions and expenditures in accordance with the Annual Budget adopted by Section 1 of this Ordinance, and hereby appropriates funds



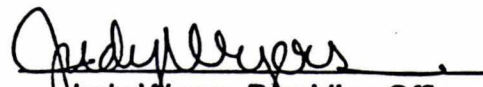
for the fiscal year beginning July 1, 1994, from the funds and for the purposes listed in the Schedule of Appropriations, Exhibit C.

10. The Executive Officer shall make the following filings as provided by ORS 294.555 and ORS 310.060:

- a. Multnomah County Assessor
  - 1) An original and one copy of the Notice of Levy marked Exhibit D, attached hereto and made a part of this Ordinance.
  - 2) Two copies of the budget document adopted by Section 2 of this Ordinance.
  - 3) A copy of the Notice of Publication required by ORS 294.421.
  - 4) Two copies of this Ordinance.
- b. Clackamas and Washington County Assessor and Clerk
  - 1) A copy of the Notice of Levy marked Exhibit D.
  - 2) A copy of the budget document adopted by Section 2 of this Ordinance.
  - 3) A copy of this Ordinance.
  - 4) A copy of the Notice of Publication required by ORS 294.421.

11. This ordinance being necessary for the health, safety, or welfare of the Metro area, for the reason that the new fiscal year begins July 1, 1994, and Oregon Budget Law requires the adoption of a budget prior to the beginning of the fiscal year, an emergency is declared to exist and the Ordinance takes effect upon passage.

ADOPTED by the Metro Council this 30th day of June, 1994.

  
Judy Wyers, Presiding Officer

Attest:

  
Clerk of the Council

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# Zoo Capital Fund

The Zoo Capital Fund provides accountability for capital improvements identified in the Zoo Development Program and includes the adopted zoo master plan. The Zoo Capital Fund provides for major capital improvements at the Metro Washington Park Zoo. Funding for FY 1994-95 includes the projects listed below. These are in compliance with the zoo's master plan.

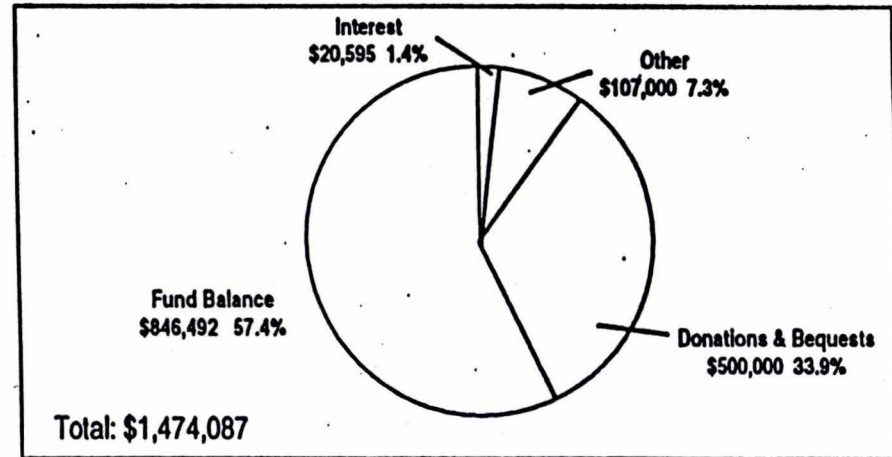
The major capital improvement projects scheduled for FY 1994-95 are:

**Completion of the remodel of the front elephant yard (\$50,000)** – Changing the current asphalt surfaced yard to a sand yard will protect the feet of the animals. Adding simulated rock and other environmental elements will add to the visual impact and bring this exhibit up to par with newer exhibits.

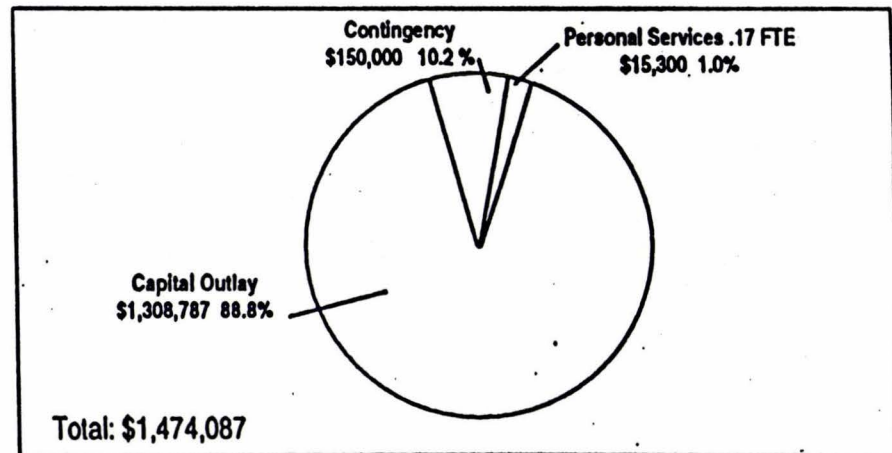
32 **Continuation of the design of Phase I of the Oregon Exhibit (\$1,019,787)** – This includes design and construction drawings for a new entrance adjacent to the light rail station. The exhibit will highlight Oregon's varied landscapes and native animals.

**Completion of the research building remodel (\$140,000)** – This remodel will repair damaged structural members of the building and will provide animal management office space. This will provide space upstairs to be used for animal hospital activities.

**Completion of the Visitor Transport Vehicle Station (\$49,000)** – A small station for the people mover mini-trolley is being built at the Africa Rain Forest exhibit. The people mover will transport visitors from the zoo entrance to the Rain Forest and concert lawn area and back. Funds for this project are from a bequest.



Zoo Capital Fund resources



Zoo Capital Fund expenditures

**Completion of the Banquet kitchen Improvements (\$50,000)** – Funds construction of improvements to the zoo's banquet kitchen to enable an increase in services.



