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CITY OF  
**PORTLAND, OREGON**

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**OFFICIAL  
MINUTES**

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A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **20TH DAY OF DECEMBER, 2006** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Potter, Presiding; Commissioners Leonard, Saltzman and Sten, 4.

Mayor Potter left at 11:45 a.m.

OFFICERS IN ATTENDANCE: Susan Parsons, Acting Clerk of the Council; Harry Auerbach, Chief Deputy City Attorney; and Gary Crane, Sergeant at Arms.

On a Y-4 roll call the Consent Agenda was adopted.

<b>COMMUNICATIONS</b>		<b>Disposition:</b>
<b>1689</b> Request of Reynaldo Ko to address Council regarding Multnomah County dog complaint process (Communication)		<b>PLACED ON FILE</b>
<b>1690</b> Request of Esler L. Bovie to address Council regarding Joint Terrorism Task Force (Communication)		<b>PLACED ON FILE</b>
<b>1691</b> Request of Mark P. Connaughton, Jr. to address Council regarding need for more beds during cold weather (Communication)		<b>PLACED ON FILE</b>
<b>1692</b> Request of Jay Boss Rubin to address Council regarding Burnside Cuplet Project (Communication)		<b>PLACED ON FILE</b>
<b>TIME CERTAINS</b>		
<b>1693</b> <b>TIME CERTAIN: 9:30 AM</b> – Establish a Sustainable City Government Partnership to set goals, objectives and performance measurements for sustainable practices to be considered by all bureaus and City Council in decision making (Resolution introduced by Mayor Potter and Commissioners Adams, Leonard, Saltzman and Sten)		<b>36468</b>
(Y-4)		

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<p><b>1694 TIME CERTAIN: 10:00 AM</b> – Declare Council intent to transition to a reformed Fire and Police Disability and Retirement system beginning January 1, 2007, appoint new board members and initiate other changes required by the Charter amendments approved by Portland voters on November 7, 2006 (Resolution introduced by Mayor Potter and Commissioners Adams, Leonard, Saltzman and Sten)</p> <p><b>Motion to strike “as intended by the City Council” and insert “in accordance with the City Charter”:</b> Moved by Commissioner Saltzman and seconded by Commissioner Leonard. (Y-4)</p> <p>(Y-4)</p>	<p><b>36469</b> AS AMENDED</p>
<p><b>*1695</b> Establish a new City bureau known as the Bureau of Portland Fire and Police Disability and Retirement (Ordinance introduced by Mayor Potter and Commissioners Adams, Leonard, Saltzman and Sten; add Code Chapter 3.127)</p> <p>(Y-4)</p>	<p><b>180690</b></p>
<p><b>*1696</b> Create a new Nonrepresented classification of Fire and Police Disability and Retirement Fund Director and establish a compensation rate for this classification (Ordinance introduced by Mayor Potter)</p> <p>(Y-4)</p>	<p><b>180691</b></p>
<p><b>*1697</b> Authorize an Intergovernmental Agreement with Oregon Public Employees Retirement System to establish coverage for police and fire employees hired and sworn after January 1, 2007 (Ordinance introduced by Mayor Potter)</p> <p>(Y-4)</p>	<p><b>180692</b></p>
<p><b>*1698</b> Authorize an Intergovernmental Agreement with the State of Oregon for hearings officer services for Fire and Police Disability and Retirement Fund contested cases (Ordinance introduced by Mayor Potter)</p> <p>(Y-4)</p>	<p><b>180693</b></p>
<p><b>CONSENT AGENDA – NO DISCUSSION</b></p> <p><b>Mayor Tom Potter</b></p> <p><b>Office of Management and Finance – Business Operations</b></p> <p><b>*1699</b> Pay claim of Megan Riordan (Ordinance)</p> <p>(Y-4)</p>	<p><b>180673</b></p>
<p><b>Office of Management and Finance – Human Resources</b></p> <p><b>1700</b> Create a new Nonrepresented classification of Water Administrative Manager and establish a compensation rate for this classification (Ordinance)</p>	<p><b>PASSED TO SECOND READING JANUARY 3, 2007 AT 9:30 AM</b></p>
<p><b>Office of Management and Finance – Purchases</b></p> <p><b>*1701</b> Authorize an Intergovernmental Agreement with Multnomah County for the Technical Assistance Program to assist small certified businesses on construction projects (Ordinance)</p> <p>(Y-4)</p>	<p><b>180674</b></p>

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<b>Office of Management and Finance – Technology</b>	
<b>*1702</b> Authorize Customer Agreement with IBM to implement general, master terms and conditions for the acquisition of technical goods and services including maintenance and support procured by the City to support business operations and systems (Ordinance)  (Y-4)	<b>180675</b>
<b>1703</b> Authorize an Intergovernmental Agreement with Portland State University for participation in the Integrated Regional Network Enterprise (Second Reading Agenda 1666)  (Y-4)	<b>180676</b>
<b>Portland Development Commission</b>	
<b>1704</b> Authorize the City to serve as fiscal agent for the Portland Development Commission for a U.S. Department of Housing and Urban Development Special Project Grant in the amount of \$446,400 for affordable housing in the North Macadam Urban Renewal Area (Second Reading Agenda 1667)  (Y-4)	<b>180677</b>
<b>Police Bureau</b>	
<b>*1705</b> Apply for a \$150,000 Gang Resistance Education and Training Local 2007 grant from the Bureau of Justice Assistance for local program expenses (Ordinance)  (Y-4)	<b>180678</b>
<b>Commissioner Sam Adams</b>	
<b>Bureau of Environmental Services</b>	
<b>*1706</b> Authorize an agreement with Brigitte Kolloch-Russell and Andrew K. Russell for sanitary service and connection to a pressure pipeline at SW Cascade Terrace, Project No. 8139 (Ordinance)  (Y-4)	<b>180679</b>
<b>1707</b> Amend Joint Funding Agreement with the U.S. Geological Survey to evaluate toxics in sediment and water in the Columbia Slough (Ordinance; amend Contract No. 35735)	<b>PASSED TO SECOND READING JANUARY 3, 2007 AT 9:30 AM</b>
<b>1708</b> Authorize Intergovernmental Agreement with Portland State University to coordinate Community Watershed Stewardship Grants (Ordinance)	<b>PASSED TO SECOND READING JANUARY 3, 2007 AT 9:30 AM</b>
<b>1709</b> Authorize Grant Agreement with the Friends of Tryon Creek State Park to partner on three watershed enhancement projects (Ordinance)	<b>PASSED TO SECOND READING JANUARY 3, 2007 AT 9:30 AM</b>

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<b>1710</b> Authorize Bureau Director to execute technical assistance agreements for a maximum of \$3,000 each with eligible, qualified businesses to receive professional services and secure certification through the Ecological Business Program (Ordinance)	<b>PASSED TO SECOND READING JANUARY 3, 2007 AT 9:30 AM</b>
<b>1711</b> Authorize application to U.S. Fish and Wildlife Service North American Wetlands Conservation Act Small Grant Program for grant funding of restoration work at Oaks Bottom Wildlife Refuge (Second Reading Agenda 1669)  (Y-4)	<b>180680</b>
<b>1712</b> Authorize three-year Grant Agreement with SOLV to lead community stream restoration projects (Second Reading Agenda 1670)  (Y-4)	<b>180681</b>
<b>1713</b> Authorize change in the repayment term of Oregon Department of Environmental Quality Clean Water State Revolving Fund loan numbers R74167, R74168 and R74169 from the date of first disbursement to the date of first payment for water quality programs (Second Reading Agenda 1671; amend Ordinance No. 178876)  (Y-4)	<b>180682</b>
<b>Commissioner Randy Leonard</b>	
<b>*1714</b> Authorize grant of funds to Portland Public School District No. 1J to support track resurfacing improvements at Wilson High School (Ordinance)  (Y-4)	<b>180683</b>
<b>Commissioner Dan Saltzman</b>	
<b>Office of Cable Communications and Franchise Management</b>	
<b>*1715</b> Extend term of Southern Pacific Pipe Lines Franchise (Ordinance; amend Ordinance No. 155742)  (Y-4)	<b>180684</b>
<b>*1716</b> Extend term of Olympic Pipe Line Company franchise (Ordinance; amend Ordinance No. 162012)  (Y-4)	<b>180685</b>
<b>*1717</b> Extend term of Chevron Pipe Line Company franchise (Ordinance; amend Ordinance No. 164747)  (Y-4)	<b>180686</b>
<b>*1718</b> Extend term of Chevron USA franchise (Ordinance; amend Ordinance No. 164748)  (Y-4)	<b>180687</b>
<b>*1719</b> Amend contract with Economists.com to expand scope of franchise fee audit (Ordinance; amend Contract No. 36471)  (Y-4)	<b>180688</b>

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**City Auditor Gary Blackmer**

- \*1720** Assess property for system development charge contracts and private plumbing loan contracts (Ordinance; Z0760, K0088, K0089, T0103, P0075)  
(Y-4)

**180689**

**REGULAR AGENDA**

**Mayor Tom Potter**

**City Attorney**

- 1721** Amend City Code regulations for sidewalk use in high pedestrian use areas (Second Reading 1656; replace Code Section 14A.50.030)

**CONTINUED TO  
JANUARY 17, 2007  
AT 9:30 AM**

**Office of Management and Finance – Financial Services**

- 1722** Adopt the Budget Calendar for FY 2007-08 (Resolution)  
(Y-3; Mayor Potter absent)

**36471**

**Office of Management and Finance – Human Resources**

- \*1723** Amend contract with Standard Insurance to increase city employee optional supplemental life insurance coverage (Ordinance; amend Contract No. 34929)  
(Y-4)

**180694**

**Commissioner Dan Saltzman**

- S-1724** Authorize funding for Miracles Club to stay at its current location through the purchase of real property located at 4069 N.E. Martin Luther King Jr. Blvd (Resolution)  
**Motion to accept Substitute Resolution:** Moved by Commissioner Saltzman and seconded by Commissioner Leonard. (Y-4)  
(Y-4)

**SUBSTITUTE  
36470**

At 9:37 a.m., Council recessed.

**GARY BLACKMER**  
Auditor of the City of Portland

By **Susan Parsons**  
Acting Clerk of the Council

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<p><b><u>WEDNESDAY, 6:00 PM, DECEMBER 20, 2006</u></b></p> <p><b>DUE TO LACK OF AN AGENDA</b></p> <p><b>THERE WAS NO MEETING</b></p>	
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**DECEMBER 21, 2006**

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND,  
OREGON WAS HELD THIS **21<sup>ST</sup> DAY OF DECEMBER, 2006** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Potter, Presiding; Commissioners Leonard,  
Saltzman and Sten, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Kathryn  
Beaumont, Sr. Deputy City Attorney; and John Holly, Sergeant at Arms.

<p><b>1725 TIME CERTAIN: 2:00 PM</b> - Consider the proposal of University of Portland, contract purchaser, and Triangle Park LLC, property owner, and the recommendation from the Hearings Officer for approval of a Comprehensive Plan Map and Zoning Map Amendment for property located at 5828 N Van Houten Place (Previous Agenda 1538; Hearing; LU 06-132925 CP ZC)</p> <p><b>Motion to accept the Hearings Officer's report and recommendation:</b> Moved by Commissioner Leonard and seconded by Commissioner Saltzman. (Y-4)</p>	<p><b>Disposition:</b></p> <p><b>ACCEPT HEARINGS OFFICER'S RECOMMENDATION</b></p>
<p><b>1726</b> Amend the Comprehensive Plan Map designations and change zoning at 5828 N Van Houten Place at the request of the University of Portland (Previous Agenda 1539; LU 06-132925 CP ZC)</p>	<p><b>PASSED TO SECOND READING JANUARY 3, 2007 AT 9:30 AM</b></p>

At 2:52 p.m., Council adjourned.

GARY BLACKMER  
Auditor of the City of Portland

By Karla Moore-Love  
Clerk of the Council

For a discussion of agenda items, please consult the following Closed Caption File.

**DECEMBER 20, 2006**  
**Closed Caption File of Portland City Council Meeting**

This file was produced through the closed captioning process for the televised City Council broadcast.

Key: \*\*\*\*\* means unidentified speaker.

[ The following text is the byproduct of the closed captioning of this broadcast. The text has not been proofread, and should not be considered a final transcript ]

**DECEMBER 20, 2006      9:30 AM**

**Potter:** Before we begin the official part of the city council, each week I ask a question of the community and the people in the room, how are the children? Because we know when our children are well, the village is well. And each week we invite experts in to talk to us. About the state of children in our city. And today we have some young people from the t.l.c. Tn.t. Programs that been in existence for a long time, and run by roy pittman and faye palmerton. These guys are community heroes. [applause] thank you. Roy's wrestling program has trained thousands of young people, not really so much about wrestling, but giving them a sense of who they are and valuing them and giving them skills to make good decisions in their lives. And for that, roy and faye, thank you very much. It's a great program. So if we could, we'll have samika, ashley, and brian come up, please. Thank you for being here. When you speak, if you'd just tell us your name so it can go on to the audience that are watching.

**Sumiko Taylor-Hill:** I'm sumiko taylor hill, and i'm a senior at benson high school. And my major there is radio broadcasting. We just finished up doing p.s.a.'s to prevent teen drinking and those will be broadcasted all over Oregon on radio stations, and they were basically to inform parents to inform their kids about teen drinking and letting them know the kids listen to the parents if they actually have a conversation about it. We also just got a project to follow up on a nonprofit organization and I chose to write about t.l.c., the program I work with. And inform them about how t.l.c. Helps children and teenagers throughout the city. And last saturday we just was at the salvation army and helped hand out toys to needy families and we all enjoyed that, and we've done that for a long time. Did I that for four times now. And each year t.l.c., like, helps me learn something about working with children and adults, and helps me find something about -- to better myself.

