



CITY OF
PORTLAND, OREGON

**OFFICIAL
MINUTES**

A REGULAR MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11th DAY OF DECEMBER, 2019** AT 9:30 A.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly and Fritz, 3.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Lauren King, Deputy City Attorney; and Daniel Sipe and Dorothy Elmore, Sergeants at Arms.

Item No. 1137 was pulled for discussion and items 1138 and 1139 were continued to December 12, 2019 at 2:00 p.m. and on a Y-4 roll call, the Consent Agenda was adopted.

The meeting recessed at 11:06 a.m. and reconvened at 11:12 a.m.

COMMUNICATIONS		
1129	Request of Kate Cook to address Council regarding safety issues on NE Clackamas Street (Communication)	PLACED ON FILE
1130	Request of Anne Taylor to address Council regarding safety issues on NE Clackamas Street (Communication)	PLACED ON FILE
1131	Request of Adrian Huang to address Council regarding safety issues on NE Clackamas Street (Communication)	PLACED ON FILE
1132	Request of Ross Montana to address Council regarding safety issues on NE Clackamas Street (Communication)	PLACED ON FILE
1133	Request of Cheryl Graves to address Council regarding YES! My Life Matters, The Homeless Cure (Communication)	PLACED ON FILE
TIMES CERTAIN		
1134	TIME CERTAIN: 9:45 AM – Create a local improvement district to construct street, sidewalk, stormwater, utility undergrounding and water main improvements in the NE Couch-Davis Street Local Improvement District in support of high-density transit-oriented development in the Gateway Regional Center (Hearing; Ordinance introduced by Commissioner Eudaly; C-10068) 20 minutes requested	PASSED TO SECOND READING DECEMBER 18, 2019 AT 9:30 AM

<p>1135</p>	<p>TIME CERTAIN: 10:05 AM – Accept the Parkrose-Argay Development Study: Final Report and direct Planning and Sustainability to work with the Rossi, Garre, and Giusto families and Prosper Portland to gauge interest in a future private-public partnership for development of the 32 acre site near NE 122nd Ave and NE Shaver St (Resolution introduced by Mayor Wheeler) 45 minutes requested</p> <p>Motion to accept Substitute Exhibit B: Moved by Fritz and seconded by Eudaly. (Y-3) (Y-3)</p>	<p>37465 AS AMENDED</p>
<p>1136</p>	<p>TIME CERTAIN: 10:50 AM – 2019 Steve Lowenstein Trust Award (Presentation introduced by Commissioner Fish) 15 minutes requested</p>	<p>PLACED ON FILE</p>
<p align="center">CONSENT AGENDA – NO DISCUSSION</p> <p align="center">Mayor Ted Wheeler</p> <p align="center">Office of Management and Finance</p>		<p>189791</p>
<p>1137</p>	<p>Assess property for system development charge contracts, private plumbing loan contracts and safety net loan deferral contracts (Second Reading Agenda 1108; Z0840, K0182, T0199, W0069, Z1207, K0183, T0200, Z0841, W0069, P0161, P0162) (Y-3)</p>	<p>189792</p>
<p align="center">Commissioner Chloe Eudaly</p> <p align="center">Bureau of Transportation</p>		
<p>*1138</p>	<p>Accept a grant in the amount of \$2,543,961 from Metro and authorize Intergovernmental Agreement for the Central Eastside Access and Circulation project (Ordinance) Continued to December 12, 2019 at 2:00 p.m. (Y-3)</p>	<p>189792</p>
<p>*1139</p>	<p>Authorize the Transportation Director to sign an agreement with the Union Pacific Railroad Company for construction services for the Earl Blumenauer Bicycle and Pedestrian Bridge (Ordinance) Continued to December 12, 2019 at 2:00 p.m. (Y-3)</p>	<p>189793</p>
<p align="center">REGULAR AGENDA</p> <p align="center">Mayor Ted Wheeler</p> <p align="center">Office of Management and Finance</p>		<p>ACCEPTED PREPARE CONTRACT</p>
<p>1140</p>	<p>Accept bid of Raimore Construction, LLC for the Gateway Green Development and Restoration Project for \$2,862,768 (Procurement Report - Bid No.00001322) 15 minutes requested Motion to accept report: Moved by Fritz and seconded by Eudaly. (Y-3)</p>	