# Zoo Capital and

| HISTORICAL DATA<br>ACTUAL \$    |               | FY 1993-94<br>ADOPTED BUDGET |           | FISCAL YEAR 1994-95 |  | PROPOSED |           | APPROVED |           | ADOPTED |           |
|---------------------------------|---------------|------------------------------|-----------|---------------------|--|----------|-----------|----------|-----------|---------|-----------|
| FY<br>1991-92                   | FY<br>1992-93 | FTE                          | AMOUNT    | ACCT #              | DESCRIPTION                                  | FTE      | AMOUNT    | FTE      | AMOUNT    | FTE     | AMOUNT    |
| <b>Resources</b>                |               |                              |           |                     |  |          |           |          |           |         |           |
| 3,197,560                       | 3,262,825     |                              | 1,754,001 | 305000              | Fund Balance - Unrestricted                  |          | 686,492   |          | 846,492   |         | 846,492   |
| 0                               | 0             |                              | 901,075   | 305000              | Fund Balance - Restricted                    |          | 0         |          | 0         |         | 0         |
| 182,157                         | 131,007       |                              | 106,203   | 361100              | Interest on Investments                      |          | 20,595    |          | 20,595    |         | 20,595    |
| 267,653                         | 149,099       |                              | 156,000   | 365100              | Donations & Bequests                         |          | 100,000   |          | 100,000   |         | 100,000   |
| 0                               | 0             |                              | 194,000   | 365300              | Support Organization Contributions           |          | 400,000   |          | 400,000   |         | 400,000   |
| 76,844                          | 0             |                              | 0         | 379000              | Other Miscellaneous Revenue                  |          | 107,000   |          | 107,000   |         | 107,000   |
| 0                               | 0             |                              | 434,000   | 391120              | Trans. of Resources from Zoo Operating       |          | 0         |          | 0         |         | 0         |
| 3,724,213                       | 3,542,931     |                              | 3,545,279 |                     | TOTAL RESOURCES                              |          | 1,314,087 |          | 1,474,087 |         | 1,474,087 |
| <b>Personal Services</b>        |               |                              |           |                     |  |          |           |          |           |         |           |
|                                 |               |                              |           | 511121              | SALARIES-REGULAR EMPLOYEES (full time)       |          |           |          |           |         |           |
| 0                               | 0             | 1.00                         | 62,640    |                     | Construction Manager                         |          | 0         |          | 0         |         | 0         |
| 0                               | 0             |                              | 0         |                     | Construction Coordinator                     | 0.17     | 10,968    | 0.17     | 10,968    | 0.17    | 10,968    |
|                                 |               |                              |           | 511131              | SALARIES-TEMPORARY EMPLOYEES (full time)     |          |           |          |           |         |           |
| 13,276                          | 32,942        |                              | 0         |                     | Construction Coordinator                     |          | 0         |          | 0         |         | 0         |
|                                 |               |                              |           | 511225              | WAGES-REGULAR EMPLOYEES (Part Time)          |          |           |          |           |         |           |
| 4,469                           | 14,156        |                              | 0         |                     | Administrative Secretary                     |          | 0         |          | 0         |         | 0         |
| 2,810                           | 12,858        |                              | 26,309    | 512000              | FRINGE                                       |          | 4,332     |          | 4,332     |         | 4,332     |
| 20,555                          | 59,956        | 1.00                         | 88,949    |                     | Total Personal Services                      | 0.17     | 15,300    | 0.17     | 15,300    | 0.17    | 15,300    |
| <b>Materials &amp; Services</b> |               |                              |           |                     |  |          |           |          |           |         |           |
| 40                              | 1,277         |                              | 0         | 521100              | Office Supplies                              |          | 0         |          | 0         |         | 0         |
| 538                             | 0             |                              | 0         | 524120              | Legal Fees                                   |          | 0         |          | 0         |         | 0         |
| 0                               | 47            |                              | 0         | 524190              | Misc. Professional Services                  |          | 0         |          | 0         |         | 0         |
| 268                             | 0             |                              | 0         | 525640              | M & R - Service Equipment                    |          | 0         |          | 0         |         | 0         |
| 846                             | 1,324         |                              | 0         |                     | Total Materials & Services                   |          | 0         |          | 0         |         | 0         |
| <b>Capital Projects</b>         |               |                              |           |                     |  |          |           |          |           |         |           |
|                                 |               |                              |           |                     | ALASKA EXHIBIT                               |          |           |          |           |         |           |
| 56                              | 0             |                              | 0         | 574190              | Other Construction Services                  |          | 0         |          | 0         |         | 0         |
| 109,469                         | 106           |                              | 0         | 574520              | Const. Work/Materials-Bldgs, Exhibits & Rel. |          | 0         |          | 0         |         | 0         |
|                                 |               |                              |           |                     | MISC. EXHIBIT IMPROVEMENTS                   |          |           |          |           |         |           |
| 0                               | 20,717        |                              | 5,000     | 574120              | Architectural Services                       |          | 0         |          | 0         |         | 0         |
| 5,360                           | 0             |                              | 0         | 574130              | Engineering Services                         |          | 0         |          | 0         |         | 0         |
| 3,803                           | 0             |                              | 0         | 574190              | Other Construction Services                  |          | 0         |          | 0         |         | 0         |
| 6,508                           | 9,550         |                              | 15,000    | 574520              | Const. Work/Materials-Bldgs, Exhibits & Rel. |          | 0         |          | 0         |         | 0         |

# Zoo Capital Fund

| HISTORICAL DATA<br>ACTUAL \$ |               | FY 1993-94<br>ADOPTED BUDGET |        | FISCAL YEAR 1994-95 |  | PROPOSED  |           | APPROVED  |           | ADOPTED   |           |
|------------------------------|---------------|------------------------------|--------|---------------------|--|-----------|-----------|-----------|-----------|-----------|-----------|
| FY<br>1991-92                | FY<br>1992-93 | FTE                          | AMOUNT | ACCT #              | DESCRIPTION                                  | FTE       | AMOUNT    | FTE       | AMOUNT    | FTE       | AMOUNT    |
| 22,267                       | 6,613         | 0                            | 574120 |                     | UPDATE MASTER PLAN                           |           |           |           |           |           |           |
| 8,372                        | 0             | 0                            | 574130 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Engineering Services                         | 0         | 0         | 0         | 0         | 0         | 0         |
| 26,446                       | 0             | 0                            | 574190 |                     | AFRICA-PHASE 1 @ 2                           |           |           |           |           |           |           |
| 13,003                       | 0             | 0                            | 574520 |                     | Other Construction Services                  | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0         | 0         | 0         | 0         | 0         | 0         |
| 190                          | 0             | 0                            | 511121 |                     | AFRICA RAIN FOREST                           |           |           |           |           |           |           |
| 12,013                       | 0             | 0                            | 574120 |                     | Construction Management                      | 0         | 0         | 0         | 0         | 0         | 0         |
| 300                          | 0             | 0                            | 574130 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
| 1,753                        | 0             | 0                            | 574190 |                     | Engineering Services                         | 0         | 0         | 0         | 0         | 0         | 0         |
| 207,598                      | 65,000        | 0                            | 574520 |                     | Other Construction Services                  | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0         | 0         | 0         | 0         | 0         | 0         |
| 0                            | 1,928         | 0                            | 574120 |                     | RAILROAD SNOW SHED                           |           |           |           |           |           |           |
| 0                            | 148,985       | 0                            | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0         | 0         | 0         | 0         | 0         | 0         |
| 0                            | 0             | 650,000                      | 574520 |                     | CENTER FOR SPECIES SURVIVAL                  |           |           |           |           |           |           |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 0         | 0         | 0         | 0         | 0         | 0         |
| 490                          | 0             | 250,000                      | 571400 |                     | MINI TRAIN/TROLLEY                           |           |           |           |           |           |           |
|                              |               |                              |        |                     | Purchased Equipment & Vehicles               | 49,000    | 49,000    | 49,000    | 49,000    | 49,000    | 49,000    |
| 21,000                       | 2,680         | 0                            | 574120 |                     | ELEPHANT BARN REMODEL                        |           |           |           |           |           |           |
| 1,359                        | 228,023       | 0                            | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 0         | 0         | 0         | 0         | 0         | 0         |
| 0                            | 0             | 15,000                       | 574120 |                     | ELEPHANT YARD IMPROVEMENTS                   |           |           |           |           |           |           |
| 0                            | 0             | 690,000                      | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibits & Rel. | 50,000    | 50,000    | 50,000    | 50,000    | 50,000    | 50,000    |
| 0                            | 3,726         | 5,000                        | 574120 |                     | ELK MEADOW                                   |           |           |           |           |           |           |
| 0                            | 361,150       | 95,000                       | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 0         | 0         | 0         | 0         | 0         | 0         |
| 0                            | 0             | 934,000                      | 574120 |                     | ENTRANCE/OREGON I                            |           |           |           |           |           |           |
|                              |               |                              |        |                     | Architectural Services                       | 1,019,787 | 1,019,787 | 1,019,787 | 1,019,787 | 1,019,787 | 1,019,787 |
| 0                            | 0             | 50,000                       | 574120 |                     | RESEARCH BUILDING REPAIRS                    |           |           |           |           |           |           |
| 0                            | 0             | 425,000                      | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 30,000    | 140,000   | 140,000   | 140,000   | 140,000   | 140,000   |
| 0                            | 0             | 15,000                       | 574120 |                     | GRAPHICS/EVENTS WORKSHOP                     |           |           |           |           |           |           |
|                              |               |                              |        |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
| 0                            | 0             | 5,000                        | 574120 |                     | BANQUET KITCHEN IMPROVEMENTS                 |           |           |           |           |           |           |
| 0                            | 0             | 45,000                       | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 0         | 50,000    | 50,000    | 50,000    | 50,000    | 50,000    |
| 0                            | 7,508         | 0                            | 574120 |                     | SAVANNAH SHADE STRUCTURE                     |           |           |           |           |           |           |
| 0                            | 76,654        | 0                            | 574520 |                     | Architectural Services                       | 0         | 0         | 0         | 0         | 0         | 0         |
|                              |               |                              |        |                     | Const. Work/Materials-Bldgs, Exhibit & Rel.  | 0         | 0         | 0         | 0         | 0         | 0         |
| 439,987                      | 932,640       | 3,199,000                    |        |                     | Total Capital Projects                       | 1,148,787 | 1,308,787 | 1,308,787 | 1,308,787 | 1,308,787 | 1,308,787 |