**Potter:** Thank you.

Thank you.

**Ashley Burns:** My name is ashley burns, I attend benson also. I'm a senior. My major is communications, web design. But i'm here to talk to you about, like -- about, like, teenagers my age, or in middle school. I think we need mentors throughout the community, so, like, I was, like, saying that young adults need a lot of attention and guidance, and that they -- many of us, like, really don't receive it often because most of our parents don't have the time or money to put into our, you know, daily routines or anything. And so I was saying, like, it would be nice for them to be either part of a program or to have a mentor to just have and help with any, like, bad decisions you might come across or whatever. And I think it would, like, help keep, like, a lot of kids off the streets just to have a mentor, somebody to know that there's somebody always there to help you through anything you may need. So, like, to have a mentor through life would be a tremendous help. I know, like, since they have always been there for us, and, like, whenever you need anything,



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you can always call them, or whatever. So, like, being at t.l.c. Has helped me a lot with summer activities, especially, because summer is like a big time where you can get into a lot of trouble. So i'd glad to be working during that time so I don't get into any trouble at all. [laughter] so I just think a lot of us need mentors, and I think that people that are working, like, around in your office or anything could help us out.

**Potter:** Thank you very much, ashley.  
Thank you.

**Bryan Neyman:** My name is bryan, I am a freshman at pacific crest community school. And the issue I am addressing today is skateboarding down town. Each of you should have a photo in front of you that has myself and a friend from a few years ago directly above us is a skateboarding sign that is posted in front of, I think it's the justice building on third and salmon, and for i'd say probably the past maybe six or seven years, myself, my friend, and my dad have been coming down here to go for run and go for skateboarding, and each time we've gotten stopped by police officers on bicycles or on foot or on horses, and saying, you cannot skateboard here, it is against the law. If this is your first warning, if we see you again then you get your board confiscated and you get this fine. And all -- you have to go to a hearing, and all these different things. And so i've been saying i've tried to tell people that they -- there are skateboarding signs, and we do follow their skate routes, but yet still again we've gotten in trouble. So i've known four people already who have gotten those tickets. I think really it's a problem because if roller bladers can ride downtown, if bicycle riders can ride downtown, if people can walk downtown, drive downtown, I don't see what the big issue is of why can't skateboarders? We have skate parks, we have public sidewalks, we have all these places that we can skateboard, but it's just not being allowed, and it's not really being treated fairly, I think will.

**Potter:** The city is building more skateboard parks, because we do want to provide parks where the borders can go without concern enough and a pacific built specifically for them. I think within the next few years we're going to have three more opening up and the city recently allocated over \$1 million to build two more of them. So we're excited about that because we know skateboarding is a really popular sport with young people, and we want to make sure that it's done in a ways that safe for everybody. I will look into as the commissioner of police I will look into that. Can we give these folks a hand for coming out today? [applause] it's a good thing that these folks come in. It's a good experience for us as adults to know what the children and young people are thinking. I really appreciate that. [gavel pounded] city council will come to order. Sue, please call the roll. [roll call] prior to offering public testimony to city council, a lobbyist must declare which lobbying entity he or she is authorized to represent. We begin with communications. Please read the first communication, sue.

**Item 1689.**

**Parsons:** He's not able to make it today.

**Potter:** Please read the next one.

**Item 1690.**

**Potter:** Please come forward, sir. Have a seat. When you speak, would you please state your name for the record, and you have three minutes.

**Mark Connaughton Jr.:** My name is mark connaughton. I should say that i'm involved with several social service agencies. I'm on the board of one, but i'm here as a private citizen. And I thinks that probably important. I don't represent anybody but myself. My background, I spent 12 years on the streets of Portland camping out, and two weeks ago I was informed that there were a very limited number of overflow beds during weather below freezing. And I was quite angry about it when I signed up I was -- i'm not anymore. I see the city is trying to deal with the situation and

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the other thing I was going to mention was that I was quite impressed, I was here for the mayor's press conference about the s.a.f.e. Program, and I was here to be upset, and I wasn't. I was quite pleased with the way the program looks. And I don't know whether it's completely gone through the process yet or not, but I get my information off the internet, and sometimes Portland is ignored. What I was going to say is rather than being angry and shaking a finger at the city council, I think you should be commended for recognizing the problem and trying to do something about it. I would remind you winter does come every year, though, and the only thing is that I was going to point out that there is a memorial service for people that have died in the loamless community tomorrow evening at 6:00 p.m. At the courtyard of outside inn, and if anybody needs to know the address, it's 1132 southwest 13th. And again, having spent as much time as I did on the street, I lost a lot of friends. Some by their own action, but other people that weren't able to take care of themselves. And I think that needs to be addressed. It's a continuing problem. And the other thing, even if there aren't shelter beds, if there's a place to warm up, it can make all the difference in the world. This again is from my own experience. Other than that, i've still got 36 seconds. I think i've said my peace.

**Potter:** Thank you, sir. [applause] i'd like to advise the audience, we did allow clapping prior to the formal part of the council. If you wish to show your approval for somebody or an issue -- there you go. There you go. Now you got it. Thank you. Please read the next communication.

**Item 1692.**

**Potter:** Please state your name for the record. You have three minutes.

**Jay Boss Rubin:** My name is jay boss rubin. Mayor Potter and city commissioners, commission a ship and send the burnside project out to sea. Fasten it to the deck and bid it bon voyage. The idea that burnside warrants redevelopment is an insult to our collective intelligence. Let us reconnect the dots. We can all admit burnside street is a little bit edgy. Too edgy for some or a project like this would have never seen the light of day. But why can't we be at ease with it? Why lie and say it's a dangerous and uninviting street? I quote from commissioner Adams' website "currently burnside is uncomfortably narrow and uninviting sidewalks in many sections." this caption appears below a picture of burnside at 14th in front of everyday music. I've walked and biked along that sidewalk many times. It is not uncomfortably narrow. There's nothing uncomfortable about that sidewalk at all. When somebody feels uncomfortable walking and shopping along burnside, it is not because of faulty transportation infrastructure. It is because of ordinary human insecurities. You can't fix those by ripping up burnside and turning it into another plastic nightmare. If Portlanders feel uncomfortable walking on burnside's sidewalks, it can mean two things -- the sidewalks are shrinking or the space we need around ourselves in order to feel comfortable is getting bigger. The sidewalks aren't shrinking. I'm simply quoting from commissioner at apples' website. I've yet to encounter an actual person that claims burnside is uninviting. At best the cuplet project is a solution in search of a problem. At worst it is a poorly disguised scheme to drape the atmosphere of the pearl district farther south into downtown and east into old town. I've detected an internal contradiction in Portland's overall strategy for redevelopment. If Portland is so great, which I believe it is, why are we ripping it up and changing it all the time? What could be more Portland than burnside street? If you can't enjoy a walk up and down burnside street in its present condition, then you don't actually like the city of Portland. You like something else, some disneyland fantasy of a city with precious districts filled with condos, streetcars, and trams. A city should never aim to be a utopian paradise. That's not possible. Haven't we made Portland perfect enough without ripping apart its spine? Burnside is as fundamental to the spirit of Portland as the willamette river. Please don't change it on a whim. Burnside street is edgy, but that not the street's fault or the traffic pattern's fault. It's us, and you can't erase the insecurities some citizens feel when

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confronted with a little bit of urban hustle. You can't make us feel more comfortable with bulldozers, concrete and a new traffic plan. Thank you very much.

**Potter:** Thank you.

**Potter:** Is that the final communication? We'll move to the consent agenda. Do any commissioners wish to pull any item from the consent agenda? Does any member of the audience wish to pull anything off the consent agenda? Hearing none, please call the vote.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Potter:** Aye. [gavel pounded] we move to the time certain. Please read the 9:30 a.m. Time certain.

### **Item 1693**

**Potter:** Staff, please come forward.

**Potter:** This is a resolution to implement the recommendations establishing a sustainable city government partnership. I want to thank the team for their collaboration and hard work. We're staffed from all levels from nearly all bureaus involved in making these recommendations. Council and the bureau of directors from the implementation team endorse these recommendations. We are already working citywide on a few big initiatives relative to our internal city operations. A sustainable paper policy and biofuels. This is our opportunity to do even more. Bureaus will share and network with each other. I'm looking forward to seeing some of the new goals and outcomes for things like citywide toxic reduction, waste reduction, and energy conservation. This sets up a coordinated approach across all bureaus so we can see the overall accomplishments and where we need to push harder. This is the essence of managing for results. I'm going to start track our sustainable measures and holding bureaus and ourselves accountable for some real progress. We will receive annual reports from the -- before the budget process so we can make timely investments that reduce the long-term impact on the environment. I'd like to introduce susan anderson and ken rust.

**Susan Anderson, Director, Office of Sustainable Development:** I'm susan anderson, director of the office of sustainable development. We're here first to celebrate Portland's achievements and sustainable city practices and to renew our commitment to make a real plan to make Portland the greenest and most efficient city in the united states. Or the world, whichever you like. I think other cities think we're already there, but I know and I think you agree we have a lot of room for improvement. First I want to thank the staff and all the girls that helped with this, especially laurel buckman in the office of management and finance. And michelle crim for their hard work. I'll do a brief overview of some of the tangible success stories to date and ken will join me with an outline of the plan. I'll start with buildings. The bad news is that in terms of buildings, we spend a lot of time inside. Some of us spend 95% of our day indoors, and that not good for our help. The good news is we can make our buildings healthier. We can have good lighting, daylighting, get fresh air and comfortable energy systems. You all know we require the lead green -- leed green building certification at the gold level for new construction, but in Portland we're not constructing. So most of the work we're doing related to sustainability and buildings is on existing structures. I'm going to show you a few examples of some of the success stories on buildings in another -- in other areas. I think a lot of these will be familiar to you. First of all we have an ecoroof on the Portland building with thousands of plants. Next we have energy efficiency projects that all of your bureaus have been involved in. O.s.d. Has partnered and helped bureaus save more than \$18 million over the past decade. With more than \$2.5 million saved last year. There's efficient equipment, computers, quality lighting, and daylighting, all of those things have become the norm, the way we built here in Portland. And the way we do upgrades. Lighting upgrades in the Portland building alone save more than \$80,000 a year. It's not just about equipment. Facility services has developed a green

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operations and maintenance manual. This will help maintenance staff actually come up with new products and look at how to use different products from paints to adhesives, to batteries, to different cleaning products. Pdot has been busy installing l.e.d. Traffic signals. We now have 14,000 of them. They cut energy use by 85%. Equal to the amount of energy used by 400 homes. Pdot has also optimized the traffic signals. When you drive down all the main streets it keeps the traffic flowing. We take that for granted. A lot of cities don't do that. We added up all the gasoline used - saved using this model, it saves more than \$17 -- 17 million gallons of gasoline a year. Pdot has also installed a wind turbine. It generates enough power to serve the office building at sunderland yard and enough to sell back to pacific power. B.e.s. Has four microturbines that use the waste sewage gas at the wastewater plant to generate electricity. And there soon will be installing a larger system that will generate \$400,000 worth of power. That's basically almost a half million dollars worth of savings by using a gas that was being wasted. We also have solar parking meters, fire stations, and we have p.v. Panels on some of our maintenance trucks. So they can operate field equipment without actually leaving the engines idling and being noisy. So all of these things have come from great ideas from within staff and the bureaus. Sustainability isn't just about energy. City bureaus are also reducing waste and recycling, all bureaus are recycling paper and figuring out ways to cut costs and reduce waste. A few have even been certified as what's called blue works. You can see sue klobertanz and her staff. It's waste reduction and recycling certification program. There's more than 100 businesses that have been certified since we started the program. And three city bureaus. Those bureaus are the revenue bureau, purchasees, and government relations. Our plan is to have all bureaus certified in the next couple years. One bureau that will be easy to certify is maintenance. You can see pictures of the facility out there, if you haven't been out there lately, they now recycle 23,000 yards of concrete and asphalt every year and compost another 22,000 yards of leaves. Most cities are still dumping this stuff, so maintenance has figured out a way to turn this waste into revenue. The maintenance bureau provides a model for cities throughout the world. We're also working to minimize our use of toxic substances. Earlier this year you along with the county adopted the precautionary principles. And adopted a specific toxic reduction strategy. B.e.s. Especially has been a leader. You'll see the train sitting there in the picture, last year they waved goodbye to the train, the last one that went off with 90 tons of liquid chlorine. They don't use it, they have moved to a much less toxic option to disinfect their wastewater effluent. The water bureau has also stepped up, they did a complete review of all the chemicals being used in the water bureau and have cut chemical use by 20%. They also teamed up with maintenance to develop an online tool that lets staff share from different bureau and get information on various materials and their safety. And the water bureau also has done a good job and -- in water conservation. Most of the city's decorative fountains now recirculate water, saving millions of gallons each year and the benson bubblers have been retrofitted to cut water use just about in half. Parks has been a leader in finding new ways to manage our landscapes and natural areas in a more sustainable manner. Parks has worked with a group called salmon safe to become the only park system in the united states to receive the salmon safe designation. It's predominantly used at golf courses and other public areas and private parks. B.e.s. Has joined with parks to make sure that we reduce our reliance on pesticides and is seen as a nationwide model on how to do integrate the pest management. Finally but last, but not least for commissioner Leonard, for a couple years more than 600 vehicles and various equipment has run on biodiesel, on b-20, a mix of 20% biodiesel mix. Recently the water bureau has switched to mostly blends of b-99 down to b-50. Woe also have 30 hybrids in the fleet, including the mayor's car, and Portland has become the number one bicycle city in the u.s. We have more than 12,000 people a day riding bikes into downtown to get to work and city employees are in the mix. This year o.s.d. Won the citywide among all the different

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companies that are mid size, 25 to 100 employees, we won the bike commute challenge. And the planning bureau won it last year. So city employees are amongst the companies in the community doing their part, and it's a good healthy competition. I think it's important to remember that the purpose behind this is to enhance communication between the bureaus. You have hundreds of employees who have great ideas and right now those ideas are not necessarily being shared. We have employees who when they go home they recycle, they weatherize their homes, they turn off the lights, they take the bus or ride their bikes and they buy healthy products. When they walk into the door at work, they haven't really necessarily been allowed to take all of those -- that ethic with them. This allows them not just to bring that ethic to work, but it requires it. Clean and efficient business is not just some fringe ideas, it's the core of the way the day-to-day way that we do our work. I'll pass it to Ken and he'll give you an outline of some of the ideas we're going to move forward on.