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1141	Adopt City of Portland Investment Policy (Resolution) 10 minutes requested (Y-3)	37466
1142	Amend Revenue and Finance Code to streamline the procurement and contracting process (Second Reading Agenda 1077; amend Code Chapter 5.33, 5.34 and 5.68)	PASSED TO SECOND READING DECEMBER 18, 2019 AT 9:30 AM
Commissioner Chloe Eudaly Bureau of Transportation		
*1143	Accept a grant in the amount of \$4,646,372 from Metro, authorize Intergovernmental Agreement for the design and construction of specific priority projects identified in the Central City in Motion plan and appropriate \$95,652 in FY 2019-20 (Ordinance) 15 minutes requested	REFERRED TO COMMISSIONER OF PUBLIC SAFETY
*1144	Authorize the Bureau of Transportation to enter into an agreement with Union Pacific Railroad Company for preliminary engineering and other related services up to the amount of \$50,000 to construct a bridge on NE 42nd Ave over the Union Pacific Railroad (Ordinance) 15 minutes requested	REFERRED TO COMMISSIONER OF PUBLIC SAFETY
1145	Amend Transportation System Development Charge 2017 Capital Improvement Plan (Ordinance; amend Ordinance No. 188619) 15 minutes requested	PASSED TO SECOND READING DECEMBER 18, 2019 AT 9:30 AM
1146	Amend Towing and Disposition of Vehicles Code to clarify when a vehicle may be towed (Second Reading Agenda 1119; amend Code section 16.30.210) (Y-3)	189789
Commissioner Nick Fish Bureau of Environmental Services		
1147	Authorize the Bureau of Environmental Services to acquire certain permanent and temporary property rights necessary for construction of the Carson Basin- SW 39th Ave Project No. E11116, through the exercise of the City's Eminent Domain Authority (Ordinance) 15 minutes requested	PASSED TO SECOND READING DECEMBER 18, 2019 AT 9:30 AM
1148	Authorize a competitive solicitation and contract with the lowest responsible bidder and provide payment for construction of the NW Thurman St Sewer Reconstruction project No. E10696 for an estimated cost of \$4,680,000 (Second Reading Agenda 1120) (Y-3)	189790
City Auditor Mary Hull Caballero		
1149	Appeal of Patrick Cashman against the Bureau of Parks and Recreation Social Service Permits policy (Report) 15 minutes requested	REFERRED TO COMMISSIONER OF PUBLIC WORKS

At 12:13 p.m., Council recessed.

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A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **11th DAY OF DECEMBER, 2019** AT 4:45 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly and Hardesty, 3.

OFFICERS IN ATTENDANCE: Keelan McClymont, Acting Clerk of the Council; Lauren King, Deputy City Attorney; and Christopher Alvarez, Sergeants at Arms.

<p>1150 TIME CERTAIN: 4:45 PM – Amend the Comprehensive Plan, Comprehensive Plan Map, Zoning Map, Title 33-Planning and Zoning, Title 18-Noise Control, Title 30-Affordable Housing, Title 32-Signs and Related Regulations to revise the Multi-Dwelling Residential designations and base zones (Previous Agenda 1127; Ordinance introduced by Mayor Wheeler; amend Code Title 33, 18, 30 and 32) 10 minutes requested</p> <p>Motion to amend the Better Housing by Design Ordinance to include changes in reference to the documents: Moved by Hardesty and seconded by Eudaly. (Y-3)</p> <p>Motion to amend the Better Housing by Design Findings to be consistent with Council decisions made on November 21st and incorporate other refinements: Moved by Hardesty and seconded by Eudaly. (Y-3)</p> <p>Motion to amend the Better Housing by Design Staff Report to reflect Council decisions made on November 21st: Moved by Hardesty and seconded by Eudaly. (Y-3)</p>	<p>PASSED TO SECOND READING DECEMBER 18, 2019 AT 10:30 AM TIME CERTAIN AS AMENDED</p>
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At 4:54 p.m., Council recessed.