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# Zoo Capital Fund

| HISTORICAL DATA<br>ACTUAL \$ |               | FY 1993-94<br>ADOPTED BUDGET |           | FISCAL YEAR 1994-95 |   | PROPOSED |           | APPROVED |           | ADOPTED |           |
|------------------------------|---------------|------------------------------|-----------|---------------------|---|----------|-----------|----------|-----------|---------|-----------|
| FY<br>1991-92                | FY<br>1992-93 | FTE                          | AMOUNT    | ACCT #              | DESCRIPTION                                   | FTE      | AMOUNT    | FTE      | AMOUNT    | FTE     | AMOUNT    |
|                              |               |                              |           |                     | <u>Contingency and Unappropriated Balance</u> |          |           |          |           |         |           |
| 0                            | 0             |                              | 150,000   | 599999              | Contingency                                   |          | 150,000   |          | 150,000   |         | 150,000   |
| 3,262,825                    | 2,549,011     |                              | 107,330   | 599990              | Unappropriated Balance                        |          | 0         |          | 0         |         | 0         |
| 3,262,825                    | 2,549,011     |                              | 257,330   |                     | Total Contingency and Unappropriated Balance  |          | 150,000   |          | 150,000   |         | 150,000   |
| 3,724,213                    | 3,542,931     | 1.00                         | 3,545,279 |                     | TOTAL REQUIREMENTS                            | 0.17     | 1,314,087 | 0.17     | 1,474,087 | 0.17    | 1,474,087 |

## BEFORE THE METRO COUNCIL

SETTING FORTH THE OFFICIAL  
 INTENT OF METRO TO REIMBURSE  
 CERTAIN CAPITAL EXPENDITURES  
 OUT OF THE PROCEEDS OF  
 OBLIGATIONS TO BE ISSUED TO  
 FINANCE VARIOUS CAPITAL  
 PROJECTS AT THE WASHINGTON  
 PARK ZOO.

RESOLUTION NO. 94-2013

Introduced by Rena Cusma

WHEREAS, Metro is currently in the process of finalizing its plans to undertake the acquisition, construction and installation of various capital projects at the Metro Washington Park Zoo consisting of the following (collectively, the "Projects"): relocation of the entrance to the zoo in connection with the Washington Park Light Rail Station currently under construction; the construction of a new facility to house exhibits relating to Northwest native animals, habitat, natural resources and natural resource management; the relocation of the gift shop and restaurant; and additional education and support facilities and improvements related to the foregoing; and

WHEREAS, The planned Projects are currently estimated to have a total cost in excess of \$35,000,000; and

WHEREAS, Metro is authorized under the laws of the State of Oregon, and, in particular, the Metro Charter and Metro Ordinance No. 93-495 (collectively, the "Act"), to issue bonds and other obligations for the purpose of providing long-term financing for the Projects, and Metro has determined that it will be in the interests of Metro ask the voters to authorize Metro to issue such bonds or other obligations under the Act in order to provide permanent financing for the costs of acquiring, construction and installing the Projects (the "Obligations"), which Obligations will be issued in an amount currently estimated to be not in excess of \$35,000,000; and

WHEREAS, Metro has incurred, or will incur in the future, preliminary expenditures relating to the design, planning and feasibility of the Projects, all within the meaning of Treasury Regulations §1.103-18(i)(2), and will continue to incur from time to time additional costs of acquiring, constructing and installing the Projects (such preliminary expenditures together with such other costs of the Projects incurred and paid prior to the issuance of the Obligations being herein collectively called the "Pre-Issuance Expenditures"), which Pre-Issuance Expenditures, in accordance with the budget for the Projects and Metro's operating budget, will ultimately be financed out of the proceeds of the Obligations as and when such Obligations are issued; and

WHEREAS, Pending the issuance of, and the availability of the proceeds derived from the issuance and sale of, the Obligations, the Pre-Issuance Expenditures have been and will be paid on an interim basis out of moneys which, in accordance with Metro budget and budgetary practices, are not and will not be available on a long-term basis to pay such costs (the "Advances"), with the expectation and intent that Metro will be reimbursed for all such Advances out of the proceeds of the Obligations as and when the same are issued;



NOW, THEREFORE, BE IT RESOLVED BY THE METRO COUNCIL AS FOLLOWS:

**Section 1.** The Metro Council hereby declares its intent to finance all Pre-Issuance Expenditures out of the proceeds of the Obligations as and when the same are issued, and to reimburse itself out of the proceeds of the Obligations for all Advances made for the purpose of paying on an interim basis all Pre-Issuance Expenditures. Metro acknowledges that such reimbursement from Obligation proceeds may be made only to the extent that all other applicable requirements of Treasury Regulations §1.103-18 are met with respect to the Obligations, the Pre-Issuance Costs, the sources of funds used to make the Advances and such reimbursement from Obligation proceeds, but intends, and hereby directs all Metro officials and personnel, to take such lawful actions as may be necessary or appropriate in order to ensure that the Advances may be reimbursed from Obligation proceeds to the fullest extent permitted by law.

**Section 2.** This resolution is intended to constitute an official declaration on the part of Metro to reimburse itself out of the proceeds of the Obligations for all Advances made to pay Pre-Issuance Expenditures, all within the meaning of and pursuant to Treasury Regulation §1.103-18.

**Section 3.** Within 30 days after the date of adoption of this resolution, the clerk of the Council shall make a certified copy hereof available for public inspection at the main administrative offices of Metro, and shall keep such certified copy available for public inspection at said administrative offices until all series of Obligations have been issued.

**Section 4.** Effectiveness of Resolution. This Resolution shall take effect immediately upon its adoption by the Council.

Adopted this 28th day of July, 1994.

  
\_\_\_\_\_  
Judy Wyers, Presiding Officer

## FINANCE COMMITTEE REPORT

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RESOLUTION NO. 94-2013, SETTING FORTH THE OFFICIAL INTENT OF METRO TO REIMBURSE CERTAIN CAPITAL EXPENDITURES OUT OF THE PROCEEDS OF OBLIGATIONS TO BE ISSUED TO FINANCE VARIOUS CAPITAL PROJECTS AT THE WASHINGTON PARK ZOO

Date: July 28, 1994

Presented by: Councilor Kvistad

**COMMITTEE RECOMMENDATION:** At its July 27, 1994 meeting the Finance Committee voted 5-1 to recommend Council adoption of Resolution No. 94-2012. Voting in favor were Councilors Monroe, Gardner, Kvistad, McLain, and Washington. Councilor Van Bergen voted in opposition. Councilors Devlin and Buchanan were absent.

**NOTE:** The staff report and the majority of committee discussion of this resolution dealt with the common purpose of three resolutions (94-2008, 2012, and 2013). This committee report contains much of the same information as the report for the other resolutions; the only matters specific to this resolution are limited to the final paragraph.

**COMMITTEE DISCUSSION/ISSUES:** Councilor Van Bergen raised an issue regarding notice of the meeting. He said public notice of the meeting indicated that the period of 2:00 - 5:00 was to be a work session and he thought the committee should not act on any items during that time. General Counsel Dan Cooper said he believed proper public notice was given and the committee could proceed to act on the items in question. Councilor Van Bergen noted that he disagreed with Mr. Cooper, and would vote no on all the items in question. (Those items were the minutes of the July 12 Finance Committee meeting, and Resolutions 94-2008, 94-2012, and 94-2013.)

Financial Planning Manager Craig Prosser presented the staff report. He said his remarks covered Resolutions 94-2008, 94-2012, and 94-2013, because they are for the same purpose but dealing with different potential bond issues. He said Internal Revenue Service regulations require a notice of intent to reimburse for pre-issuance costs out of bond proceeds. He said decisions on whether to issue bonds would come later, and this resolution does not commit the Council to any of the proposed projects. In response to a question from Councilor Van Bergen, Mr. Prosser summarized the projects contemplated in the resolutions: Resolution No. 94-2008 deals with RV parks at the Expo Center and Blue Lake Park, which is in the RFP stage, with estimated costs not to exceed \$5 million; Resolution 94-2012 deals with Greenspaces at a cost not to exceed \$140 million; and Resolution 94-2013 deals with the Oregon Territory exhibit and new entrance at the Zoo, not to exceed \$35 million.