**Ken Rust, Office of Management and Finance:** Thank you. I'm Ken Rust, good morning mayor, members of the council. I think you can tell from the presentation that Susan made that the city is doing a lot of things in the area of sustainability, and maybe begging the question of why do we need to do more? I think what we found is there really is an opportunity to better synchronize and coordinate all of the citywide efforts and to come through with a plan and a program that allows us to be more accountable and move our efforts forward in a coordinated manner. We find that through the resolution that we hope you'll pass this morning that this initiative will allow the bureaus to better network together, become coordinated and collaborate together, we'll be able to learn from each other and add value to our individual efforts. We'll be able to document what our goals are on a citywide basis and we'll be able to provide performance measures and report to you how well we're doing in meeting those goals. We think that an important part of being able to implement plans that are sustainable for the long run. We also believe that we'll have a tighter link with the sustainable development commission. They'll be able to review the plans, make comments and see the coordinate the efforts the city is making and be a better advisory board to the city and O.S.D. As well. So what will you see next? By passage of the resolution we'll begin the process of putting together the citywide plans and reports. Bureau of directors will appoint liaisons that will be responsible for working as a group and with their bureaus to develop sustainability plans. Many of these plans are really already underway by many of the bureaus so it's not exactly new work. Through the planning and development meetings, we'll be working with that group to develop goals and be able to start moving forward with establishing benchmarks and what our plans are expected to be able to achieve. We hope to have a status report to council in April of 2007. The first annual report that council -- that will document the bureau of plans and reports and benchmarks is expected to come in September of 2007 before we begin the budget process, this allows councilman to have an idea of the kind of things we have been able to make improvements on and where we might need additional resources to get further along in the implementation of the various plans we're going to be developing. We will also modify this schedule as we look at biennial budgets or managing results after it's under way. I'd like to thank you for the opportunity to present this this morning. We have some individuals that would like to comment on these efforts that are here to testify. Don Holmes from the water bureau, Margaret from B.E.S., and Cameron Bernie, a member of the sustainable development commission, and past director of the state general services division.

**Potter:** Can those folks please come up? Thanks for being here. When you speak, please state your name for the record.

**Don Holmes:** My name is Don Holmes, the sustainability coordinator for the Portland water bureau. Thank you for allowing me to speak today in support of the resolution. The goals of this sustainable city partnership are consistent with what the bureau has been doing for the last multiple

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years. We're continually looking for ways of reducing our environmental impact. The citywide metrics established through this partnership will provide mechanism to report on the progress the city is making and to learn what other bureaus are doing around the city. We're pleased this partnership is structured in a way that will not only encourage more action to reduce the environmental footprint of city operations, but will alsoing a knowledge the good works that already been done. We feel it's a well organized and well facilitated process. We'd like to thank the office of sustainable development and the office of management and finance, specifically laurel buckman and michelle crim. We are happy to be a partner on this effort. We support the resolution. Thank you for your time.

**Potter:** Thank you.

**Margaret Nover:** My name is margaret, i'm with environmental services. I'm here representing dean marriott and environmental services in support of the sustainable city government partnership resolution. B.e.s. has undertaken many sustainable actions over the past several years. Susan mentioned the cogeneration facility that we're constructing out at columbia boulevard, which will take us completely off the grid and utilize methane gas, which is a by product of the wastewater treatment process. Also in the late 1990's, early 2000, b.e.s. Was producing an environmental report card which let folks know about the actions that we were taking, and how we were progressing towards targets and goals. We'll have an opportunity to rejuvenate that. B.e.s. Has been a pioneer on the sustainable procurement effort starting back about 10 years ago with the change of our water -- sewer water envelope from the blue envelope that folks used to get in their post box, which was made of unrecycled material to one that is 100% post-consumer waste. The water bureau has done a good job in toxic reduction also as has environmental services. About four years ago we undertook an effort called enhanced chemical management system where we went through and took a look at the different chemicals that we were using in the wastewater treatment process. Through that analysis, as again as susan mentioned, we have switched from color 18 gas as our disinfect ant chemical to sodium hypochloride, which is less expensive and less toxic. Anderson environmental services will be certified under o.s.d.'s blue works program. B.e.s. Supports the passage of the resolution before council. Thank you very much.

**Cameron Birnie:** Mayor, members of the council, my name is cameron, I reside at 1646 southwest parkview court in Portland. And also for the record I serve as a member of the city of Portland Multnomah county sustainable development commission. I also serve as one of the commission's three members who serve on a committee that foe discusses on sustainable government operations. So i'm very interested along with the other two on the progress and passage of the legislation before you this morning. With relation to the municipal legislation that you're considering, I support -- my support is total and enthusiastic. I should give you background. Maybe that will help michelle esteban land me on the commission in the first place. For over 20 years, until 2004 when I retired, I had served over 20 years in various executive support positions in state government. Areas of my oversight included purchasing, fleet management, surplus property management and printing. While the administrations of several governors in the past have enthusiastically touted the principles of sustainability, it wasn't until the governor john kitzhaber issued a noteworthy sustainability order in 2000 relating to sustainability in government. Primarily focusing on internal government operations. He first challenge and assisted state government agencies to work themselves and identify objectives and work with each other in accomplishing state government objectives. And working -- and also i'd say if it was not until the administration of the current governor when both sustainability legislation and further computative orders were passed that a form of sustainability governance similar to the one we're considering today was described and developed. And I should mention that agency sustainability performance really took off after the development of the

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governance documents. Perhaps the chief defying feature of the sustainable governance documents within state government include, again, mirroring closely what you have before you today, agency accountability to governing boards and to selected agencies in the state of Oregon it was the department of administrative services within the city government. It would be the office of management finance and the office of sustainable development. To help develop objectives to monitor progress and to collect a report on progress to city council. Over time the governance in the state of Oregon has succeeded in getting state agencies' attention. In some cases agencies that didn't want to pay attention in the first place but did pay attention and really enthusiastically embraced the principles. Assisted in bringing training forward to the agencies needed, identifying objectives again, and tapping resources, human resources within each of these agencies to really help bring about change in their agencies. And in conclusion, all I need to say is at that point, the city of Portland's legislation is strong legislation, it deserves your consideration, it deserves your passage. It has clarity that will be developed with time as far as challenging state agencies to work by themselves and work with each other, and I might add suggesting that it work with other governments to accomplish sustainability gains. That concludes my testimony. Thank you.

**Potter:** Is there a sign-up sheet?

**Parsons:** There was, there are no other testifiers.

**Potter:** This is a resolution requiring a vote. Please call the vote.

**Leonard:** I have really enjoyed working on these various initiatives with susan anderson's office and then the water bureau as well. It's been a lot of fun, and I think Portland is on the cutting edge of sustainability, and hopefully people will begin to recognize, this is an economic development initiative as well. This isn't just us doing the right thing, it's also I think going to create jobs and provide some export possibilities for the port of Portland. So this is a very good work and I appreciate it. Aye.

**Saltzman:** I also want to thank the mayor for heading up this bureau. And all the city bureaus who have been working to make this government more efficient, and more green. And it's -- as it is, it is paying off not only in terms of economic development potential, but in improving the bottom line of government operations. We're saving almost \$2 million a year through energy efficiency improvements, and that -- that's money we don't have to spend on something that often is an imported source of energy. So it's a great thing, and I continue to pledge my support to make this work, and continue to bolster our reputation as the greenest city in the world or america, whichever one we focus on. But it's great work, and thank you. Aye.

**Sten:** I just want to thank the mayor and susan and dan, and the whole team throughout the city. This is really important, and it's inspiring. It makes people healthier, it's better for our economy, and we actually are -- there's quite a few things this morning about making people healthier, and this all ties together. We're the only city in the countries that made progress in greenhouse gasses, and I think if we keep working maybe we can get others to join us. I think we have a ways to go to be the greenest in the world, but we're certainly one of the better ones in this country and it's something we've got to do together. I look forward to the next steps. Obviously you're getting this more sophisticated and more built into how we do things as opposed to extra things we do after we do our business. It's about how we do, not what we do on top of things. Great work. It's a pleasure to vote aye.

**Potter:** The thing I like about this is not only does it impact us today, but it impacts our children tomorrow. As a result of these kind of actions that the city takes, and we hope eventually all of our country takes, our air will be cleaner, we will use the materials that have been used before to recycle them and use them to a more effective use, and that our water will be better, our air will be better, and I think as a result of that, our people will be better. So thanks to all of the good folks in

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the city of Portland who work on this issue day after day. The office of sustainable development, susan, your leadership has really been very strong in this area and I can't tell you how much we appreciate your hard work. With that, I vote aye. [gavel pounded]

**Item 1694.**

**Potter:** This is a resolution. Commissioner Saltzman has an amendment.

**Saltzman:** I'd like to offer an amendment and it is the third from the bottom. The board members are required to perform their duties as intended by the city council and voters of Portland. I offer an amendment to say be it -- that would replace that and say be it further resolved that the board members are required to perform their duties in accordance with the city charter.

**Potter:** Do I hear a second?

**Leonard:** I would just grammatically point out, I'm looking at how this is drafted, the parentheses is before your amendment. It's bracketed. I would think we'd want to make it clear you're putting that language where the struck-out language is. Correct?

**Saltzman:** Correct.

**Leonard:** I think we need to make that clear.

**Saltzman:** Basically striking out "as intended by the city council" and placing in instead "in accordance with the city charter."

**Leonard:** Second.

**Potter:** Please call the vote.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Potter:** Aye. [gavel pounded]

**Potter:** I'd like to introduce the board and thank them for their service. First it will be Scott Westerman of the Portland Police Association. A few nights ago Officer Scott Westerman was injured in the line of duty, so he is not here today, but representing him is Robert King of the Portland Police Association. These are emergency ordinances, in order to enact a new system by January 1st. Ordinances will create the Bureau of Police, Fire, Pension Disability Retirement and repley the fire and police disability system into the existing bureau structure at the city. It will create a classification to make the administrator of FPD&R a Bureau Director. It will authorize an intergovernmental agreement with the State of Oregon Hearings Officers Division to hear appeals on claims which will no longer be heard by the board. It will authorize an intergovernmental agreement with Oregon Public Employees Retirement System so that all newly sworn officers will be part of a funded pension system. We will be taking testimony on this first resolution to appoint a new board and then vote on it. And then we'll have staff answer any questions from the council. With each of you like to make a short statement in regards to your participation on this new board? Or would you just like to --

**Justin Delaney:** I don't have any prepared comments. I appreciate your confidence and selection, and I look forward to getting to work on this new system.

**Robert King:** Robert King for the Police Association on behalf of Scott Westerman. Before I say anything about FPD&R, I'm hopeful the City Council of the City of Portland does everything in its power to help the Miracles Club on Killingsworth continue in its incredible and valuable recovery work it's doing for our community. [applause]

**Leonard:** It is a miracle to have an audience applaud for you.

**King:** Scott has been very committed and devoted as an officer in the city and previously on the FPD&R board. He was injured in the line of duty. He and his other officers were chasing an individual who had stolen a car and he in the course of the custody fell and his -- the area just below his nose struck a curb and he -- it hurt, it was incredibly painful. I guess he wanted the designation to being the first claim in the new system.



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**Potter:** A few days early.

**King:** So anyway, he'll be better soon and looks forward to being a part of helping in this new process.

**Potter:** Thank you.

**Bob Lemmon, Portland Firefighters Association:** My name is bob lemmon, from the Portland firefighters association. I look forward to continuing the work of protecting the people that protect the city of Portland.

**Yvonne Deckard, Director, Bureau of Human Resources:** Thank you, mayor, yvonne deckard, the director for the bureau of human resources. I think this is a great opportunity for the city and both the fire and police members to embark on. There's a lot of hard work that has to be done, but I think it's going to be exciting, and it's -- I look forward to doing it.

**Potter:** Thank you all very much. Austin, did you want to come up and address what this will do? Or do you just want to be able to respond to questions?

