



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 25TH DAY OF AUGUST, 1999 AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Saltzman and Sten, 3.

OFFICERS IN ATTENDANCE: Cay Kershner, Clerk of the Council; Harry Auerbach, Deputy City Attorney; and Officer Chuck Bolliger, Sergeant at Arms.

Commissioner Saltzman read a proclamation in honor of Southeast Uplift's 30th Anniversary.

REGULAR AGENDA

1208 Accept bid of Synder Roofing of Oregon LLC to furnish the Portland Building 2nd and 3rd floor loggia re-roofing for \$522,557 (Purchasing Report - Rebid 99252)

Disposition: Accepted; prepare contract. (Y-3)

1209 Accept bid of Brooks Products to furnish concrete meter boxes, covers and lids for \$41,485 annually for two years (Purchasing Report - Bid 99279)

Disposition: Accepted; prepare contract. (Y-3)

1210 Accept bid of JVC Contractors, Inc. to furnish the Portland Building 7th, 8th and 9th floor improvements for \$1,390,787 (Purchasing Report - Bid 99300)

Disposition: Accepted; prepare contract. (Y-3)

Mayor Vera Katz

1211 Confirm appointment of Melvin Broadous to the Portland Adjustment Committee (Report)

Disposition: Confirmed. (Y-3)

1212 Approve the Memorandum of Understanding regarding public facilities and activities that support the Portland and Multnomah County visitor industry (Resolution)

Discussion: Mayor Katz said Portland is the first local government to vote on this Memorandum of Understanding (MOU). This gives the community to use revenues from an increased tax of 2-1/2 percent for visitor and tourism projects, including expansion of the Convention Center, renovation of Civic Stadium, expansion of Fareless Square and to add to capital reserves and operation of the Performing Arts Center. She said in this case it was easier to work with the private sector than with the public sector.

Ken Rust, Bureau of Financial Management, said because of the City's strong credit rating, it is acting as financing agent for many of the improvements which will provide multiple benefits for the region. The City is taking the financial risk for \$135 million in bonds, \$100,000 of which is for the Convention Center, a facility the City does not own or operate. However, he believes the risk is manageable because the MOU has been constructed in a way that allows the City's debt obligations to be paid first from revenues generated from the MOU.

Mayor Katz asked how funding for the Portland Center for the Performing Arts (PCPA) and Civic Stadium project folds in.

Mr. Rust said the tourism industry was adamant that nothing be done that eroded the foundation of support that currently exists for the PCPA. Under the MOU there will be much broader and sustained support for PCPA. Regarding the Civic Stadium, there is an assumption that guaranteed rent payments of \$908,000 a year, and growing at four percent each year thereafter from Portland Family Entertainment (PFE) will be contributed to the revenues and be used to help pay debt service. Any revenues above that will be used to call bonds issued for the Stadium renovation. If the deal with PFE blows up, debt service will be paid with revenues collected under the MOU as the City would continue to look for ways to operate the facility in a way that would generate more uses and revenues.

Commissioner Saltzman said while this has been a long process, it has been worth it and he is pleased to support this agreement.

Commissioner Sten said this is a win for everyone and is an example of how the City has been able to figure out ways to fund improvements other than through property taxes.

Mayor Katz said the City tends to rush to the property tax base to finance its projects, which is sometimes appropriate, but Council first needs to step back to see if there is any other way to finance them. In this case people in the car rental and hotel/motel industries came forward and said tax us and then figure out what needs to be done with this money.

Disposition: Resolution No. 35816. (Y-3)

1213 Authorize Golf System Revenue Bonds (Second Reading Agenda 1173)

Disposition: Ordinance No. 173682. (Y-3)

Commissioner Jim Francesconi

1214 Accept contract with Schnauzer Construction, Inc. for installation of a boiler, water coil and associated piping and controls at the Southeast Precinct as complete, authorize final payment and release retainage (Report; Contract No. 32173)

Disposition: Accepted. (Y-3)

Commissioner Dan Saltzman

1215 Accept completion of the Hayden Meadows pump station, Project No. 6368, and authorize final payment to Triad Mechanical, Inc. (Report; Contract No. 31946)