Councilor Van Bergen asked if any of the measures has received Council approval. Mr. Prosser said none of them has, although



Council has the Greenspaces bond measure resolution on its July 28 agenda. Councilor Van Bergen asked what is the pledged security for each issue. Mr. Prosser said that has not yet been determined, but will be determined when each bond resolution is developed. Councilor Van Bergen said his concern is the future impact on bonding capability for these items. Mr. Prosser said these items should not affect Metro's capability, and added that Metro's debt level is relatively low for comparable governments.

Councilor McLain asked whether there are timing issues involved with these resolutions. Mr. Prosser said there is a timing issue and that bond counsel has advised Metro to proceed with these resolutions, in order to preserve flexibility to recover costs. Councilor Van Bergen said he did not think these resolutions were appropriate at this time.

Councilor Van Bergen noted his objection to acting on this issue at this time. There was no further discussion on this resolution.

## STAFF REPORT

### **CONSIDERATION OF RESOLUTION NO. 94-2013 SETTING FORTH THE OFFICIAL INTENT OF METRO TO REIMBURSE CERTAIN CAPITAL EXPENDITURES OUT OF THE PROCEEDS OF OBLIGATIONS TO BE ISSUED IN CONNECTION WITH THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF VARIOUS CAPITAL PROJECTS.**

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Date: July 19, 1994

Presented by: Craig Prosser

## FACTUAL BACKGROUND AND ANALYSIS

IRS Regulations allow issuers of municipal debt to reimburse themselves for certain preliminary expenditures incurred to develop and design projects which will be financed through the issuance of debt financing. Before reimbursable costs are incurred, however, the issuer must adopt a resolution of intent to reimburse themselves (a Reimbursement Resolution).

Metro is beginning initial work to explore the feasibility of developing a new entrance to the Metro Washington Park Zoo, a new exhibit, and related educational and support facilities. The Resolution states that the estimated project costs will be \$35,000,000. For purposes of this resolution, these estimates should be large enough to cover the maximum possible estimated cost of the project, but not so large as to be totally unreasonable. Final cost estimates will depend on preliminary work now being conducted by the Metro Washington Park Zoo.

This Resolution does not presuppose a final decision how this project will be financed. This Resolution does not preclude any option. It merely positions Metro to recover preliminary costs should we decide to issue debt. Once preliminary work has been completed, staff will return to Council for authorization to proceed with the projects and with a recommendation for financing.

## EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends approval of Resolution No. 94-2013.



BEFORE THE METRO COUNCIL

|                                  |   |                           |
|----------------------------------|---|---------------------------|
| FOR THE PURPOSE OF SUBMITTING TO | ) | RESOLUTION NO. 94-2044    |
| THE VOTERS A GENERAL OBLIGATION  | ) |                           |
| BOND INDEBTEDNESS IN THE AMOUNT  | ) | Introduced by Rena Cusma, |
| OF \$27.2 MILLION FOR THE OREGON | ) | Executive Officer         |
| TERRITORY! EXHIBIT AND NEW       | ) |                           |
| ENTRANCE AT THE METRO WASHINGTON | ) |                           |
| PARK ZOO                         | ) |                           |

WHEREAS, Metro Washington Park Zoo's long range plan, adopted by the Metro Council in 1992, provides for gradual improvement of the Zoo over 25 years including a new entry, enhanced exhibits and programs which include a greater emphasis on the Northwest Region; and

WHEREAS, A new entry, once the westside light rail project is completed, will facilitate entrance into the Zoo for both transit and automobile users; and

WHEREAS, The Metro Council has appropriated \$1.02 million in the FY 1994-95 budget to further refine the preliminary design of a new entrance and Oregon Territory! exhibit; and

WHEREAS, Metro has engaged the involvement of the community in this project, including citizen groups and technical advisors; and

WHEREAS, The project is regarded as one of significance;

Now therefore, BE IT RESOLVED:

1. That the Metro Council hereby submits to the qualified voters of the District the question of issuing a General Obligation bonds in the maximum principal amount of \$27.2

million for an Oregon Territory! exhibit and new entrance as generally described in Exhibit "B."

The bonds shall mature over a period of not more than 30 years.

2. That the measure shall be placed on the ballot for a Special election to be held on the 16th day of May 1995 or the earliest legally available election date thereafter.

3. That the District shall cause this Resolution and the Ballot Title attached as Exhibit "A" to be submitted to the Elections Officer, the Tax Supervising and Conservation Commission, and the Secretary of State in a timely manner as required by law.

4. That the Executive Officer, pursuant to Oregon Law and Metro Code Chapter 9.02, shall transmit this measure, ballot title, and explanatory statement and arguments for or against, if any, to the County Elections Officer for inclusion in any county voters' pamphlets published for the election on this measure.

ADOPTED by the Metro Council this \_\_\_\_ day of \_\_\_\_\_, 1994.

\_\_\_\_\_  
Judy Wyers, Presiding Officer

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EXHIBIT "A"

- "Caption: Bonds for Zoo native wildlife exhibit and new Zoo entrance."
- "Question: Shall Metro issue 27.2 million dollars of general obligation bonds to build new native wildlife exhibit and new Zoo entrance? If the bonds are approved they will be payable from taxes on property or property ownership that are not subject to the limits of Section 11(b), Article XI of the Oregon Constitution."
- "Explanation: Builds Oregon Territory! exhibit. Features cougars, wolverines, mountain goats. Includes native deer, eagles, black bears. Also beavers, salmon, sea otters, sea lions, seals, diving sea birds. Tree house has bats and birds. Tide pool has sea stars. Other native animals, petting zoo.
- Build new entrance near new light rail station. Gives better access to parking lot.
- Bonds mature in not more than thirty years. Bond cost estimate is up to 4.4 cents per thousand dollars of assessed value. Grants and gifts help pay costs."

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## **EXHIBIT "B"**

### **METRO WASHINGTON PARK ZOO CONSTRUCTION BOND MEASURE**

The purpose of this measure is to obtain voter approval for the issuance of general obligation bonds in the amount of \$27.2 million to finance a new native wildlife exhibit called the Oregon Territory! exhibit and new entrance at the Metro Washington Park Zoo.

The new exhibit and entry are part of the Zoo's long-range plan. The plan, written in 1992, calls for gradual improvement of the Zoo over a 25-year period. Besides calling for physical changes, including construction of new exhibits and a new entry, the plan identifies other ways to make the Zoo one of the best in the country. Many local experts in fields ranging from wildlife biology and education to tourism and finance assisted with the plan. The Oregon Territory! project fulfills one focus in the long-range plan which is to put an emphasis on what we have in our region, and to help citizens know and understand more about our natural environment so they can make decisions on complex issues.

#### **New Exhibit**

Initial plans for the Oregon Territory! exhibit include the following features:

- The trail begins in an alpine area with mountain goats, marmots, and other animals of the high mountain slopes.
- A tree house looks out into aviaries with bats and a variety of forest birds.
- The trail continues through the hollow trunk of a giant fallen log, spanning a ravine. Inside the log are mountain beavers, salamanders, and several kinds of insects.
- Just past the log are cougars, wolverines, and fishers living in their natural forest environment.



- An underground fungal forest leads to a display of river otters (with underwater viewing) and a wetland with marsh plants, fish, and birds such as the Great Blue Heron.
- A clearing in the forest is home to American black bears.
- At the edge of the forest, a family farm provides opportunities to pet farm animals, opossum, and other friendly creatures. Near the farm, a herd of elk graze in a spacious meadow. This concludes the Forest Loop.
- The Water Zone begins with a wet and densely planted rock face like those seen in the Columbia Gorge. A bald eagle is perched against this backdrop.
- A stream meanders, leading to underwater views of a school of salmon.
- Beaver activity is evident in the stream. There is a dam and a walk-through to see the beavers in their underground lodge.
- A herd of Columbia white-tailed deer graze on the grassy hill across from the beaver lodge.
- The short river ends at the ocean. In a large tide pool, sea stars, sea anemone, and other creatures endure the pounding action of simulated waves.
- A colony of murre, cormorants, puffin, and other diving birds can be viewed, both perched on the rocks and diving in the water.
- A herd of sea lions and harbor seals sunbathe on rocky cliffs.
- A colony of frolicking sea otters swim in a kelp forest. Visitors have both above and underwater views.