[inaudible]

**Potter:** Let's have the staff come forward, please.

**Tom Feely:** Good morning, tom feely from o.m.f. We're here to any -- answer any questions you may have.

**Potter:** The city council doesn't have any questions, s that good.

**Leonard:** You said that borne out of some experience.

**Potter:** Are there people signed up to testify on this matter?

**Parsons:** No one is signed up.

**Potter:** So interesting. This is an emergency vote.

**Leonard:** Aye.

**Saltzman:** I just wanted to say that in february 2005 the city council created the independent review committee to over see a comprehensive analysis of the fire, police, disability, and retirement system. Today nearly two years later, the work of my fellow members on the council, numerous citizens, and representatives of the police and fire bureaus in conjunction with the overwhelming approval of the voters of Portland culminates in these documents before us today. I'd like to acknowledge mayor Potter who worked to build consensus on these reforms, both among the members of the council and with residents of the city. And i'm also extremely grateful to the two citizen who's have stepped forward to offer their expertise to the newly revamped board. Jeffrey robertson, who is not here today, is an expert in pension and retirement systems. And justin delaney, who we just heard from, is an expert in disability systems and disability management. I believe strongly these two individuals along with Yvonne deckard, bob lemmon of the fire department, and scott westerman of the Portland police bureau, will work both to protect the public's interests and to protect and provide for firefighters and police officers injured in the line of duty. So i'm really pleased with this board. I want to particularly thank yvonne deckard, she's going to be an outstanding representative of the mayor, and go forth and do good things. Aye.

**Sten:** I also want to thank commissioner Saltzman for leading this charge, the mayor for joining right in, and the staff, all the folks who have worked hard to get this done. To robert and jack from the police union and fire union. I think this is -- we found the right mix of something that can be sustained into the future. We can afford to do this now, and I do believe it will be fair to our men and women who put their lives in the line of fire. I think this is the main thing this pension system was set out to do. It will take more work, but I think we have a team in place to could it and look forward to being helpful and I am very pleasantly surprised it got done so well so quickly. Aye.

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**Potter:** I echo what the other commissioners have said and I appreciate the hard work of putting this very difficult issue into a format that will benefit the officers of the police and fire as well as our citizens. I vote aye. [gavel pounded] did we read 1695?

**Parsons:** No.

**Potter:** Please read 1695.

**Item 1695.**

**Potter:** Do members of the council have questions? Was there people signed up to testify on this?

**Parsons:** No.

**Potter:** Please call the vote.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Potter:** Aye. [gavel pounded] please read item 1696.

**Item 1696.**

**Potter:** Questions from the commissioners? Babette, i'd like to thank you for all your hard work in this job. Thank you for doing what you've done. Is anybody signed up to testify?

**Parsons:** No.

**Potter:** Please call the vote.

**Leonard:** I too want to thank babette and all the staff. I said at one point, and there have been a number of people who have me regret what I said, that the staff was amongst the best i've worked with in the city. And I stand by those words. When I design customer service systems for the bureaus i've been assigned I often times think of how the staff interact with its customers. And in my experience they have been professional and hard working, and fair. And i've always appreciated that. Aye.

**Saltzman:** Aye.

**Sten:** I thank you also for your hard work and hopefully it will be a little more predictable and able to make this new system go forward as you've done with a lot of things to overcome in the old one. I vote aye and wish you the best.

**Potter:** Aye. [gavel pounded] please read the item 1697.

**Item 1697.**

**Potter:** Questions from the commissioners? Has anybody signed up to testify on this? It's an emergency vote, please call the vote.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Potter:** Aye. [gavel pounded] please read item 1698.

**Item 1698.**

**Potter:** Questions from the commissioners? Anybody signed up to testify? Please call the vote.

**Leonard:** Aye.

**Saltzman:** I just also wanted to on this last vote of this package of this ordinances, acknowledge extremely capable staff work of both austin raglione and shannon callahan. Shannon was hired sort of midway through the citizen review process and did a great job I think of facilitating that committee and her frenetic energy has kept this thing moving ever since. And her frenetic energy and her good work, good staff work. So I want to thank austin and shannon for their outstanding work. Aye.

**Sten:** Aye.

**Potter:** This is the last subject on this. Once we pass this it will be implemented january 1. But I want the citizens to know by taking this action, if we had taken no action in the next 40 years there would be an unfunded liability of over \$8 billion. That means that money that the citizens of Portland would owe on this. With our action, that will be reduced and eliminated over time. So this is a big step for our city and our financial security, and I think that it will do well both by police and

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fire and certainly by our citizens. I appreciate all the hard work on this. Thank you all very much. I vote aye. [gavel pounded] we have a new system. I've been asked to read item 1724 first on the miracles club by commissioner Saltzman because of the large number of people here so we could have this read first. Could you please read -- do I hear any -- ok. Please read item 1724.

**Item 1724.**

**Saltzman:** I'd like to introduce a substitute resolution which I think you all have in your packets. We're all cosponsors of it. And i'll explain the --

**Leonard:** I second that.

**Potter:** Call the vote.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Potter:** Aye. [gavel pounded]

**Saltzman:** Thank you, mr. Mayor, members of the council. My office has been working on the substitute resolution with the other commissioners' offices and i'd like to thank all of the commissioners and the mayor for their support as we work out a solution to support the miracles club. Particularly i'd like to thank commissioner Leonard's office. This resolution gives the miracles club the opportunity to continue and thrive by allowing miracles club the funds necessary to buy the property where they currently provide services to the community or to allow them up to \$500,000 to purchase another property in the northeast Portland community. Miracles club provides unique and invaluable service to our community which no other offerings -- organization provides. Miracle services are of vital importance in the city and county's efforts to serve individuals and families with drug and alcohol issues. They provide daily 12-step meetings for recovering addicts, they are the only social gathering spot for recovering addicts and their families in this particular community and the last few days i've heard from dozens and dozens of people in support of miracles club, including the head of the police union, robert king. They have expressed their deep gratitude for what miracles has accomplished in our community. I've also heard firsthand from many individuals who have turned their lives around because of the miracles club. And i've received calls from police officers who have seen the miracles that miracles club works. Officers who used to arrest and incarcerate people, people who with the help, love, and support from miracles have now become productive, law abiding citizens. A few months ago I learned the property miracles club currently resides in was being sold to a developer. Miracles club was offered the opportunity to match that offer and buy the property themselves. This resolution allows them an opportunity to work with the owner at their current location or see if they can work out the deal to see -- and to see if they can work out a deal to stay at that location. The current location of miracles club at northeast martin luther king jr. Boulevard and northeast mason is extremely important to the mission of the club as it is centrally located, is a familiar resource for the community, and it is located in an area of our community which is greatly affected by drug and alcohol addiction issues. However, if for some reason miracles is not able to enter into an acceptable agreement to purchase its current location, this resolution gives miracles the assurance from the city that we support them and their mission and that we will help them secure another suitable location by authorizing up to \$500,000 of funding and using our city resources and the resources of the Portland development commission to look for other sites. Before we begin with public fm i'd like to invite a few individuals up to talk about miracles club and their importance in the community. The first three people are taletha benjamin and a recipient of last week of the spirit of Portland award. Ray hudson a. Representative of Multnomah county mental health and addiction services. And maurice brown with the volunteers of america men's residential center.

**Potter:** Please state your name for the record.

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**Teletha Benjamin:** Good morning. I want to express my appreciation for being here and being offered the opportunity to speak on behalf of the miracles club. The letter that I handed each of you is a copy of a letter that was sent to commissioner Saltzman by our church applauding his support for this organization. As was stated, I have been a resident of northeast Portland for 48 years. So I've seen the changes throughout Portland. I've seen the flight from northeast and the return and the current gentrification. And I want you to know even though I speak as an individual, I have consulted with senator Avel Gordly and the chairperson of the African-American coalition, and they both agree with the points I will make today. And ask that I do acknowledge that in my opinion, the miracles club, social club, provides a wonderful community resource, and I'm not going to repeat the things commissioner Saltzman has said. It is a community resource, individuals have benefitted, but so has this community. At a time we've seen a decline in mental health treatment, it would be a mistake for this city to turn their back away from this organization that has provided these services and absolutely represents the only day source for resources for people with addictions. I don't believe that the council would like to go on record as being the carpenter that put the last nail in the coffin of the miracles club, and that's what you would be doing. The reason I say that is because I fear if they are not able to remain where they are they probably will not be able to reestablish anywhere else in the metro area. Because everyone will take the attitude not in my neighborhood. I've seen and heard it many, many times. The two points I wanted to make sure that I didn't forget to say to you is that one, if it's not broke, don't fix it. And it isn't broken, it is working. The other part of it is that I want you to remember also that if this ends, what's your plan for what's next? Do you understand the impact that will come to our police service and our mental health service as a result of there being no resource for many people who actually need them? I don't -- I haven't heard anyone propose a plan for what to do next should this not be able to continue. So I know that everything that happens happens because of issues of power and money. And I want to remind you we have had recent disasters with regards to misbehavior, poor responses to critical situations. I don't want to see us spend \$500,000 to settle lawsuits because of the failure we need to provide in the way of appropriate services. So for me, all I'm saying is, think about the short-term and the long-term. Use your power to do the right thing.

**Ray Hudson, Multnomah County:** I'm Ray Hudson, the addictions program manager for the county's mental health and addictions, we're part of the husum servicing department. I'm here to speak in support of the amended resolution and the miracles club. My department has had a contract with and been a partner with the miracles club for 10 years now. This is our 10th year. I hope that says something about how important we consider the services. They're an essential part of our continuum of care. They provide a much-needed after care for all those people who have achieved sobriety, and it can be so difficult to sustain that. We're quite alarmed the miracles club might cease to exist or have to move out of the neighborhood, which they serve so well. So I'm just here to express my support and thank you very much for even presenting this resolution. I think it's a great thing you might be doing here. Thank you.

**Maurice Brown: Volunteers of America:** My name is Maurice and I'm here to represent volunteers of America. It's truly a miracle that I'm even sitting here. This is a short notice that I was supposed to come whoer, and I want to thank each and every one of you. Where miracle plays an important part and volunteers -- in volunteers of America it's a -- we work with all groups of people, especially with African-Americans where they can go to a 12-step meeting and feel a part of and have some hope they might turn their life around and become productive members of society. And it helped me, and I also went through miracles club and it works for me. Thank you.

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**Benjamin:** Can I say one more thing? One last point. I never asked people to do something that I won't do myself. I went to the bank yesterday. And I made my contribution to the miracles club. So I'm asking you to do the same.

**Saltzman:** The next and last panel I'd like to invite up are three members of the miracles club, and I also see that we have dr. Leroy Haynes of the Albina Minister Alliance. I'd like to invite Harry Watson, Herman Bryant, Claudia Pepin and Dr. Haynes.

**Harry Watson:** Good morning. Thank you very much for allowing us to come here and to speak on behalf of this proposal. I've been in recovery since 1972 and I got in recovery in the northeast community, and our primary skill in regards to -- in the work force is being an addictions counselor, and I worked many years in the northeast community helping to deliver services in the program that one of the last places it was at before I moved on to work for the county was on M.I.K. and Fremont. Quite a few people over the years, African-Americans, came seeking treatment, went in treatment programs and a lot of them end up relapsing after they left not necessarily because they want to use drugs, but because they didn't have a place I believe -- where they could socialize amongst drug-free people, and also there was not before the miracles came along there was not near as many narcotics anonymous meetings in north-northeast Portland as it is now. There's 19 N.A. Meetings a week in the miracles club alone, and when I got in recovery there wasn't any. There wasn't hardly any African-Americans. And miracles has changed that. The different ones -- it seems that in the old days they'd say if you want to stay away from drugs, you have to stay away from your neighborhood, but most of us African-Americans have family there and it's was a forgone conclusion we would be back over there. So it was essential to have support in the middle of the African-American community. There's several of these clubs in the white community, but this is the only one we've ever had in Portland in the black community. Being a recovering person that follows N.A. All over the world and doing conventions, there's a lot of communities that don't have this. So miracles is a cutting edge place. The quality of my recovery greatly has increased since I'm able to go to these meetings and have a lot of after scan Americans, have strong recovery be a part of my support system. This is a wonderful proposal and I certainly want to thank you for putting it forth for us and I would encourage you to pass it because it's exactly what we need. We moved three times, we've been to hand and mouth, we want to try to stay there and if not there, in our community, because we are visions of hope in the middle of all those problems with addiction in our community. Thank you.

**Claudia Pepin:** My name is Claudia Pedro Perazau Pepin, I'm a drug addict that doesn't use drugs. I came through the court system. I went through the stop program, and also the daily reporting center. After the daily reporting center I went to the miracles club where I learned how not to use drugs and I was learning how to live life. I want to thank God for having a program like the miracles club there to teach me how to live. I'm just speaking for my own experience which is really a powerful experience for me because I was a hopeless drug addict that went to jail a lot. You're lived on the streets and did drugs a lot. And today I don't have to live like that. I learned that at the miracles club. It's a physical, spiritual, and mental exercise that I learned there. Living life. I'm really truly grateful for the program, you know, today I'm employable, I'm employed as a matter of fact. [laughter] I'm going to school, I go to Clark Community College in Vancouver, Washington, I'm majoring in elementary education. I have a grade point average of 4.5. I'm a tax paying citizen. And I just pray that you vote for us to be in the community. My name is Claudia.

**Herman Bryant:** My name is Herman Bryant, proud member of miracles, board chairman at this current time. I want to say thank you. Thank you for allowing us in an arena that at one point we didn't know whether or not we'd feel comfortable in, and living at miracles has allowed us to

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enhance that feeling to where we are acceptable wherever we go. We really want to thank you. My efforts today as -- is -- my emphasis is to continue to have a relationship not only with the surrounding neighborhood but with the major constituents that that can educate us so we can become self sufficient ourselves. This would be an opportunity for us to continue to grow here at miracles. We've established relationships with other advisors so we'd have an advisory board. We've established a fund-raising council so we can show it is valuable to us. We've initiated within our membership that our members realize there's a responsibility they have that faith is no good -- work can -- so we can continue to say that we want what we have. We're truly thankful for this opportunity. It's one that should be agreed upon, it's one you don't have to worry about it being a wrong decision. It's going to be the right decision. We're here mainly because we love living life on life terms, because we had gotten sick and tired of being sick of tired of not knowing where to go or how to do anything. And today we are doing that. We really are. I was the -- I was the relapse king until January 2000, January I had probably been through 14 programs, been in the penitentiary nine times, gone through numerous times of -- getting in the middle is one of the things they ask for in recovery. I couldn't get in the middle at anywhere else. I can stay in the middle and stay off the edges. So we look forward to allowing this opportunity that would take us to the next level and allow us to empower our own selves. You've made mention of us being housed and you having to pay for it. If you look around you'll see that 80% of those who are at miracles had one time needed to be housed, and now that 80% is 100% pretty much employed. And taxpayers, so we are contributors to the society. And that's been our goal in recovery, that's been our goal at miracles and that will be forever our goal if we're allowed to remain. I realize there's some glitches, maybe where we stay currently, but the first thing we want to do is find out what those are, see if we can work them out and at that time we would move to another location.