Disposition: Accepted. (Y-3)

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Commissioner Erik Sten

1216 Authorize the construction of a concrete batch plant at the Water Bureau's Interstate facility (Second Reading Agenda 1197)

Disposition: Ordinance No. 173683. (Y-3)

City Auditor Gary Blackmer

1217 Assess benefited properties for the cost of constructing street and storm sewer improvements in the Brentwood/Darlington #2 Local Improvement District (Hearing; Ordinance; C-9951)

Discussion: Andre Baugh, Portland Office of Transportation (PDOT), said no remonstrances were received and he recommended that Council pass the ordinance.

Disposition: Passed to Second Reading September 1, 1999 at 9:30 a.m.

1218 Create a local improvement district to construct speed bumps in the NE 14th Avenue/Fremont Local Improvement District (Hearing; Ordinance; C-9967)

Discussion: Donna Green, project manager PDOT, said the project consists of four speed bumps and responds to residents on the street who requested that they be able to purchase speed bumps. She said 67 percent of affected property owners signed the petition to support the project, far exceeding the 50 percent that is required for a Local Improvement District. The project supporters also obtained funding to cover payments for people on limited or fixed incomes. She noted that staff received two remonstrances and addressed points raised in the one filed by Cathy Hagen, who questioned whether two of the signatures on the petition were from property owners and whether the petition was filed in a timely manner. Ms. Green said project supporters gathered an additional two signatures to respond to the first issue. The petitioners did exceed returning the petition within the four weeks listed in the guidelines. Ms. Green said she allowed the petition supporters to go beyond the four weeks because the bumps could not have been built during the winter anyway. She said PDOT was trying to be flexible and decided if they came up with the necessary two-thirds in support, they would approve it.

Commissioner Saltzman asked who pays for the improvement.

Ms. Green said 100 percent of the property owners will be assessed although only two-thirds must sign a petition in support of the project. The Bureau of Maintenance constructs the bumps. She said if a group of residents on a street want to purchase the bumps, they do not have to go through a Local Improvement District process, which is lengthier.

Mayor Katz asked if this is the first project where grants have been obtained to pay the assessments for low-income people.

Ms. Green said that is correct.

Gloria D. Wilson, a resident on NE 14th, opposed the speed bumps. She said the majority of longtime homeowners there do not want them but were outnumbered by the newcomers.

John Svicarovich, 2738 NE 14th, 97212. said he has lived there 24 years and is the principal organizer of this project, which has tremendous support. He said speeding has

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been identified as the number one problem on neighborhood streets and 14th Avenue has grown particularly bad since 15th Avenue has had speed bumps installed. Now 14th is the best alternative through street in the neighborhood and attracts speeding drivers who want to avoid the traffic on 15th. He took issue with Ms. Wilson's statement that the majority of residents do not want the speed bumps. He said there are 72 households on the street and they collected 52 signatures.

April Shattuck, 2832 NE 14th Ave., 97212, said traffic speeds can reach 40 miles per hour in the stretch between the stop signs on Stanton and Knott. She supports the speed bumps as a way of slowing traffic.

Commisisoner Sten asked if all the signatures had been verified.

Ms. Green said yes, all are listed as property owners.

Commissioner Sten moved to overrule the remonstrances. Commissioner Saltzman seconded and, hearing no objections, the Mayor so ordered.

Disposition: Remonstrances overruled; Passed to Second Reading September 1, 1999 at 9:30 a.m.

At 10:10 a.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS 25TH DAY OF AUGUST, 1999 AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Katz, Presiding; Commissioners Saltzman and Sten, 3.

OFFICERS IN ATTENDANCE: Cay Kershner, Clerk of the Council; Pete Kasting, Senior Deputy City Attorney; and Officer Chuck Bolliger, Sergeant at Arms.

Mayor Vera Katz

1219 Adopt the Sunnyside Neighborhood Plan (Ordinance)

Discussion: Mayor Katz said this neighborhood-initiated plan has been six years in the making and it is very obvious how committed those who live here are to this diverse neighborhood. She noted that the plan proposes design guidelines, recognizing that they will be voluntary, to help developers and architects think about the kinds of design that would best fit within the character of the neighborhood.