When funds become available, each element will be further refined and enhanced. Some of the elements described above may be replaced or altered.

#### New Entry

The entry includes a new education complex with classrooms, a library, an auditorium, and discovery center; a more spacious entry plaza with water features and plantings; and a new restaurant and gift shop (which will help generate revenue to support the Zoo).

The new entry will be centrally located in the parking lot, only 200 feet from a new light rail station. The entrance and station are scheduled to be completed by fall of 1997. Relocation of the entrance will yield three benefits: 1) Zoo property can be used more effectively on a long-term basis; 2) the convenience of the light rail station at the Zoo's entrance will encourage people to use an environmentally sound transportation alternative; and 3) visitors who arrive by car will have a much shorter walk to the Zoo entrance.

#### Community Involvement in the Project

The Zoo recognized the importance of involving outside experts as well as Zoo visitors in the focus and messages of the new exhibit and entry. Participation included the following federal, state, and private partners: 1,000 Friends, Bonneville Power Administration, Bureau of Land Management, Defenders of Wildlife, Nature Conservancy, Oregon Department of Agriculture, Oregon Department of Fish and Wildlife, Oregon Department of Forestry, Oregon Department of Water Resources, Oregon Forest Resource Institute, Oregon Trout, Pacific Northwest Research Station - United States Department of Agriculture, Portland Audubon Society, United States Fish and Wildlife Service, United States Forest Service, and a Citizen Advisory Committee composed of members of the community, Friends of the Zoo, and Zoo volunteers.

#### Costs and Funding for the Project

The project will cost approximately \$35.6 million. The Zoo is asking taxpayers to fund \$27.2 million of this through a general obligation bond. The remainder will be raised through corporate, foundation, and individual support and public funding sources from state and federal governments.



Other allowable expenditures from the bond issue include project costs, bond issuing costs, and reimbursable bond preparation expenses relating to the design, planning, and construction of the Oregon Territory! exhibit and new entrance. The preference is to issue bonds which mature in 20 years; however, to maintain the flexibility to respond to the market existing at the time bonds are issued, the maturity period may be up to 30 years. The basis for the final determination of the bond maturity period will be a determination of what are the lowest costs to the taxpayers, taking into account the cost of interest and principle repayment.

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Minutes of the Metro Regional Facilities Committee  
November 2, 1994  
Council Chamber

Committee Members Present: Sandi Hansen (Chair), Ed Washington (Vice Chair), Mike Gates, Ruth McFarland, Terry Moore

Committee Members Absent: None

Chair Hansen called the regular meeting to order 4:05 p.m.

1. Executive Session Held Pursuant to ORS 192.660(1)(e), To Conduct Deliberations with Persons Designated by the Metro Council to Negotiate Real Property Transactions

The Committee held an executive session pursuant to ORS 192.660(1)(e).

Present: Larry Shaw, Senior Assistant Counsel; Nancy Chase, Senior Regional Planner; Charlie Ceicko, Metro Regional Parks and Greenspaces Director; Pat Lee, Planning and Capital Development Manager; Mel Huie, Senior Regional Planner; Don Rocks, Executive Assistant; Casey Short, Senior Council Analyst; Gregory Tokes, Oregonian.

Motion: Councilor Washington moved to enter executive session pursuant to ORS 192.660(1)(e).

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

2. Consideration of Resolution No. 94-1981, Entering into an Agreement with Portland General Electric to Negotiate an Option for their Property along the Willamette River

Motion: Washington moved to recommend Council adoption of Resolution No. 94-1981 without an attachment A.

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

3. Consideration of Resolution No. 94-1982, Entering into an Agreement with the Portland Area Campfire Council to negotiate an Option for Several Properties

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.

Motion: Councilor Moore moved to approve negotiation for Tualatin River property and directed staff prepare a resolution to present to the full Council.

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

4. Consideration of Resolution No. 94-1975, Amending the Local Share Allocation Formulas and Guidelines in the Greenspaces Master Plan

Councilor Gates noted he would not participate in, or discuss items four and five because the decision may affect his personal residence and a conflict of interest existed.

Mr. Ceicko presented an update related to items four and five.



Mr. Huie distributed and summarized amendments to the Greenspaces Master Plan, copies of which are included in the record of this meeting (blue handout). Mr. Ciecko noted the amendments were supported by local jurisdictions.

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

**Vote:** Councilors McFarland, Moore, Washington and Hansen voted aye. Councilor Gates abstained. The vote was 4/0 and the motion passed.

**5. Consideration of Resolution No. 94-2049, Modifying the Submission to the Voters of a General Obligation Bond Indebtedness to Proceed with the Acquisition of Land for a Regional System of Greenspaces**

Mr. Ciecko presented the staff report, a copy of which is included in the record of this meeting.

Councilor McFarland discussed Greenspaces designation issues related to the City of Fairview. She noted she and staff had met with interested parties in the Fairview area. She noted the area of dispute was approximately eight acres. She said the City of Fairview recognized the property as a regional resource but that they did not want the property designated in the Metro proposal. She recommended removing the property from the proposal and the corresponding \$2.8 million. She noted the City of Fairview had placed the request in writing. She said that if the item was not removed, the four East Multnomah County Mayors would oppose the Greenspaces bond measure.

Councilor Moore asked if the City of Fairview had an advisory group to oversee the designation of the property. Councilor McFarland noted interest groups would be working with the City of Fairview. She stated Metro staff might continue to monitor the development of the area as it was still considered a regional resource. She said a specific plan of action was not established. Councilor Moore called for Metro staff's facilitation of coordinating efforts. Councilor McFarland noted Metro assistance may not be welcomed by the City of Fairview at the current time. She discussed the ongoing discussions related to the property.

Councilor Moore suggested maintaining approximately \$1 million for other properties. Mr. Ciecko discussed reallocation of the funds. He stated the reallocation should occur in the same geographical area. He noted no other property was available in the area for reallocation. He discussed the difficulty in moving a substitute property through advisory committees.

Mr. Huie discussed the proposed sites under the local option component, copies which are included in the record of this meeting. In response to Councilor Washington, Mr. Ciecko noted that the assumption was that Metro would operate any parks proposed for acquisition by Multnomah County, under the current agreement. Councilor Washington noted AmeriCorp was an important component in the projected projects. Mr. Huie noted the component was fostering interjurisdiction discussions.

Mr. Huie noted the City of Cornelius did not submit a request because they did not support the bond measure. Mr. Ciecko gave kudos to Mr. Huie for his work in developing the resolution.

Mr. Ciecko stated it would jeopardize the credibility of Metro if it allowed Cornelius to submit items should the bond pass. He suggested removing the amounts Cornelius might have been eligible for from the bond measure. He suggested legal counsel drafting a letter to the City of Cornelius explaining the Metro position. Councilor Washington noted any such letter should be carefully drafted to respond directly to the City of Cornelius's issues. Mr. Shaw favored allowing for some flexibility in drafting the language for the measure publication.

Mr. Lee discussed the "fine tuning" adjustments to the resolution on pages 33, 35, and 38, related to the \$135.5 million and \$24.9 million figures and \$0.22 per thousand. He proposed adding the text related to local projects and cost as opposed to acreage in blank lines (page 39) and providing for substitution sites on local projects.

**Motion:** Councilor Moore moved to recommend Council adoption of the resolution understanding the staff may submit changes as discussed by staff to be distributed at the Council meeting.

**Vote:** Councilors Moore, McFarland, Washington, and Hansen voted aye. Councilor Gates abstained. The vote was 4/0 and the motion passed.

**6. Work Session to Consideration of Resolution No. 94-2044, Submitting to the Voters a General Obligation Bond Indebtedness in the Amount of \$27.2 Million for the Oregon Territory! Exhibit and New Entrance at the Metro Washington Park Zoo**

Chair Hansen noted the discussions to date on the resolution would be summarized and presented to the new Council in January 1995. She noted the item would not be scheduled again at the Committee.