**Dr. Leroy Haynes:** To the honorable mayor Potter and distinguished members of the commission court. My name is the ref rend dr. Haines. I serve as vice-president of the albina ministerial alliance, the major body of churches that represents the north and northeast community. I am in total agreement with Robert king, president of police association is one thing that we definitely agree on is that miracle is a blessing to our community. It is an essential element of our war against drugs, war against crime. I would not like to think of our city, mayor and commissioner, if miracles was not there dynamically operating. Crime would go up, lice would be lost, more families would be -- lives would be lost, more families would be destroyed. Because miracles is on the job on a daily basis, we have an end role of beginning to be -- the drug issue has to be more than law enforcement, but has to be recovery also. And because of miracle is in our community, families are being restored, individuals are being restored, and I -- our community is a better community. I think commissioner Saltzman and all of the commissioners that supports this resolution, we cannot lose with support of miracles. And I just thank god and blessing for the executive board of miracles and each person that has come out today and supported this institution. And it is an institution, it is an institution that reflects the north and northeast community and so it has become an essential landmark for who we are to say that we are people that are in a city that believes in community partnership, a city that can work effectively, a city where the police, the community, and the very social organizations can work against crime and can work in recovering the lives of people and restoring them. Thank you very much, mayor.

**Potter:** Thank you, folks.

**Saltzman:** That completes the invited testimony.

**Parsons:** We have 22 people signed up to testify.

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**Potter:** Can I make a suggestion? We put you at the front but we have other business to conduct as well. So if you heard things that you wanted to say but have already been said, would you mind not repeating that? And can I ask you to limit your remarks to two minutes each?

**Leonard:** There is consensus for a solution, and we're going to need a few minutes to talk with all of you present about that. So if you could keep that in mind too. We'd really like to get to the part where we discuss the strategy that is going to be required for us to acquire property.

**Potter:** In more layman's terms, four people have signed in support of this ordinance. This resolution. So you are not going to be disappointed by the outcome. [laughter] with that let's go ahead and begin calling folks up.

**Elijah Cochran:** I'm a member of the board, one of the things I didn't hear that I wanted you guys to know about, you're talking about kids, we have a family night every friday for the last 2½ years. I'm there every friday to make sure that goes on. One of the things we've been doing is bringing in some of those kids and doing i.d. Badges. And I heard the lady talk before about having a mentor. And some of those kids come in and now that you know their name and their age, it's more personal and like it died off for a minute, but it's coming back. And I want to say I appreciate all you guys. I appreciate the conversation we had yesterday, there was a lot of clarity there. And I appreciate the new resolution that you came up w for those who don't know, you guys work pretty fast. You guys are good. I also talked to the owner this morning, and let him know what was going on and gave him both you guys' numbers.

**Leonard:** You're the one who gave him my number.

**Cochran:** I'm the one. I appreciate all the work you're doing, and like those who said before me, this is something you won't regret, and you always welcome to come visit us over at the miracles club.

**Wanda Ford:** My name is wanda ford. I'm here on behalf of the miracles club. One of the things I have to say about the miracles club is it has provided the vibrancy to my sobriety. Without being - - without miracles being there, I could go to other 12-step meetings, but as far as on a social level, there would be nowhere else for me to go. I would be plagued and tempted by drugs and alcohol in any other club I would go in. So this club is truly an asset for the community as well as myself as an individual. I've been clean almost 14 years and miracle has been a great big part of my sobriety. So i'm not going to say whether it's there or wherever it is I wouldn't go, miracles is going to be in existence regardless on where it is. Because it provides an opportunity for people who are recovering from drugs and alcohol a safe place to be. And we don't have that many places here in the city. So thank you.

**Michelle Raiford:** My name is michelle, i'm also a member of the miracles board. I'm the community service coordinator. That's something --that's something I have heard talked about here today. When I got on board I instituted a mighting with the miracles club and Multnomah county. And we entered into a contract with them and we are now an established site for community service. So for people going through the justice system they need community service that cannot go out on the -- because of one medical reason or another, they can come into the community service center at miracles. For myself, miracles is important because it means I never, ever again have to look like this. I know that miracles is a place that saved my life. And turn my life around. Today i'm a productive member of society. Before I started coming to the miracles club I was addicted to crack and I was addicted to crime. And I have been arrest -- I haven't been arrested in almost three years, and it's because of the participation I do --that's right -- at the miracles club. It's important to my life. I'm really grateful that you guys thinking of us to give us a hand out instead of a hand up. Thank you.

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**Michael Duncan:** Michael duncan, i'm grateful for the opportunity to address the council and you, your honor. I -- miracles has tremendous value to the neighborhood, and in many, many different ways, but I just want to describe what it's done for me. Six years ago I went to a treatment center in philadelphia, pennsylvania, and part of the regimen of that treatment center was to go to meetings in south philadelphia. And there I rediscovered a connection and heard things in the meetings there that i've never heard before. So when I got back to Portland I went over to the serenity shop and I asked the lady who owns the serenity shop, where is the meeting in Portlands that like the meeting in philadelphia? And she said, miracles. Morning, noon, and night. M.I.k. And mason. So I came over there six years ago. And I am -- I have never been to a place where I felt more welcome, wanted, needed, and loved, in my life. I go to a lot of meetings in a lot of different places, but the quality of the recovery at that club is unbelievable. And I live in battle ground, Washington. I drive there four days a week, that's a total of 70 miles each time to get my medicine. And that's why i'm still clean. That's where the well is, and I know where the well is. I would appreciate you do everything you can to keep it open for us. Thank you.

**Emanuel Ford:** Hello, my name is emanuel ford. I'm 17. And I attend grant high school. I'm a junior. As far as miracles, miracles is being around for a long time. I remember being at a lot -- at a lot of a.a. Meetings. It has made my mother a stronger person too. You have heard it from a lot of adults point of view, like you haven't heard it from a teenage point of view. So miracles is there for me as far as like trying to have a place to go on a weekend as far as what elijah pointed out, they have a dance, like, every friday for the younger people to come, and to enjoy the night, and just have a place, a social place where they can kick it and have fun. And that's what I like about miracles. I'm like there every friday, so I can just have a place to go as far as the weekends when i'm bored and i'm at the house and there's nothing to do. As far as miracles, it is -- has made a good foundation as far as me not wanting to use drugs as well. As far as you have heard a lot of personal experiences and a lot of life stories, so when i'm in a meeting -- when I was younger in the meetings I didn't comprehend as much, but now that i'm older I can understand what people go through and stuff. So when they share about their personal experiences, and mistakes, then I know I don't have to repeat the same mistakes that they're making. So miracles is a great place for me to learn a lot of stuff. So it would be cool for me for you to let it stick around.

**Sarah Friedle:** I'm sara friedle, thank you very much for having us here. I was at roosevelt high school for 26 years and seven of those years I was a practicing addict. The rest of those years at roosevelt high school I found the community of the miracles club to be a wonderful resource for me as I worked with my students and with their parents. But I would like just to say something different at this point. I would like to publicly acknowledge the work of anna griffin, who wrote the article which brought us to the attention of this community. Anna came to our club for two solid months attended meetings, attended family night, attended our great big celebration of our 12-year anniversary, and it's a beautiful example of how "the Oregonian" and its nonsensationalism type of reporting can help our city, and I just wanted to acknowledge her. Thank you.

**Nageeh Mustafa:** I'm a long-time member of the miracles club and the executive director of x.l. And i'm an employee of cascade behavioral health care, the treatment, not punishment program. I want to thank the mayor and the council members for this resolution in the name of god the most gracious, the most multiple sclerosisful. I have been clean for nearly 15 years. Miracle club has been a good part of that. Clean and crime-free. Some of the things people have said I won't repeat. We have established a tradition where we have connected with the seattle recovery community each year, they come down, they support us for at least two different events a year, one being the picnic. The picnic has grown to the point where there's over 1,000 people that participate in a picnic every year. I've written two plays, i'm a writer. At this point they've only exclusively been



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performed at miracles club. We are concerned about our neighbors, one of the announcements i've heard every morning for a long time for a couple years is, please park your vehicles appropriately out of concern for the neighbors, don't block the driveways, turn your music down. I was anticipating some of the neighbors that may not be in favor to meet them, so they could hear this fm about how important miracles is. Because I think some of them don't know. I go inside the prisoning, I have a badge now. I'm cleared. I have my own badge. I'm cleared to go inside the prisons. I'm cleared to go into the gear harbor prison in gig harbor, Washington, the women's correctional center. The state prison. Medc. I have clients, I work -- police officers call me I have a client that can't stay out of downtown. And also this is no disrespect to reverend -- dr. Leroy haines, I sincerely believe that miracles club has -- is responsible, has been facilitate the more spiritual healing than any church or any single entity of this Portland city. Thank you.

**AJ Walker:** My name is a.j. Walker. I was born drug affected and my father is a recovering addict of 13 years who was there for me. I will be 9 years old january 3 and celebrate 9 years of clean time. This is possible because of miracles. I will be appreciating my teen years through my father in miracles. I understand that regardless of peer pressure or curiosity, just say no to drugs. It is important to keep miracles alive for my future and others.

I'm glen white, a recovering addict. My hat's off to the city council and to the mayor. You're the lewis and clarks of this day by doing this thing. You're blazing a trail. Unprecedented I think. Doing this I think most soundest things this city has done in a long tile. My hat is off to you guys. Position thank you.

**Dan Bell:** My name is dan bell. I'm probably here more as a private businessman today as publisher of the beloved community journal. I'm going to make this -- try to make this brief. We're talking about two types of capital. Human capital and financial capital. And I want to look at the big picture. Some of the things I want to say is going to be unpopular. I've already talked to some people who are real nervous about what I have to say but I feel as one of the community activists that go back over some 30-some years, we not only have a responsibility to the african-american community, but to the larger city. And some of the things that -- the complaints of noise, the parking, etc. I do not have to speak on behalf on the merit of miracles. It speaks for itself. It is a necessary entity. Both in terms of quality of life and crime. What I want to speak to is accountability, responsibility, and obtainability. You may or may not remember the grace -- a stay clean where the gauge brothers and I actually got our sustaining recovery. All those entities went out of business because the element of sustainability and what I call strategic planning and the management. The managers would -- did not have the skill sets, they did not have the vision, they did not have the context, many of them came from a social service background. And they didn't understand economics. What I see here, I do not see a sustainable strategic economic plan once they get this infusion of money, I heard some disturbing things that really bothered me about a closed culture that does not really want to be receptive to larger democratic process. We all live in america. Yes, we are going through the gentrification or conflict of cultures. But we have to be able to come to the table and talk to each other. My basic premise is this -- you can give a man a fish, he'll eat for a day. You can teach a man to fish, and he can tamara warnecke contain himself ongoing. My basic request would be to put a comp contingency in this forgone conclusion that one, the board opened itself up to outside mechanics like we did, some of you may be familiar with the situation at ifcc where we had to turn that around. We had to -- this is similar to that type of situation. And having -- I used to be a board member on the collins center. We got a big infusion of money and once the leader left, it was all downhill. We had to -- we had very talented people. One is to look at the complexion of that board, get some talented people. I have talked to people in the banking industry, p.d.c., I have an ongoing relationship with john jakely and bruce warner. So

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there is a way to put in a mechanism to make miracles sustainable and operate in such a manner where we don't have to do crisis management. If you put that contingency in, you'll not only bring this closed culture more interactive with the larger culture, which is neighbors, you as commissioners who are basically put in the light of political cache on the line to do this, wouldmenth also meet all the criteria i've mentioned. Thank you.

**Bekkah Soohir:** My name is becca, and I came up here to tell you that I was practicing addict for 27 years. I was manic bipolar or have been for 46. Years. And when I came to miracles going on 2½ years ago, I have been in and out of different kind of facilities from mental health, and never for a drug addiction because I didn't think I was an addict. But my foundation, what I found out, my foundation came from miracles. From the people in miracles. From the people on the board, to the people that come in, to other people outside in the community, that where my foundation is. My foundation didn't come from psychiatric wards. Or from cascadia and mental health. It came from the people who are just like me who can understand me. And what i've been through. And that what miracle stand for me. My foundation. If you don't have a strong foundation, you will crumble. My foundation is very strong and I appreciate everyone that has come through those doors and miracle and helped me that what miracles means to me. Thank you.

Good morning, my name is george allen. I'm a grateful recovering addict. I'm truly a miracle and i'm a taxpayer, i'm a father, i've also been a truancy officer residential facilitator, caseworker for central cities concern, and I sit here with 12, going on to my 13 years of honest clean time. I have no opinion on outside issues but I love miracles club, and thank you for your attention and consideration, mr. Leonard, mayor Potter, commissioner Saltzman, and erik Sten. Thank you.