Ellen Ryker, Bureau of Planning, described how the plan was developed, reflecting not only residents' concerns but also the great love they have for their neighborhood and its variety. She said while Sunnyside has certainly identified problems that do need to be solved by the City, it has also shown a great willingness to work on its own problems, unlike many other neighborhoods. She said one of the action items calls for advocacy for completion of the Belmont Livability and Zoning Study (BLAZE). The zoning portion of that study was completed in 1995 and about 45 properties along Belmont were changed as part of that. The livability portion of the study was to have been completed as part of the East Portland Community Plan but with its demise a number of people thought that element would be incorporated into the neighborhood plan. Many residents thought they would get mandatory design guidelines along Belmont and a buffer as part of the livability study and the fact that these are not included in the neighborhood plan is a continuing sore point for some residents.

Tom Badrich, President, Sunnyside Neighborhood Association, emphasized the need for a study of transportation issues around 39th and Belmont. He suggested using part two of the BLAZE study to help launch a study of transportation issues, which would also include livability.

Mayor Katz noted that design guidelines have been proposed in Appendix B and asked him if these are the same community design guidelines that are in the Code or is there something special about these.

Ms. Ryker said they are much more specialized to Sunnyside and are not a part of the adopted community design guidelines or the base zone design standards. Sunnyside has great diversity in both its old and new buildings and did not want to preclude innovation.

Mr. Badrich said there has been a tremendous amount of good work done all over the City to identify what designs people like and it is easier to look at all the material and find things that actually fit in the neighborhood. He said Sunnyside is a working class neighborhood which has had a variety of cultures over its entire history so to propose

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rigid design guidelines would be counter to what the neighborhood has ever stood for. However, they do not want "schlock" to be built all over and would like new construction to fit in some shape or form. He said the proposed design guidelines in the plan are relatively new and the community will have an opportunity to add their comments about them. He said they are specifically designed to be flexible so do not anticipate that people will be up in arms about them.

Ms. Ryker said one of the plan elements calls for creation of a booklet of desirable and undesirable styles. She said the neighborhood started out with the Buckman Design Guidelines which are fairly rigid but provides a tool for the neighborhood to become a little more selective. Ultimately, if real design guidelines are not adopted, then the neighborhood can put together the development booklet. She that at some point the Planning Commission and City Council will have to deal with design in areas where the City has made a commitment to increase the employment and residential density. Otherwise, she is not sure livability can be maintained in those areas.

Mayor Katz said this is an issue that is coming to the forefront and the neighborhood needs to keep working to get a consensus about design guidelines.

Jeremy Nelson, 2829 SE Belmont, #302, urged support for the Plan which he believes can serve as a springboard for addressing transportation issues as Sunnyside reaches its historic density.

Commissioner Saltzman asked if it had higher density in the past.

Mr. Nelson said he understands, from his research, that during the "streetcar" era, many neighborhoods were higher than during the 1950s and 1960s when streets were widened and parking lots added. Gradually more infill is occurring as more people move into the area but the transportation system seems to be lagging.

Mayor Katz noted that the Sunnyside Neighborhood Association has given itself a tremendous number of assignments, rather than shoving it off on other agencies, except for Transportation. She hopes that will be considered when the next budget is put together.

Ms. Ryker said while 39th Avenue was not on PDOT's radar screen for study during the next five years, it recognizes there is a problem and acknowledges a clear need to do something along that street.

Mayor Katz said every Commissioner should go through the plan and see which action items have their initials on them and begin checking them off as work plans are prepared.

Disposition: Passed to Second Reading September 1, 1999 at 2:00 p.m.

1220

Adopt the implementation action charts of the Sunnyside Neighborhood Plan (Resolution)

Disposition: Continued to September 1, 1999 at 2:00 p.m.

At 2:25 p.m., Council adjourned.

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GARY BLACKMER
Auditor of the City of Portland

Cay Kershner

By Cay Kershner
Clerk of the Council