The Committee held a work session to discuss Resolution No. 94-2044. Friends of the Zoo, Board President, Dan Spalding, discussed the Friends' position and support of the proposed resolution. Doug Butler, General Services Manager and Berit Stevenson, Project Manager, discussed the cost estimates prepared by the architects, generally agreeing with those proposals. Theresa Metke, Visitor Services Supervisor, reviewed the increases in retail and restaurant increases.

Councilor Gates noted the attendance projections should extend back further than ten years, noting the last ten years were that of a drought and the climate affected attendance. He suggested climate would be changing.

Councilor Moore expressed concerns about the many requests for funding. She called for backup plans if a bond measure did not pass.

Councilor Washington discussed concerns related to timing and other funding requests Metro had placed on the ballot.


The Committee thanked staff for their work on the project.

**7. Citizen Communications**

None

With no further business before the committee, Chair Hansen adjourned the meeting at 6:15 p.m.

Prepared by,

  
Susan Lee  
Committee Recorder

APPROVED  
Date 12-14-94



Minutes of the Metro Regional Facilities Committee  
October 19, 1994  
Council Chamber

Committee Members Present: Sandi Hansen (Chair), Ed Washington (Vice Chair), Mike Gates, Ruth McFarland, Terry Moore

Committee Members Absent: None

Chair Hansen called the regular meeting to order 4:05 p.m.

Unscheduled Item

Larry Shaw, Senior Assistant Counsel, presented an update related to the Goal 5 Rule, a copy of his October 13, 1994 memorandum is included in the record of the meeting. He explained the implications of the Rule as it related to Metro's Greenspaces Master Plan. Chair Hansen agreed to schedule the item for additional discussion and development of a Metro position prior to the December 14, 1994, Salem Concept Public Hearing. She stated she would invite the Metro Planning Committee to sit in on the discussions. In response to Councilor Moore, Mr. Shaw referred to the Washington County Community Plans as an example of the problems brought about by the issue. She called for additional research into specific examples.

1. Consideration of Ordinance No. 94-579, Amending the FY 1994-95 Budget and Appropriations Schedule by Transferring \$35,000 from the General Fund Contingency to Materials and Services in the Regional Parks and Greenspaces Department and Recognizing a \$2,000 Grant from the USDA Soil Conservation Service for the Purpose of Matching Federal Funding to Support the Columbia Slough Envirocorps Project; and Declaring an Emergency

Charlie Ciecko, Metro Regional Parks and Greenspaces Director, presented the staff report, a copy of which is included in the record of this meeting. He summarized the Americorp project. He discussed Councilor Washington's advocacy role in the project. He discussed the historical development of the project. He spoke to the final shortfall of approximately \$35,000 for a \$280,000 budget. He stated additional private support would be sought.

Pat Lee, Planning and Capital Development Manager, emphasized the importance of the total program in terms of dollar value for amount expended. He spoke to the community involvement included in the project. He spoke to the need for a coordination position to facilitate the grant. He spoke to the position as a Soil/Conservation District staff to be housed at Metro.

Councilor McFarland confirmed the Finance Committee would review the Ordinance. Mr. Lee noted the Federal Government was under the impression that the program started October 1, 1994 and the position was included as a component of the grant.

In response to Councilor Moore, Mr. Lee noted an in-kind match of approximately \$16,000 of staff time was included in the application. Councilor Moore stated she hoped the project would provide for additional staff to assist Rosemary Furfey, Water Resources Planner. She stated she was uncomfortable obligating that staff persons time for another project when the water resources planning needed additional staff time. Mr. Ciecko stated he shared concerns about staffing. He noted in subsequent years, additional funds might be leveraged for increased staffing. Councilor Washington noted the City of Portland Environmental Services Bureau was not included in this project. He said additional partners would be sought later in the process, noting time constraints presented coordination problems. Councilor Moore expressed her concerns about sacrificing current work programs of Ms. Furfey. Chair Hansen noted Ms. Furfey's work program impact could be reviewed prior to Council adoption.

Motion: Councilor McFarland moved to recommend Council adoption of the Ordinance.

Councilor Washington complimented staff efforts involved in identifying funding sources.

Chair Hansen opened the public hearing. With no citizens appearing to testify, Chair Hansen closed the public hearing.

Vote: All aye, except Gates absent.

2. Consideration of Ordinance No. 94-576, Relating to the Naming of Facilities Owned or Operated by Metro

Casey Short, Senior Council Analyst, presented the revised Ordinance, a copy of which is included in the record of this meeting. Councilor Gates suggested item c allow naming of a portion of the building to be either a living or deceased person. He asked that item c be reworded to state, "A Metro facility may be named after any living person who has not held elective office in Oregon. The Committee concurred.

Motion: Councilor Gates moved to recommend Council adoption of the Ordinance including his amendments stated above.

Councilor Moore asked if a facility could be named after a living person not in office. Councilor Gates noted his concern was related to the potential for using the naming of the facility for political gain.

Chair Hansen opened the public hearing. No citizens appeared to testify and Chair Hansen closed the public hearing.

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

3. Review of MERC Resolutions

Pat LaCrosse, MERC General Manager, discussed resolutions passed at the October 19, 1994 MERC meeting held at noon.

Councilor McFarland complimented Mr. LaCrosse on his work to date. She also complimented the Director of the Washington Park Zoo.

Chair Hansen recessed the meeting at 5:40 p.m. Chair Hansen reconvened the meeting at 6:05 p.m.

4. Work Session to Consideration of Resolution No. 94-2044, Submitting to the Voters a General Obligation Bond Indebtedness in the Amount of \$27.2 Million for the Oregon Territory! Exhibit and New Entrance at the Metro Washington Park Zoo

The Committee held a work session to discuss Resolution No. 94-2044. Staff present: Sherry Sheng, Metro Washington Park Zoo Director; Kathy Kiaunis, Assistant Director; Tom Moisan, Ankron Moisan Architects.

Chair Hansen asked that Ms. Sheng keep the discussion to response of Mr. Short's October 13, 1994 memorandum, a copy of which is included in the record of this meeting.

Ms. Sheng first addressed project phasing 1, 2, 12, 13. Mr. Moisan distributed and summarized a written response to those questions, a copy of which is included in the record of this meeting.



Ms. Sheng distributed and summarized a handout dated October 19, 1994, a copy of which is included in the record of this meeting.

5. Citizen Communications

No citizens were present to testify.

With no further business before the Committee, Chair Hansen adjourned the meeting at 6:50 p.m.

Respectfully Submitted,

*Susan Lee*

Susan Lee  
Committee Recorder

APPROVED  
Date 11-16-1994

Minutes of the Metro Council Regional Facilities Committee  
October 5, 1994  
Council Chamber

Committee Members Present: Sandi Hansen (Chair), Ed Washington (Vice Chair), Mike Gates, Ruth McFarland, Terry Moore

Committee Members Absent: none

Other Councilors Present: Judy Wyers

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

1. Consideration of Ordinance No. 94-571, Amending the FY 1994-95 Budget and Appropriations Schedule by Transferring \$110,000 From the Spectator Facilities Fund Contingency to Fund Restroom Remodel at the Civic Auditorium; and Declaring an Emergency

Heather Teed, Director of Fiscal Operations, presented the staff report. She reported the Ordinance would provide for remodeling of the restrooms at Civic Auditorium.

Motion: Councilor McFarland moved to recommend Council adoption of the Ordinance.

Chair Hansen opened the public hearing. With no citizens appearing to testify, Chair Hansen closed the public hearing.

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

Casey Short, Senior Council Analyst, noted responses to the questions raised at the last meeting of the Committee had been addressed and would be included in the record of this meeting. He noted all stalls would have doors and would be ADA accessible. Mark Hunter, Construction Manager, concurred with Mr. Short's comments. He noted existing ADA stalls would remain in place.