**Joyce Harris:** My name is joyce harris, i'm the cochair of the african-american alliance. And I just got back from new york last night. I lost my mom. And I saw the article in the paper. I know some of the miracle people who are truly miracles and I had to be here this morning. Because not only do I want to thank council for having the courage and the commitment to these wonderful people who you've heard from this morning, but I also want to acknowledge them because you have made our community stronger. As I listen to them talk about being productive citizens, as I hear them talk about being clean, and as I hear them talk about a future that makes me proud, it makes me know that northeast Portland is working. In spite of what everybody would like to think. Northeast Portland is working. I really came here for another reason. The young lady who just spoke, becca, I first met becca when she was real young. About 8 or 9 years old. And I have seen this young woman go from childhood to teenagehood, to womanhood, and fall. And i've seen her get picked up by family, by friends, but a couple of weeks ago, day after thanksgiving, we happened to be going to an event together and I hadn't seen becca in a while. And she talked about miracles. I think we started talking about what was going on with miracles. As I heard her talk about how her life had been changed, and she said, I never miss a meeting, and it was just something about how she explained the importance of miracles that let me know that we talk about the village, miracles is part of our village. Miracle is a village unto itself. But understand all you brothers and sisters in miracles that you are part of a larger village. And that why many of us are here this morning. We love you, we support you, we thank council, and we hope that as you move forward with doing this resolution, that you also think about what we need to put in place in this city and in this state to make sure that people don't have to be in recovery. That people don't have to go down a path of hopelessness and timely I just want to say this is the kwanzaa season. It starts december 26. Third principle is collective work and responsibility. To do always as much as we can in the way that we can to make our brothers and sisters' problems our problems and to solve them together. So if we have -- we have done that. You have done that and I want to applaud council for the actions that

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you take. And invite everybody to come to kwanzaa, first day of kwanzaa, december 26. And please bring the children. Thank you.

**Jo Ann Bowman:** Good morning. My name is joe ann bowman, the associate director of Oregon action. I want to show you that I cut my speech down to just a very few lines.

**Leonard:** I'll believe it when I hear it. [laughter]

I feel the love.

**Leonard:** I've never known you to have a written speech and you go on and on.

**Bowman:** My first point is I want to really thank commissioner dan Saltzman for really showing true leadership when seeing there was problem that he could help solve. Stepping out there, by himself on a limb. I also want to thank the other city commissioner and mayor Potter for supporting the vision that dan Saltzman brought forward. I want to tell you briefly what Oregon action's experience has been with miracles club. You may not know this, but when we went to do Portland visioning project, the miracles club was our partner. When we do voter registration out in the community, the miracle club is our partner. When we talk about how to organize people to take a part in their government, the miracles club,s that our partner. And so it's really important to us that miracle club survives and thrives in northeast community because the people that walk through those doors I say but for the grace of god, there goes i. So thank you very much for your vote today and I look forward to working with you to make miracles club the best it can be. So there, commissioner. [laughter]

**Leonard:** You got me.

**EJ Penn:** Good morning. My name is e.j. Pen, i'm political secretary for Oregon action. I want to thank commissioner d.n.a. Saltzman also for his headship in bringing this imminent resolution in front of city council for a vote. On a personal level, on a personal note, I have a stake in the survival of miracles that I would like to share with you. My sister, who passed away in december of 1999, was a long-time member and supporter of miracles club. In the course of my sister's addiction, my family tried everything we could to get help for her. Until she found miracles we were afraid we would not be able to help her overcome her addiction. Once she found miracles, my family saw significant change that provided her with a support system that supported her sobriety. My family will forever be grateful for the fellowship and support that miracles provided her. I want to thank more -- the full council for supporting this resolution, thank you for providing us the opportunity to speak with you today in this -- on this very important matter. Thank you. As you noticed, joe ann did tear her speech in half. She added me.

**Leonard:** I knew there was something.

**Geri Washington:** My name is gerry Washington. I'm the Portland chapter organizer and director. I too wish to extend my thank you and gratitude for the leadership of commissioner Sten, Saltzman. Thank you commissioner Saltzman for sharing Oregon action vision and dedication to the empowerment of folks from all walks of life, especially those who often times find themselves on the down side of power. Joe anna shared with you the many partnership opportunities we have had, the chance to work with miracles around, but I just want to say as joy says, I truly believe that it takes a whole village to raise a child, but it takes a whole community to step up and continue to make productive citizens out of individuals who are looking for that second chance. So again, thank you commissioner Saltzman, randy Leonard, erik Sten, and mayor Potter.

[inaudible]

Miracle club is for everybody.

**Potter:** Ok.

**Parsons:** That's it.

**Potter:** Ok. Please call the vote.

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**Leonard:** Before we vote, I just wanted to get a couple things on the record so that we're all moving the same direction. I'm going to ask that the council acknowledge commissioner Saltzman and I worked together in going from the step forward, that the council supports commissioner Saltzman and I basically speaking on behalf of the council with this property owner and others about the best site. And the best site has to be on m.l.k. And if not on this property, within four or five blocks of this property. And it just so happens there are a number of pieces of property available. I want to just again for the record make a couple things clear. I've talked to each -- either each member of the council or their chief of staff about this so I want to make sure that it's clear that any -- not only that the miracle club members, but the folks that live in the neighborhood, but also the people who think they might be selling a piece of property, I want them to understand a couple things. If the owner of this particular property, and he did call me this morning, and I want the council to know I conveyed the following message. If he has somebody that has agreed to pay \$1 million by december 29, my advice to him was to take it. And I knows that a change from what you've been saying, but I think if you allow me, you'll appreciate that a better position to be in. One is being objective. E about where the property s. The building that's on it, and we have the building -- bureau of buildings director here that can speak to this, but the tulloch pansy, the use for which it is being used for now is actually illegal. Which means if you were just a commercial purchaser of a piece of property, one of the things you would do would go to the bureau of buildings, see paul scarlet, say, does this building suit my needs, is there something I don't know? What you would find out is what I found out, which is, no, it needs to be seismically upgraded, it doesn't have the appropriate exit hardware, not to mention the lack of air conditioning, insulation, i'm aware a lot of the noise complaints are generated not because of the nature of what you do, but because of the construction of the building. So if the building was actually up to code, people couldn't hear what was going on in there. So what we're doing as a group here, and I think all of us agree with this strategy, is saying, look, the dynamics of this discussion have changed. No longer are you needing somebody to give you a helping hand. You now have \$500,000 in the bank as a down payment, and clearly the ability from what you've sheared with each of to us finance another \$500,000. That is \$1 million. You are now purchasers in the market for a pies of property in a building with a million dollars. I would ask, if you had a million dollars, would you go to this property owner and only this property owner and say, how much do you want and when he tells you a million dollars would you hand him a million and say i'm happy with that? Of course not. So the point i'm making is this. I think commissioner Saltzman and I should meet with the property owners, but we need to make clear a couple things. We want an appraisal of the property. Along with other properties we may be interested in in the neighborhood. So he knows there's some competition here. We're not just saying he is the soul sores of what will be the new miracles club. Definitely everybody is attracted to, that but we also want to know what the cost of fixing the building up would be, and we also want to know if there's any contaminants on the site and I fear there might be underneath the building. So those are very important things for a purchaser to ask. So we're going to ask that. But we're going to do that in conjunction with working with the Portland development commission and i'm greatly relying on the mayor to help us with this. There's two or three pieces of vacant property on m.l.k. In and around this particular site. On the corner of fremont and m.l.k. And one block south on m.l.k. There's another piece of property. I will say this, this is not necessarily for anybody here, but for those listening. If the p.d.c. Thinks it makes sense at times, and sometimes I support that, to give property to a developer to develop into whatever is developed into, I think it's entirely appropriate for us the council and we're going to need the mayor to help us, to persuade the p.d.c. If we find a site the p.d.c. Owns and it's acceptable for the club to donate that property for this purpose. And then use the resources that we

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have which are the 500,000 dollars and the 500,000 you're going to finance to construct a building that has --s that appropriate for the use of what you want to use it for, and meets what I think better your mission is than sometimes sitting in the summer in a hot sweltering building when you could have a new building with air conditioning. That's kind of my view. And I think all of us here share that. I wanted to get that on the record not so much for this audience, but for anybody watching, because of all the groups we're talking about, there's only one person that may be disappoint by this outcome ands that the own -- that's the owner of the current property. [laughter] I want the dynamic to be on an equal basis so you are negotiating from a position of strength what commissioner Saltzman and my assistance and notes that the only seller in town. I'm ready to vote.

**Leonard:** I'm happy to vote for this. I want to really express my deep appreciation for dan coming winston cup this proposal. I'm a little embarrassed I didn't. And felt like, why didn't I think of that? So it's great working with people, and I say this a lot up here, and I don't know that anybody appreciates as much as I do having worked in a legislative body where I was always outnumbered as a democrat, it's refreshing to work with a group of people where these ideas do come up from other people. It isn't just like one small group of people. But everybody here just is very supportive of things. What that means, I am very familiar with the various things i've done in my life that this kind of an initiative actually saves money. If you have people helping themselves and getting their life together, they pay taxes. And they don't end up needing police officers or jail beds, our public assistance, or drug treatment programs. Or committing crimes against other people. These are investments. This is in my view an expense. I appreciate everybody here understands that. Aye.

**Saltzman:** I want to thank commissioner Sten, commissioner Leonard, mayor Potter for their support. Working with the miracles club goes way back to when I served on the Multnomah county commission. I remember when johnny gauge and hilton lavi awes took me to your location and I think it was almost up near lombard street on m.l.k., it was quite very small, not real fancy. And from that time when I first was exposed to miracle club it just seemed like what a profoundly great idea this is. It's so important to have places for 12-step meetings, but for socialization too. Where else are people supposed to go to have a good time if it's not to -- and to stay away from bars and other places? It's just a great idea and you've reaffirmed that today. As I became a city commissioner, one of the things things my office got involved in was working with paul scarlet to get your conditional use approvals for where you are right now. And so I think the take-home message today, and you've profoundly influenced all of us, is good things lay ahead for miracles club. And whether it's in this location or another location, I think the city council has shown today that it is very supportive of what it is that you do and the contributions you make to a better community and a better city. So thank you for your testimony today. And i'm pleased to vote aye.

**Sten:** I want to thank commissioner Saltzman for getting this in front of us, and everybody here and all your colleagues and friends that are not here for all your work. I'll leave the theology to dr. Haines, but I do think that miracles come when you prepare yourself, and I thinks that what you've done, and I also think we all have friends, relatives, everybody who struggled with addiction and I think at the end of the day the truth is it has to come from inside to be able to take it on and recover, but you can't do that unless you have an environment that -- in which it's safe to take on your recovery. When you provide that environment, people make their own miracles, and so it's very wonderful to see this. This is no contest with me, we should support this. It's -- smooth didn't even talk today. That's never happened. People i've known for a long time, I admire what you're doing. The council is -- we budget your money. We budget the citizen's money, it's not our money. I think this is something that the people of Portland who make up the general fund will be happy to

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support, and i've heard nothing but support out there. We've talked a lot about -- with great alarm and I think some urgency to the issue of gentrification. In the late 1980's when we had 3,000 vacant homes around this area, we needed some investment. And there was a lot of reasons for that. There was red lining by banks, and at some point investment turned into gentrification and people started getting pushed out. The only way you make a balanced community is to own the land. So this is about owning the land, because if you don't get kicked out this year you'll get kicked out next year or the year after unless you own the land. And so I think that what we're -- that's what we're trying to do. I truly enjoy negotiating real estate deals for the community, but you accident have too many negotiators and commissioner Leonard is a very good one. I think he'll work with -- we'll work with him and commissioner Saltzman to get the best possible facility. This is a vote to get a facility you own in place that you can't be kicked out of, and that thanks to you, that all happening. So keep up the miracles, and it's a pleasure and probably fitting of the holiday season to do this right now and vote aye.

**Potter:** The council makes a lot of investments sitting up here, and that -- we try to weigh whether the investment will benefit the community, whether it's a good investment from an investment point of view. This is one of those things I think is self-evident to a community. And it's certainly self-evident to this council. That this kind of investment at the front end is much better for the community, much better economically than investing at the back end of problems. We could invested the amount in jails, but quite frankly this will have more impact, it will save people from ending up in jail, and that it will provide the opportunity for those coming out of the jails that is comfortable forw folks who look like them and understand them. I want to thank all the folks who came in and testified today. I thought you were very brave doing that. Especially that young man, I think he's probably left to go back to school. I enjoyed his testimony. He understands, too. This is a double blessing. I feel honored to support this. But I also want to thank miss benjamin who we gave an award to last week for the spirit of Portland. She mentioned she made gumbo. And today she brought her recipe in for me. Because I love gumbo. So I appreciate that. Thank you so much. And thank you for all the good work. I want to thank commissioner Saltzman for initiating this. Commissioner Leonard for following up and figuring out how we can work together. I want to advise the audience that you now have two bull dogs from the council that are going to pursue this and will not let up or let's off until there's a successful conclusion for the community. I want you folks, I want to be on record as saying you want you folks to be part of that discussion. It is your future. It is your buildings that going the to either go up or we're going to purchase. And we see our role to support the community. To support the hard works that been done to ensure this resource stays in the community for decades to come. I vote aye. [gavel pounded] [applause] if you would please conduct your conversations outside so we can finish our other business, i'd certainly appreciate that. Merry christmas, happy kwanzaa.

**Potter:** Could you read item 1721?

**Item 1721.**

**Potter:** I'd like to pull this back to be continued on january 17 with the permission of the council. So that we can make sure all the pieces of this ordinance are in place before we enact it. This has been discussed with the commissioners. I don't think there's any problem with that. So january 17.