December 11 – 12, 2019

A RECESSED MEETING OF THE COUNCIL OF THE CITY OF PORTLAND, OREGON WAS HELD THIS **12th DAY OF DECEMBER, 2019** AT 2:00 P.M.

THOSE PRESENT WERE: Mayor Wheeler, Presiding; Commissioners Eudaly, Fritz and Hardesty, 4.

OFFICERS IN ATTENDANCE: Karla Moore-Love, Clerk of the Council; Naomi Sheffield, Deputy City Attorney; and Daniel Sipe and Tania Kohlman, Sergeants at Arms.


The meeting recessed at 4:37 p.m. and reconvened at 4:47 p.m.

1151	TIME CERTAIN: 2:00 PM – Results of Financial Audit of the City Comprehensive Annual Financial Report for FY 2018-19 and related communications (Report introduced by Auditor Hull Caballero) 1 hour requested for items 1151-1152 Motion to accept report: Moved by Hardesty and seconded by Eudaly. (Y-4)	ACCEPTED
1152	Accept the City of Portland Comprehensive Annual Financial Report for the FY ended June 30, 2019 (Report introduced by Mayor Wheeler) Motion to accept report: Moved by Hardesty and seconded by Eudaly. (Y-4)	ACCEPTED
1153	TIME CERTAIN: 3:00 PM – Accept 2017-19 Biennial Report to Portland City Council on 100 Percent Renewable Energy Resolution No. 37289 (Report introduced by Mayor Wheeler) 1 hour requested Motion to accept report: Moved by Hardesty and seconded by Eudaly. (Y-4)	ACCEPTED
1154	TIME CERTAIN: 4:00 PM – Accept the report on the City of Portland 2020 Federal Legislative and Regulatory Agenda (Report introduced by Mayor Wheeler) 40 minutes requested for items 1154-1155 Motion to accept report: Moved by Eudaly and seconded by Hardesty. (Y-4)	ACCEPTED
1155	Accept the report on the City of Portland 2020 State Legislative Agenda (Report introduced by Mayor Wheeler) Motion to accept report: Moved by Wheeler and seconded by Hardesty. (Y-4)	ACCEPTED

<p>*1156 TIME CERTAIN: 5:00 PM – Amend Trees In Development Situations Code to extend sunset date for certain tree preservation regulations in development situations on private property (Second Reading Agenda 1126; introduced by Mayor Wheeler; amend Code Chapter 11.50) Motion to extend the sunset date by five years to December 31, 2024: Moved by Wheeler and seconded by Fritz. (Y-4) (Y-4)</p>	<p>189795 AS AMENDED</p>
<p style="text-align: center;">FOUR-FIFTHS AGENDA Mayor Wheeler Office of Management and Finance</p> <p>*1157 Amend City Code related to the administration of the Portland Clean Energy Community Benefits Initiative (Ordinance; amend Code Chapters 7.02 and 7.07) 30 minutes requested (Y-4)</p>	

At 5:55 p.m., Council adjourned.

MARY HULL CABALLERO
Auditor of the City of Portland

Karla Moore-Love  Digitally signed by
Karla Moore-Love
Date: 2020.04.30
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By Karla Moore-Love
Clerk of the Council

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

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Key: *** means unidentified speaker.**

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9:30 a.m.

Wheeler: This is the december 11, 2019, meeting of the Portland city council. [roll taken]

Eudaly: Here. **Fritz:** Here. **Wheeler:** Here.

Wheeler: Commissioner Fish is home, he's a good friend, and I wish him rest and healing during this time. And I want him to know, because he's probably watching and keeping up with everything that we are doing, that I am thinking of him and his family and his professional staff here at Portland city hall, so nick, we are all thinking of you, and we wish you were here. We will hear from legal counsel on the rules of order and decorum.

Lauren King, Deputy City Attorney: Good morning. Welcome to the Portland city council. The city council represents all Portlanders and meets to do the city's business.