2. Consideration of Ordinance No. 94-576, Relating to the Naming of Facilities Owned or Operated by Metro

Chair Hansen announced Ordinance No. 94-576. She noted the Ordinance was in response to the need for a policy regarding naming of facilities. Mr. Short explained the Ordinance addressed both facilities Metro owned and facilities operated by Metro. He noted Dan Cooper, General Counsel, suggested revising sub (d) by deleting reference to a Metro commission which operates the facility and allow the Metro Council to direct policy regarding the naming of facilities. He asked for continuance of the matter to allow for additional discussion with MERC representatives.

Councilor Gates stated on behalf of Councilor McLain he agreed with not naming a facility after a living person from this date forward.

Councilor Moore noted the issue was related to the naming of the Oregon Convention Center after Bud Clark, former Mayor of Portland. She questioned the criteria used to name a facility after a person. Mr. Short noted the draft criteria was drafted to reflect historic practices related to the naming of facilities. He noted he attempted to strike a balance between the practice at the PCPA in naming facilities after major contributors to the other facilities that were named in relation to the function. Councilor Moore noted with the development of regional trails, the criteria might need to be adjusted to reflect the desires of the Metro Council. She called for additional discussion related to criteria.



5. Consideration of Resolution No. 94-2026, Establishing an Advisory Committee to Assist the Metro Council in Coordinating the Regional Parks and Greenspaces Program

Charlie Ciecko, Regional Parks and Greenspaces Director, presented the resolution noting the item had been before the Committee previously. He noted the Resolution had been presented to the Metro Committee for Citizen Involvement (MCCI). He summarized the comments of that committee that were contained in the staff report, a copy of which is included in the record of this meeting. He recognized several typographical errors and stated they would be corrected. He called for changing the length of service in Exhibit A, item 10(g) to two years.

Mr. Short noted due to the structuring of the committee, the committee would experience significant turn-over in six years. He suggested revising the terms. Councilor Gates stated the county positions should be appointed one year and then serve three year terms.

Motion: Councilor Gates moved to recommend Council adoption of Resolution No. 94-2026 with the spelling corrections, and to make the initial terms of the four members from outside the Metro area each be for one year, and that the four positions with one-year terms be eligible to serve up to two additional three-year terms.

Councilor Moore concurred with the change to term limits.

In response to Councilor Gates, Mr. Ciecko stated Multnomah County had seven members on their committee.

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

6. Consideration of Resolution No. 94-2046, Authorizing Issuance of a Request for Proposals and Authorizing the Executive Officer to Enter into a Multi-Year Contract with the Most Qualified Proposer to Manage the Lake House at Blue Lake Regional Park

Mr. Ciecko presented the staff report, a copy of which is included in the record of this meeting. He noted several typographical errors needed correction.

Councilor McFarland expressed concerns related to the allocation of the split being based on the gross income. Councilor Gates stated he was not concerned with the arrangement.

Motion: Councilor Gates moved to recommend Council adoption of the Resolution including correction of spelling errors.

Vote: Councilors Gates, Moore, Washington, and Hansen voted aye. Councilor McFarland voted nay. The vote was 4/1 and the motion passed.

Chair Hansen recessed the meeting at 6:50 p.m. Chair Hansen reconvened at 6:55 p.m.

7. Work Session to Consideration of Resolution No. 94-2044, Submitting to the Voters a General Obligation Bond Indebtedness in the Amount of \$27.2 Million for the Oregon Territory! Exhibit and New Entrance at the Metro Washington Park Zoo

Sherry Sheng, Metro Washington Park Zoo Director, presented the staff report, a copy of which is included in the record of this meeting. She noted she would be providing detailed information related to the operating costs and a discussion of the reduction of the scope of the project. Theresa Metke, Visitor

Services Manager, presented statistical information to the Committee, a copy of which is included in the record of this meeting. Tom Moisan, Ankrom Moisan Architects Consultant

The Committee held a worksession to discuss the resolution. Councilor Moore called for additional options to be prepared for consideration.

**8. Briefing on Issues Raised by the Hotel Workers Organizing Committee**

Mark Williams, Senior Assistant Council, presented his legal opinion, reflected in his September 20, 1994 memorandum, a copy of which is included in the record of this meeting. In response to Councilor Gates, Mr. Williams discussed the method by which public funds are distributed to the area hotels. He explained public funds are provided to market the Oregon Convention Center and those activities may ultimately, but not directly, benefit area hotels. Mr. Short noted Multnomah County instituted a hotel/motel tax to subsidize operations at the Oregon Convention Center. He explained no funds went directly to any hotel or motel in the region. Councilor Gates asked if there were any mechanism to stop the benefits from going to any hotels/motels that were on the "bad" list. Mr. Short stated he did not know of any method to achieve this method.

Theresa Enrico, Hotel Workers Organizing Committee, appeared to testify. She stated the objective of the organization was to improve the communities of hotel/motel workers. She called for change in the contract with P/OVA to not direct funds to hotel/motels that violated OSHA and civil rights of employees. She explained the use of chemicals in the industry caused significant health problems. She noted the employers typically did not provide health benefits and the employees were served by public agencies at the cost of the public. She illustrated a climate of fear among hotel/motel workers. She explained funds were also provided to P/OVA from the City of Portland. She argued the issue was a public issue, not a labor relations issue. She called for an investigation related to the amount of funds P/OVA directs to hotel/motels in the area. She suggested using the deferred funds to create a health hazard safety fund and she requested the idea be referred to the full Council.

Councilor Gates noted the involvement of Metro in public health issues might be considered a new service and would require a vote of the people, an intergovernmental agreement, or a recommendation by MPAC that Metro perform the new service.

Gary Grimmer, P/OVA Executive Director, stated he considered the relationship with the Hotel Workers to not be adversarial. He noted the hotel properties selected by a P/OVA client were not made on a recommendation from P/OVA. He stated the activities of P/OVA benefited all hotel/motel properties. He called the petition a misunderstanding of how P/OVA operates. In response to Councilor Gates, Mr. Grimmer noted information related to hotels/motels was provided based on dues paid for by the hotels/motels. Councilor Gates noted membership criteria might be examined as a method to address the concerns of the hotel/motel workers. Mr. Grimmer noted the board determined through the bylaws who can become members. In response to Councilor Moore, Mr. Grimmer said the total budget was approximately \$3.8 million year. He said reservation services were provided if the buyer requested the services and that all hotels get the same treatment related to marketing.

Doug Swanson, Hotel Workers, asked Mr. Grimmer if P/OVA employees provide room booking services. Mr. Grimmer stated the housing needs division did employ persons that provided booking services.

Larry Harvey, Tri-County Lodging Association, distributed and summarized his testimony, a copy of which is included in the record of this committee.

Councilor Washington noted the issues were intricately related. He called for examination of the issues.



Minutes of the Council Regional Facilities Committee

September 7, 1994

Council Chamber

Committee Members Present: Chair Sandi Hansen, Ruth McFarland, Terry Moore and Ed Washington

Committee Members Absent: Mike Gates

Chair Hansen called the regular meeting to order at 4:05 p.m.

1. EXECUTIVE SESSION Held Pursuant to ORS 192.660(1)(e) to Conduct Deliberations with Persons Designated by the Metro Council to Negotiate Real Property Transactions

The Executive Session began at 4:05 p.m.

Councilors Present: Hansen, McFarland, Moore and Washington.

Staff Present: Nancy Chase, Charlie Ciecko, Larry Shaw and Casey Short.

The Executive Session ended at 4:21 p.m.

2. Resolution No. 94-2028. Authorizing a Temporary Lease of Property for a Cellular Telephone Antenna Site

**Motion:** Councilor Moore moved to Recommend Resolution No. 94-2028 to the full Council for adoption.

Charlie Ciecko, Director of Regional Parks and Greenspaces, explained the resolution would provide for a temporary lease of space on top of a water tower at Glendoveer Golf Course for GTE Mobilnet's use for an antenna and said the lease would provide approximately \$1,400 per month in revenue.

Councilor Moore asked where the revenue would go. Mr. Ciecko said it would go into the Regional Parks and Expo Fund. He said there was an issue with Glisan Street Recreation (GSR), operators of Glendoveer, about whether GSR was entitled to a portion of the revenue under the terms of their contract. He said the contract stipulated that GSR was responsible for maintenance of the water tower and said the final lease agreement would incorporate resolution of the issue with GSR.