[inaudible]

**Potter:** I know that. Actually I have to leave for another appointment. So I will have to turn this over to commissioner Saltzman. On my way out -- there he is.

**Harry Auerbach, Chief Deputy City Attorney:** You need four for 1723, which is an emergency ordinance. If could you get commissioner Leonards back in here --

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**Item 1723.**

**Potter:** I'm supposed to be leaving in about one minute.

**Potter:** Is there anybody signed up to testify?

**Parsons:** No. I didn't have a sheet out.

**Potter:** Could you very quickly give an overview?

**Peggy Anet, Bureau of Human Resources:** Mayor Potter, commissioners, peggy, i'm the benefits manager. This ordinance will amend the contract with standard insurance to allow employees to increase the amount of supplemental life that they can purchase from 300,000 to \$500,000. This unanimous vote by the -- it's a new option for employees we think will be a good idea for them.

**Potter:** Great. You say there's no one signed up to testify?

Correct.

**Potter:** Ok. Please call the vote.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Potter:** Aye. [gavel pounded]

Thank you.

**Potter:** I'm going to be turning it over to commissioner Saltzman to complete this one final item.

This is the item here. 1723. 1722. That's correct, i'm sorry. Thank you.

**Item 1722.**

**Nancy Hartline, Financial Planning:** Nancy hartline in financial planning. Given the time would you like an overview of the budget process and calendar? I'd be happy to provide one.

**Sten:** I haven't had a chance to review -- i've had a chance to review it.

**Saltzman:** I think we're familiar. Highlight maybe when we -- the council actually adopts a budget when the mayor superintendents -- submits a budget.

**Leonard:** Speaking of the budget, it appears commissioner Sten has already begun meeting with the p.d.c.

**Sten:** Commissioner Saltzman.

**Leonard:** I'm talking about the bruise.

**Sten:** I thought it almost escaped the meeting.

**Leonard:** Never.

**Hartline:** To hit some of the highlight dates, our first deadline is january 8 when bureaus submit their five-year plan and capital plans. Those need to include any requests that you're making as parts of your citywide initiatives that will be capital projects requesting general fund support. Requested budgets are due on february 5 and this includes a summary of the citywide initiatives that you are sponsoring. You will be reviewing the requested budgets the weeks of february 26-march 30. And the mayor announces the proposed budget decisions on april 17. You will approve the budget on may 16 as the budget committee and then adopt the budget on june 21.

**Saltzman:** Any questions? Anybody signed up to testify? Ok. Please call the roll.

**Leonard:** Aye. **Saltzman:** Aye. **Sten:** Aye.

**Saltzman:** This completes our last meeting for the year. I want to take this opportunity -- tomorrow afternoon. Ok. We have one more meeting for the year, then. I want to wish --

**Leonard:** If you want to can it it you're can do that.

**Saltzman:** I want to wish everyone a happy new years, merry christmas, happy hanukkah, happy kwanzaa. With that, we're adjourned.

At 11:48 a.m., Council recessed.

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**Closed Caption File of Portland City Council Meeting**

This file was produced through the closed captioning process for the televised City Council broadcast.

Key: \*\*\*\*\* means unidentified speaker.

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**Item 1725**

**Potter:** The city attorney will describe the hearing process.

**Kathryn Beaumont, Sr. Deputy City Attorney:** Good afternoon. I have several announcements I am required to make by state law. First, this is an evidentiary hearing. This means that anyone who testifies may submit new evidence to the council in support of their arguments. This evidence may be in any form such as testimony, letters, petitions, slides, photographs, maps or drawings. Any photographs, drawings, maps or other items shown to the council during testimony should be given to the council. This hearing is to consider the hearings officer recommendation on the proposed amount on zone change. Testimony will be taken in the following order. We'll begin with the staff report for approximately ten minutes. Following the staff report, the applicant will go first and will have 15 minutes to address the council. After the applicant, the council will hear from individuals or organizations who support the proposal. Each person will have three minutes to speak. Next, the council will hear from persons or organizations who oppose, if there are any, and again, each person will have three minutes. If there was testimony in opposition, the applicant will have three minutes to rebut. If the vote is a tentative vote, the council will set a future date. If the council takes a final vote today, that will conclude the matter before the council. There are two items the council needs to act on. One is the hearings officer's recommendation and, if the council agrees with it, then there is the ordinance before council and that'll need to be passed at second reading. Finally, I'd like to announce several guidelines for those participating in the hearing. These guidelines are established by the zoning code in state law and are as follows. Any testimony and evidence you present must be directed toward the land use review or other criteria in the zoning code that you believe apply to the decisions. The staff will identify the applicable approval criteria as part of their staff report to the council. If you fail to raise an issue clearly enough to give the council and the parties an opportunity to respond to the issue, you will be precluded from appealing to the land use board of appeals based on that issue. Additionally, if the applicant fails to raise issues relating to approval with enough specificity to allow the council to respond, the applicant will be precluded from bringing an action in court to challenge the decision.

**Potter:** Do any members of the council wish to declare a conflict of interest? No council members have any to declare.

**Saltzman:** I know I've met with officials and their attorney in the past, and I can't remember exactly when, and have discussed this proposal.

**Potter:** Likewise, so do I.

**Leonard:** As have I.

**Sten:** I do, but I was --

**Potter:** Do any members of council have questions or other matters that need to be addressed before we begin the hearing? We'll begin with the staff report.

**Douglas Hardy, Bureau of Development Services:** Thank you, mayor Potter, members of the council. I'm with land use services. The applicant, the university of Portland is requesting an



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application and zone map amendment for a 35-acre site referred to as the triangle park site. It's located south of the existing university park campus at the base of the bluff and along the willamette river. Other nearby uses include the willamette cove park just to the north of the mccormick-baxter site. There is a single-dwelling neighborhood extending to the east, and then to the south the Portland campus basically extends for the most part down to the river. Historically, the triangle park site was used for industrial purposes with environmental contamination identified in the 1980's and 1990's. With the exception of an active freight line that basically bisects the site, there are no other active uses to the property. Vehicular access to the site is basically public right of way, the north van houten place, and one being a private drive that comes off the north portsmouth, with the other access point being the north edgewater street across the mccormick-baxter site. The existing comprehensive plan designation on the site is currently industrial with the heavy industrial or i.h. Zoning on the site. The existing industrial zone and all industrial uses, housing and most institutional uses are prohibited under the existing zone, and there are limited opportunities for resale. Existing on the map, the lower case "i," is the industrial greenway overlay basically mapped on the western three quarters of the site. It's intended to promote development of the river and industrial uses. The youth is requesting a comprehensive plan map amendment to mixed employment, and as seen here with a corresponding zoning map amendment from heavy industrial to general employment r-2 or ge-2. Housing would only be allowed on the site if approved through a type 3 conditional land use process. Institutional uses are allowed by rights in the zone with somewhat greater office and retail allowed. The amendment to replace the greenway overlay with the general greenway overlay, and that proposed greenway overlay is intended to promote a greater public use of the waterfront. No development is proposed at this point in time by the university, and any proposed development that the university was to do on the site would also require a type 3 conditional use review process. The amendment request has received unanimous support of the neighborhood university park neighborhood association. It also includes a letter from the directors of the bureau of planning and the bureau of environmental services, who support the university uses of the property, and it sort of dovetails with the city's renovative efforts. This is a view of the site as viewed from the top of the bluff to north portsmouth on the university campus itself. Visible here is the -- if I can find my cursor -- is the private drive that I referred to that meanders down the slope from portsmouth down to the site. That's above the willamette river, seen here are some of the remnants of the former industrial use on the site with talking facilities and industrial buildings. Also here's the union pacific railroad that cuts through the site. The university has provided a letter from odot indicating preliminary approval of a conceptual plan for two rail crossings. One would be at the existing north van houten street with a new private rail crossing just south of that. And this is a view of north van houten place, in fact abutting the mccormick-baxter site. And then the top of the bluff extending eastward is basically characterized by a single-dwelling neighborhood > for the approval criteria for the comprehensive plan amendment, on balance the request is equally or more supportive of the goals and policies of the city's comprehensive plan. And as detailed in the hearings officer's report, it is found that with conditions the request does meet this criterion. Briefly, the hearings officer found that the proposed designation promotes a greater minimum of uses, while still limiting retail and office and housing uses on the site. Also the hearings officer found that the proposed designation is more suitable, given the site's proximity to the single-dwelling neighborhood. The hearings officer's findings cited a memo that included four criteria that should be evaluated when considering a request to remove a property from the industrial sanctuary. Briefly the bureau of planning and analysis found that the viability of the site is limited, primarily due to the constrained truck access to the easement. The cost of road improvements to accommodate this access were found not to be economically viable. Even if those improvements

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were provided, it would result in industrial truck traffic having to traverse the abutting single-dwelling neighborhood, and the nearest freight or truck route is roughly nearly a mile from the site.

The cost of the environmental cleanup places additional economic restraints on the site's industrial reuse, as well. The bureau of planning noted that the site is not listed as being a regionally significant industrial property, and this is primarily due again to the trucks -- the site's poor truck access and the economic constraints for industrial reuse. The hearings officer did propose several conditions of approval that, number one, would basically limit the total amount of retail and office use on the site, so that it would remain in conformance with the plan that seeks to limit the total overall amount of retail and office in industrial and employment areas. The hearings officer also recommended similar retail and office limits to ensure that area streets could accommodate potential development and be consistent with goal six of the city's comprehensive plan. And lastly, the hearings officer also recommended conditional approval of the review, in the event that the dormitory development be proposed on the site, basically in order to assess any potential conflicts that development would have with industrial employment uses.

> quickly, for the zone map amendment, the substantive approval criteria requires the applicant to demonstrate that services are available to support the uses to allow them to use the proposed zone. The areas listed here did provide a response indicating that services are adequate to serve under the uses proposed. And basically, just very quickly, for the zone map amendment to replace the river industrial greenway overlay with a river general overlay, it was found that the applicant did meet the requirement. It was really intended for industrial uses and being that the industrial zone was lifted from the site, it may remove the industrial greenway designation. With that, the hearings officer did approve, with conditions, the amendment, as well as the zone map amendments and that concludes the presentation.

**Potter:** Any questions? Go ahead.

**Saltzman:** What's the difference between eg1 and eg2?

**Hardy:** There are slightly different limits between the two zones, between retail and office uses. Let me just --

**Saltzman:** Is that a condition applied by the hearings officer in this case?

**Hardy:** No, for either of those zones, housing would require a conditional use for housing.

**Potter:** Could you explain to me how planning looked at the issue -- one of the letters you sent out was in regard to undermining industrial districts to include incompatible uses such as housing. You went on later to explain that in this particular instance, housing would be appropriate. Could you explain that to me?

**Hardy:** Well, yeah. If I said that housing would be appropriate, I may have mis --

**Potter:** Whoever wrote the memo said that it is not a condition for changing the -- it would not interfere with the change they're requesting in terms of the zoning.

**Hardy:** Well, yes, certainly any housing would require a conditional use that would go through a public review process. And the purpose for that is to review on a case-by-case basis whether housing would be appropriate in the employment zone. Some of the factors looked at are certainly impacts on industrial uses.

**Potter:** And that the impact on the neighborhood is that you would allow up to 1800 vehicles to that area a day?

**Hardy:** Daily, right.

**Potter:** And the neighborhood thought that was okay?

**Hardy:** Well, yeah, the neighborhood isn't in full support of that. My understanding from that recommendation came from the office of transportation, is that is a figure that would be equivalent

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to roughly the amount of vehicle trips that could be created by -- under the existing zone today, so that that represented basically no increased impact on the abutting neighborhood.

**Potter:** It would look quite different after this, wouldn't it? And there would be much more vehicle movement through there as a result of the intended changes.

**Hardy:** Well, and that depends ultimately, obviously, what's developed on the site. Certainly if the university is the ultimate developer of that site -- and at this point it appears that is the case -- again, the university could only build if approved through a conditional use review process, and through that conditional use review process we would be looking at sort of compatibility with the upland neighborhood, compatibility with the -- and the surrounding industrial uses and the adequacy of services impacts.

**Potter:** Question?

**Saltzman:** In lieu of the greenway overlay, how does that affect the greenway trail?

**Hardy:** It helps the development of the trail, some of the approval criteria related -- basically any development on the site would also, in addition to the conditional use review, it would also undergo a greenway review. As part of that we will be looking at where is the trail located on the site, because there is a recreational trail planned for that site, and how that trail basically integrates and works with any sort of upland development that may be occurring.

**Saltzman:** So that still remains under the river general?

**Hardy:** It does, right. Really, the only difference between the two greenway overlays is the overlay is for industrial uses, which, again, given the site, would no longer be industrial. It doesn't make sense to keep that overlay.

**Potter:** I was looking at the documentation and didn't see anything from the working coalition. What is their position?

**Hardy:** I received, as staff, in developing the recommendations for the hearings officer, at least a phone call from ian gardener regarding the request to basically take property out of the industrial sanctuary. I explained basically to her, you know, what the circumstance was here, and subsequent to that we didn't receive any written or oral comments from the industrial coalition.

**Potter:** So you don't know how they feel about it?

**Hardy:** At this point I don't. The applicant may be able to provide more background, in terms of the coalition's support of the proposal.

**Potter:** Okay. Thank you. Other questions? Thank you.

**Potter:** Will the applicant please come forward.

**Potter:** Thank you for being here. You have a total of 15 minutes.

**Christie White:** Good afternoon, i'm christy white, a land use attorney. I would like to stop my time for just a second to ask for a provisional consent to pull in another testimony by telephone. We wanted to ask for everyone's consent, including the city attorney. He was scheduled to be here at the original hearing and it got postponed and now he's in indiana. I wanted to know if it was all right if he could join us by telephone for about three minutes.

