

ORDINANCE No. 187822

Assign certain City owned property, at Swan Island Lagoon, from Environmental Services to Parks and Recreation. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The Bureau of Environmental Services (BES) manages 10.5 acres at the west intersection of N. Emerson St. and N. Basin Ave. This land includes a 7.2-acre industrial site, a 2.8-acre river recreation lot (which includes the Swan Island Boat Ramp), and a 0.5-acre community tract currently described as N. Emerson St.
2. BES received the boat ramp portion of this property without any initial monetary consideration. Instead BES took over contractual requirements with the Oregon State Marine Board and Oregon Fish and Wildlife to continue operating the boat ramp through June 30, 2010.
3. BES acquired this land as one lot in 1996, with the intention of building a wet weather facility for the Combined Sewer Overflow (CSO) project. In 2001, it was determined that the location did not fit the needs for the CSO project and the site was declared surplus via Ordinance 177333 in 2003. The surplus process was delayed as BES split this site into the three current lots to accommodate the contractual requirement to maintain the Swan Island Boat Ramp open for public use. As of July 1, 2010, BES no longer has any contractual requirements to keep the boat ramp operational.
4. BES has restarted the surplus property process to accommodate new procedures as required by Council Resolution 37143. The Commissioner-in-Charge of BES declared the sites excess to the needs of BES on March 16, 2015. BES, through the City Real Property Coordinator, conducted an internal notification to other City agencies/bureaus of the potential availability of this property on March 19, 2015. Portland Parks and Recreation (PP&R) expressed interest in the property, and requested BES delay the surplus process while PP&R investigated potential uses at this site.
5. PP&R has interest in recreation facilities, and currently operates two boat ramps on the Willamette River. The Swan Island Boat ramp is the third public use boat ramp accessing the Willamette within City limits, and is filled to capacity during summer months and fishing seasons.
6. PP&R is currently in need of an industrial zoned location to conduct wood chipper operations.
7. BES and PP&R have agreed to terms to transfer the Swan Island Boat Ramp, along with 1.86 acres of the industrial site, from the real property portfolio of BES to PP&R.
8. The established purchase price is \$970,757, which will be paid for with Parks' System Development Charge (SDC) funds.
9. The Director of Parks reports that the property meets the Parks' SDC acquisition guidelines and that there is adequate revenue from the Parks' SDC to fund the acquisition and stabilization of the property.

10. Parks estimates that the annual Operations & Maintenance (O&M) costs will be approximately \$60,000. Parks will request ongoing O & M funding through the FY2017-18 budget process. FY2016-17 O&M costs will be absorbed within Parks budget to the greatest extent possible. To the extent any costs exceed the Parks ability to absorb in FY2016-17, the Parks will request these one-time funds in the Spring Budget Monitoring Process. Stabilization costs are estimated at \$600,000, which include the costs of significant repairs to the dock and boat ramp that are needed to make the site safe and secure. Stabilization costs will be funded with Parks' SDC funds.

NOW, THEREFORE, the Council directs:

- a. Upon the completion of the Property Line Adjustment and payment of the purchase price, as outlined in the attached Interagency Agreement (Exhibit A), the land known as Tract 2 will be assigned to PP&R real property portfolio.
- b. The Director of Parks is directed to transfer \$970,757 of Parks' SDC funds from P10487 to BES's Sewer Construction Fund 614000 Account 491100 Cost Center ESBS00004 and to fund stabilization costs with Park SDC funds.
- c. BES will retain rights pertaining to sewer infrastructure located within Tract 2.

Passed by the Council,
Commissioner Nick Fish
Commissioner Amanda Fritz

JUN 15 2016

[Eli Callison, BES, Zalane Nunn, Parks]
[May 12, 2016]
P10487

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

Agenda No.
ORDINANCE NO. 187822
Title

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INTRODUCED BY Commissioner/Auditor: Fish and Fritz	CLERK USE: DATE FILED <u>MAY 31 2016</u>
COMMISSIONER APPROVAL	Mary Hull Caballero Auditor of the City of Portland
Mayor—Finance and Administration - Hales	By: <u>Susan Benson</u> Deputy
Position 1/Utilities - Fritz	
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Novick	ACTION TAKEN:
BUREAU APPROVAL	JUN 08 2016 PASSED TO SECOND READING JUN 15 2016 9:30 A.M.
Bureau: Environmental Services Bureau Head: Michael Jordan	
Prepared by: Eli Callison Date Prepared: 5/12/2016	
Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances	
City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter	
Council Meeting Date June 8, 2016	

AGENDA
TIME CERTAIN <input type="checkbox"/> Start time: _____
Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 5 minutes (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Novick	✓	
Hales	✓	