Councilor McFarland asked if Metro would get any reduction in mobile phone costs as part of the agreement. Mr. Ciecko said Metro did not use mobile telephones at this time, but said anticipated increased costs for the use of radios at parks facilities could lead to the use of mobile phones and said the proposed agreement with GTE Mobilnet did not include price reductions for such use.

Larry Shaw, Legal Counsel, said the issues now focused on insurance for the water tower and recommended that Metro might want to be responsible for that insurance rather than GSR in order to avoid issues of cost and revenue sharing.

Chair Hansen asked when the final lease agreement would be completed. Mr. Shaw said probably by October and that the final lease agreement would allow lease payments as soon as possible.

Councilor Moore asked Mr. Ciecko to coordinate with Metro's earthquake preparedness staff to review the seismic safety of the water tower.

REGIONAL FACILITIES COMMITTEE

September 7, 1994

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Mark Reed, World Forestry Center Operations Manager, briefed the Committee on World Forestry Center Expansion plans.

The Committee briefly discussed the issues.

7. Status Report on Oregon Territory Exhibit at Metro Washington Park Zoo

Sherry Sheng, Director of the Metro Washington Park Zoo, introduced Tom Moisan, Ankrom Moisan Associated Architects, and Chuck Mays, Portico Group, design consultants hired to work on the Oregon Territory Exhibit at the Metro Washington Park Zoo. Mr. Moisan and Mr. Mays gave a slide presentation on same.

The Committee, Ms. Sheng and the consultants discussed the project. Ms. Sheng said the briefing was part of an ongoing process and that briefings for the Council and others would assist Zoo staff in creating the best exhibit possible. Ms. Sheng said the Council could expect an action item on the project in the future.

Councilor Moore said Ms. Sheng should provide the Council with a full budget break-down on how Zoo staff expected to fund the Exhibit. She noted the last Zoo bond measure for a project had failed. She said the Exhibit was obviously an important future component of the Zoo, however.

The Committee and Ms. Sheng discussed the issues further.

8. Citizen Communications

None.

All business having been attended to, Chair Hansen adjourned the regular meeting at 6:30 p.m.

Meeting record prepared by:

Paulette Allen  
Clerk of the Council  
RF9794M.DOC

*Attest to approval*

*S. S. S. S. S.*

*Comr Recorder*

*R.F. 12-14-94*

APPROVED  
Date 12-14-94



Minutes of the Metro Council Regional Facilities Committee  
 July 6, 1994  
 Metro Washington Park Zoo, Administration Building, Conference Room A

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

Committee Members Absent: Ed Washington (Vice Chair)

Chair Hansen called the regular meeting to order at 4:05 p.m.

1. Resolution No. 94-1998. Exempting Uniform Supply and Laundry Service for the Metro Washington Park Zoo from Competitive Bid. and Authorizing a Sole Source Extension to the Industrial Laundry Service Contract No. 901378

Mike Keele, Assistant Curator, presented the staff report. In response to Councilor Moore, he noted the proposal was to extend the contract through November to coordinate a new contract following negotiations of the collective bargaining agreement. Councilor Moore asked why November was chosen when the collective bargaining agreement expired in July. Mr. Keele explained the November date would allow adequate time for implementation of any changes. He noted that the union was not willing to open the item for negotiation at this time.

Motion: Councilor McFarland moved to recommend Council adoption of Resolution No. 94-1998.

Vote: All those present voted aye. The vote was 4/0 and the motion passed.

2. Resolution No. 94-2002. Authorizing the Release of Request for Proposals for Feasibility and Market Study for RV Parks at Blue Lake Park and the Portland Expo Center and Authorizing a Contract with the Selected Consultant

Berit Stevenson, Principal Management Analyst, presented the staff report. In response to Councilor Moore, Ms. Stevenson stated that if an RV park was constructed at Blue Lake, the Parks and Greenspaces Department would likely operate the facility.

Motion: Councilor Moore moved to recommend Council adoption of Resolution No. 94-2002.

Vote: All those present voted aye. The vote was 4/0 and the motion passed.

3. Briefing on the Status, Schedule, and Financing of the Entrance/Oregon Territory! Project

Sherry Sheng, Metro Washington Park Zoo Director, distributed and discussed materials related to the status, schedule, and financing of the Entrance/Oregon Territory! Project, copies of which are included in the record of this meeting. Ms. Sheng and the committee took a walking tour at the site of the proposed project.

4. Citizen Comments

Councilor McFarland noted Greg Flakus, Friends of Multnomah County Fair, was present to invite the Council to the fair.

With no further business before the Committee, Chair Hansen adjourned the meeting at 6:30 p.m.

Respectfully Submitted,

*Susan Lee*

Susan Lee  
 Committee Recorder

APPROVED  
 Date 7-22-94

Minutes of the Metro Council Regional Facilities Committee  
February 2, 1994  
Metro Regional Center  
Council Chamber

Committee Members Present: Sandi Hansen (Chair), Ed Washington (Vice Chair), Mike Gates, Ruth McFarland

Committee Members Absent: Terry Moore

Other Councilors Present: Jon Kvistad

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

1. Consideration of the January 19, and 25, 1994 Regional Facilities Committee

Motion: Councilor McFarland moved to approve the minutes.

Vote: Councilors McFarland, Washington and Hansen voted aye. The vote was unanimous and the motion passed.

2. Consideration of Resolution No. 94-1903, Confirming the Appointment of Gary T. Baker to the Metropolitan Exposition-Recreation Commission

Don Rocks, Executive Assistant, explained Resolution No. 93-1903 was being withdrawn. He explained that Don Carlson, Council Administrator, found that Mr. Baker was did not reside within the Metro boundary and therefor was not eligible to serve on the MERC.

3. Consideration of Request for Bids (RFB) for Construction of Visitor Transport Vehicle Garage/Station

Jim Moeller, Project Coordinator, presented the staff report, a copy of which is included in the record of this meeting.

Motion: Councilor McFarland moved to authorize immediate release of the RFB.

Vote: Councilors McFarland, Washington, and Hansen voted aye. The vote was 3/0 and the motion passed.

UNSCHEDULED ITEM: Consideration of RFB for Penguinarium Wall Replacement

Mr. Moeller presented the staff report, a copy of which is included in the record of this meeting.

Motion: Councilor McFarland moved to authorize immediate release of the RFB.

Vote: Councilors McFarland, Washington, Gates, and Hansen voted aye. The vote was 4/0 and the motion passed.

4. Zoo Updates

Elephant Yard Remodel - Oregon Exhibit

Sherry Sheng, Zoo Director, updated the committee on the Elephant Yard Remodel RFB. She explained the bid process noting five bids were submitted. She stated some materials were donated for the project. She noted the accepted bid was higher than the architect's cost. She explained that the higher costs were associated with costly rock work (gunnite) on the exterior of the building and a barrier wall between the yard and the access road. She discussed shifting funding for the Oregon Project to the Elephant Yard Remodel this fiscal year. She discussed the advantages of proceeding with the project at this time.

Ms. Sheng discussed the Oregon Exhibit and construction related to the opening of the Westside light rail. She then discussed the Zoo partnerships and importance of the Oregon Exhibit in terms of heightening environmental awareness by the public. Councilor Gates advocated discussion of how the Zoo will be integrated into the activity of the Future Vision Commission.



Regional Facilities Committee  
Minutes of February 2, 1994  
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Councilor Kvistad brought before the committee an idea to allow the Zoo to open competitive food services outside of the Zoo. Ms. Sheng welcomed the opportunity to examine additional revenue resources. She expressed some concerns about competing at other Metro facilities. She also stated public perception might be an area of concern. She stated if directed, she would devote staff time to further examine the concept. Chair Hansen suggested sale of signature items outside of the Zoo. She asked Casey Short, Council Analyst, to examine the legal issues involved.

With no further business before the committee, Chair Hansen adjourned the meeting at 5:00 p.m.

Respectfully Submitted,

  
Susan Lee

Committee Recorder

APPROVED  
Date 2-16-94