**Potter:** Any objections? Please proceed.

**Father Tom Doyle:** I'm the vice president for university relations at the university of Portland.

**White:** And what we will do, we can interrupt my testimony and what will occur here is I will testify and pass it on to you. The university is obviously under contract to buy the triangle property. This zone change is critical to that purchase, to ensure that the university uses would be permitted on the appropriate land through a later conditional use master plan. The university's ownership will fall at a time that -- a redevelopment opportunity here that will present unique benefits tfor the entire community. It provides for expansion of the university's educational and service missions. Importantly, and in response to commissioner Saltzman's questions about the greenway,

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it actually implements and directly advances the city's vision for the willamette river. We're bringing to you an uncontested proposal with the endorsement of the university park neighborhood associate, the deq, the e.p.a., union pacific railroad, your staff, and the hearings officer. The working waterfront coalition has communicated to me through anne gardener they have no objection to this proposal. With that introduction, i'd like to turn it over to father beauchamp.

\*\*\*\*\*: I'd like you to proceed.

**Father William Beauchamp:** Thank you very much. The matter before you today -- and on behalf of the university of Portland, we are pleased to come before you with this request for a zone change and amendment for the property -- this has been something that has been -- others have been working on for months, really almost a year at this point to get to this point, because we believe it is really a special opportunity for the university to capitalize on an unprecedented opportunity, in the best interests of everything, given this riverfront property. The university is an important partner in this city. We have called a number of people to meet with the mayor about the role that higher education plays. We're pleased to be an important part of this community. We have about 3200 students on our campus, 700 faculty and staff, four professional schools and the college of arts and science. There is close to 30,000 university alumni worldwide, 8400 of which live in the greater metropolitan area. Economic studies show we contribute millions to this city. Particularly the soccer program has brought a lot of attention to the city on a national and even international level with our players, but that's just part of the story. Numbers and statistics are only part of it. We are ranked in the top ten comprehensive universities in the west by u.s. News and world report, and we are not just -- it's not just about the academics, it's not just about the classrooms. We also believe the strong tradition we have of community service at the university through the office of volunteer services, which results in about 60,000 hours a year of volunteer service from our students and staff, it's something we feel very committed to and it's an honor to contribute to the city. We have 115 acres of campus and we need to expand. I think that's something every university faces. Universities have to continue to be a great university. We are basically landlocked by single-family neighborhoods to the north and northeast, and by the triangle park property with the willamette river to the south. Therefore, it's an unprecedented opportunity for us to secure the future of the university, and do it in such a way that not just fulfills the objectives of the university, but also the city and the people around us. As you are aware, the property currently suffers from some environmental contamination and access constraints. And these will continue to stunt the development, redevelopment of that property, and the advancement of the city's mission. As well as the willamette river and the river concept plan. The university of Portland's plan will allow us to move forward with the cleanup of this property, to restore the environmental resources that have long been fallow, and will allow us also to expand the university facility. It fits very well into the river concept plan that was endorsed by the Portland planning commission in february, and endorsed by the city council in april. So we believe this is something that certainly is important to the university, but also would benefit the city and the whole area as well. It will allow to us partner with the city to realize a long-studied and hoped-for vision to the north reach of the willamette river. There are so many things that make this so important and so positive. For all of these reasons, we request the council's approval of the zone change and planned map amendment and completion of the university's expansion on this triangle property. I thank you you for the opportunity.

**White:** What i'll do is continue on with my testimony and if we're out of time, we'll sign up for father doyle just to have three minutes to speak with you with the proponents. A few additional points. The university's growth has been managed through a conditional use master planning process with the first approval in I believe 1960, by the city of Portland, and our most recent

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approval in 2006. So the university will soon submit another master plan that will bring us through what we hope is the next 50 years. I'm not saying it won't be amended in the interim. But what we're hoping to do, and some of the main objectives are to increase the number of students living on campus to 75%, increase classroom capacity by 35%, and to continue to attain recognition as the premiere catholic university in the west. There has been testimony to date about the contamination on the property, and i'd like to give you an update on that because it's integral to this process. For the last couple of years we've been negotiating with the e.p.a. And the d.e.q. They have required massive site characterization of this property, which means it's been tested and drilled and sampled to determine and characterize the nature of the contamination and its magnitude. That testing is still under way, but the e.p.a. Has issued a draft prospective purchaser agreement that characterizes the site, creates a remediation plan for the site that protects human health and the environment, based upon a host of potential uses. Those uses, I think it's important to note, are planned as low-density uses, low-impact uses, like the greenway, recreational fields, public relocation of the physical plant building, and those kinds of uses would be then compatible with preservation of a greenway and public access. Those are draft agreements. They will be filed before we close this transaction at the end of the year. You can imagine the work we have to do in the next week. The city planning staff has adopted a framework for determining when industrial conversion is appropriate. I think it's been gone over but you also have two memos in front of you highlighting the industrial land policy and why in this case it's appropriate to convert the land from industrial to e.g., which, by the way, still does allow a large myriad of industrial uses. You can also see, and I won't repeat it, in the hearings officer's decision, the four policies in that industrial -- under the industrial criteria, and why this property meets with all those policies. I'd also draw your attention to the river concept, the document that was endorsed by the Portland planning commission and the city council, which acknowledged the transition facing this property. I quote, the riverfront south of st. John's to the university of Portland has the potential to undergo a major transformation. It could become recreational and environmental learning opportunities for the Portland student body. It'll connect the university with cathedral park. Those same sentiments were repeated in a letter that the director of community planning wrote while we were negotiating with e.p.a., really citing the federal, state, and local. These kinds of benefits are not likely to occur in the foreseeable future. I think doug mentioned all of the points about why the industrial conversion is appropriate. One other -- and I won't repeat those. One that I would add is that the triangle park area was considered for the land industrial urban renewal area when that came before various bodies. And in each case it was excluded for the same reasons that we bring it to you today for rezone to eg, a zone more appropriate for the university-related uses and more consistent with the river concept uses. For these reasons we believe the requested zone change has been well considered by agencies of the city, the railroad, e.p.a., deq, and not only should it be recommended for approval, but it's our belief based on the past two years, it should be wholeheartedly embraced as something that not only benefits the applicant but also city hall. I can pass it off to father doyle.

**Beauchamp:** Could I say one last thing that I meant to mention?

**White:** No -- no, no, please go ahead.

**Beauchamp:** I meant to mention on the 14th, a week ago, the board of regents of the university unanimously voted to go forward with the this agreement by the end of the year. As I said, that was unanimous and something very monumental for the university.

**White:** Thank you.

**Doyle:** In addition to all that has gone on, we believe the opportunity to recreate something that has been brown and fallow, and to create it in something that is good for the public benefit, for the education of the good of the world, we believe there's something deeply providential here. And

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providence does not work without a lot of hard work from a lot of people. It might be not so obvious in the room today, but over the past two years now, many hours have been dedicated by the e.p.a. And the d.e.q., the city, the railroad, the governor's office, the university park neighborhood association, the river plan team, and many others. It seems to us that everybody who has come close to this project sees the great opportunity that awaits us. One thing I want to emphasize is that the concept for the property is not to shift its core functions to the river, but instead to shift low-density, low-impact uses to the property that are consistent with the river preservation and public use. With these high-density uses on the top of the bluff, the core of the campus can be redeveloped to high-density uses such as classroom, dorms, and others. The area below is really for the kinds of things that would -- greenspaces, playing fields, open spaces. Just in summary, what I would hope is obvious is that all the entities have come together in a proposal that restores 35 acres of contaminated property and delivers a perpetual public benefit that the university of Portland, which has existed for more than a hundred years, would be glad and grateful to take stewardship over. We thank you for your consideration of our work and we hope you'll support the university with an affirmative vote towards this proposal.

**Potter:** I'd like to ask, you said your intention is not to put housing on there.

**Doyle:** That's correct. As we envision the property, there is 170-foot difference between what is on the top of the bluff versus what's down below. Just simply knowing the students as creatures of habit, we know even putting housing below and climbing 170-feet to class makes it less likely they'll come to class. But no, it is sort of open space, it is the physical plant, it is other sort of -- the greenway, things like that, it's my understanding that housing is not what is planned for down there.

**White:** I would just add that's why we concurred with adding additional approval criteria to any housing that would be permitted down there, recognizing it goes through a type 3 and it's a very real likelihood that first we won't request it. Second, if we did, we'd have to show with great scrutiny that it was the right proposal at the right time and the right place.

**Potter:** You folks, can you address some of the remediation efforts and the issues arising out of that?

**White:** Sure.

**Potter:** It's my understanding you're going to put a cap on and then soil over the cap?

**White:** Yes. This particular property is contaminated, but just to give you a measure of magnitude, not as contaminated as mccormick and baxter, just as a starting place. A lot of this property has fill in it from other locations, and therefore has what has mostly been discovered to be some metals. The best way the e.p.a. Is proposing for remediation of those metals is in some limited locations actual removal of the soil and disposal off-site in an appropriate facility. For those areas that don't require removal, a soil cap, not a membrane but a soil cap, and that could range from 12 to 18 inches, depending. There's a number of alternatives to the soil cap and that would be actual buildings. There's a concrete foundation that would operate as an appropriate cap, if it was an area of the property where capping was appropriate. Also for example, if you put a playing field in there with 18 inches of soil cap, that would be sufficient to protect human health and the environment. That p.p.a. And ongoing testing has been developed over the last two years. There's still more testing to be done. But what the e.p.a. Is targeting is a removal and remedial action as described. I think it's important to note that they have been working with the project and working on a way to restore that riverbank, that would create a habitat that would tier the riverbank in that area to create what is best described as a resting area for young salmonids.

**Potter:** I'm not an engineer so I have another question about a cap. The property sits on a hundred-year flood plain.

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**White:** It does, portions of it.

**Potter:** It's my understanding that you said that the cap would raise some of the property above the hundred-year flood plain. Is that loose soil susceptible to being washed away in a flood?

**White:** That's a good question, and we haven't gotten to final engineering for a full disclosure. I'm not an engineer, either, and I'm not acting like one here, but I'll try. As I understand the caps, they are actually in some area in the lower regions compacted. Then there may be looser soil towards the upper regions. If that soil is washed away, blown away, a storm comes in, there is an ongoing obligation on the landowners part -- that would be us -- to monitor the cap and reinstall if some event like that should occur. In areas of this property that are riverside of the railroad tracks, that area is susceptible to hundred-year floods. In that area, of course, everything that's built would be built consistent with floodplain regulations. The full development of a greenway, we believe, would be very helpful in mitigating the impacts of a flood on that property, which is now unprotected by any kind of vegetation.

**Potter:** I thought you had been exempt from the greenway?

**White:** Exempt from the greenway?

**Potter:** I'm sorry, I misunderstood. Other questions? Thank you, folks.

**White:** You're welcome.

**Potter:** Are there persons signed up to support the applicant?

**Potter:** Please state your name for the record and you have three minutes.

**David Devine:** My name is David Devine and my wife and I are neighbors of the University of Portland. We live a block from campus on Harvard Street. I guess when you speak of single-family residential units, that would be us. I've come to speak to represent a family in the neighborhood. This is our first home. And when we were looking at the house, we saw the proximity to the University of Portland not as a detriment but as an advantage. I've worked at universities in the past, and colleges, and I know that sometimes the relationship between a college and the surrounding neighborhood can be adversarial. But the University Park neighborhood didn't have that feel. We were impressed with the efforts to reach out to the neighbors and be a good neighbor in the community. We've attended cultural events, sporting events, used the library. I walk my dog there on a regular basis. It's pretty much an open campus and does have a sense of being available for public use. I do believe it can be very beneficial to a neighborhood. We also know that a thriving university needs some space. A quick look at U.P.'s current boundaries, and you can quickly understand the need for growth. They could use the planned below the bluff, but with current zoning it's limited in terms of the uses that a university could have. That's why my wife Eileen and I support the initiative to change the zoning so the University of Portland can make good use of it, can continue to thrive and expand, but at the same time continue to be a good neighbor to the young families in the University Park neighborhood where we live.

**Potter:** Thank you.

**Franece Royce:** I'm speaking today on behalf of a group called North Portland Greenway, NP Greenway. And our mission is to see the trail extended to the St. John's bridge and eventually on to Kelly Point Park. We had the opportunity to meet with the University representatives earlier this week, who told us about this hearing. We have worked closely and followed the river plan process, we've testified at a number of things as a group. And we are very interested and excited to see this trail extend through this property, and we think -- today I'm hearing good words, public access and trail, greenway. I just wanted to introduce myself and remind everyone that this will be an opportunity for a trail extension. Thank you.

**Potter:** Thank you. Were there any opponents signed up to testify?

**Moore:** No one else signed up.

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**Potter:** Then the evidentiary record is now closed. Council has before them documents recommending the plan amendment and zone changes implementing the recommendation. Now is the time for council discussion and deliberation.

**Leonard:** I move to accept the hearings officer's report and recommendation.

**Saltzman:** Second.

**Potter:** Let's take a vote on the motion.

**Leonard:** Aye.

**Sten:** Aye.

**Potter:** I would be concerned about the effect a flood might have on that, but I think you have eased my mind and I support my alma mater. Yes.

**Potter:** Please read 1726.

**Moore:** Zoning at 5828 north van houten. It's passed to a second reading and will be heard on january 3rd.

**Potter:** Thank you. January 3rd. We're adjourned.

At 2:52 p.m., Council adjourned.