The presiding officer preserves order and decorum during the city council meeting so everyone can feel welcomed, comfortable, respected and safe. To participate in the council meetings, you may sign up in advance with the council clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony and resolutions or the first reading of ordinances. Your testimony should address the matter being considered at the time. If it does not, you may be ruled out of order. When testifying, please state your name for the record. Your address is not necessary. Please disclose if you are a lobbyist. If you are representing an organization, please identify it. The presiding officer determines the length of testimony. Individuals generally have three minutes to testify unless otherwise stated. When you have 30 seconds left, a yellow light goes on. When your time is done, a red light goes on. If you are in the audience and would like to show your support for something said, please feel free to do a thumbs up. If you want to express that you do not support something, please feel free to do a thumbs down. Please remain seated in council chambers unless entering or exiting. If you are filming the proceedings, please do not use bright lights or disrupt the meeting. Disruptive conduct such as shouting or interrupting testimony or council deliberations will not be allowed. If there are disruptions, a warning will be given that further disruption may result in the person being ejected for the remainder of the meeting. After being ejected, a person who fails to leave the meeting is subject to arrest for trespass. Thank you for helping your fellow Portlanders feel welcome, comfortable, respected and safe.

Wheeler: First up is communications, carla, call the first four people together. Thank you. **Items 1129-1131.**

Ross Montana: I was told that I need to ask you if it's all right for someone else to take my time up?

Wheeler: On the same subject? This is somebody you know. I ordinarily do not allow it. I will allow it in this circumstance today.

Montana: Thank you very much.

Wheeler: You bet. Thank you for being here. Please, have a seat Or if you want to pull up an extra chair.

Kate Martin Cook: Good morning.

Wheeler: Good morning.

Cook: I am kate cook. I have some things for you guys.

Wheeler: You can give them to Karla, and she will get them to us.

Fritz: Thank you for your patience with the performing art that happens every time at city council.

Wheeler: I just wanted to find out if that buzzing that we were hearing continued after mr. Walsh went down the hall, and the answer is no, it did not. I just wanted to find that out. Thank you.

Cook: Good morning, again, my name is kate martinson cook. I am a homeowner here. I am here to talk about the livability and safety issues that we have in connection with join and the lack of sidewalks and streetlights on our street. I have passed out a map showing the location we are talking about and the pictures highlighting issues with homeless campsites. These pictures were taken over 2.5 years of a span, and sometimes they took over a month to clear. We have two-hour parking signs that are not in force regularly. The problem has been chronic on this street. There are no sidewalks or streetlights, and join does not secure parking lot after hours. This is a perfect environment for drug use, sales, campsites, and we also have prostitution, gun violence, assault, harassment, robbery, trespassing, biohazards, property damage, and excessive trash, and fires, including car fires, and impaired drivers. Northeast clackamas also is a main, is also a main thoroughfare to get to max and bus stops. We have pedestrians of all ages, including handicapped persons and children traveling up and down the street throughout the day and night. They have to walk or wheelchair in the middle of the street to avoid the campsites and illegally parked vehicles. This area is out of control, and it is dangerous. We are asking for sidewalks to be put in on northeast clackamas street on both sides, in between 80 and 81st, and we have requested sidewalks and streetlights to be put in for about two years now. They will deter the homeless camping, and with the influx of crime and drugs on our street we are asking for streetlights to be put in so this area is not so ideal for drug use and sales. We recommend that join secure their parking lot after hours for the safety of our neighbors. This will make it difficult for illegal activity to occur in the parking lot at night. We have contacted join and attempted to have a community discussion with the immediate neighbors. Our attempts have gone unanswered. We feel our proposed solution sidewalks along northeast clackamas and between 80 and 81st, street-lighting on the same block, consistent with signage and a recommendation of this that there would be a human being reduction in crime. It would be also less dangerous for commuters on max and trimet. Our street and neighbor are crawling with drugs and illegal activity, and it is dangerous. We need solutions implemented now.

Wheeler: Thank you. And thank you for the photos. That's helpful.

Anne Taylor: Hi, my name is anne taylor, and I also live in the neighborhood of northeast halsey, northeast clackamas and 81st. I am here today to talk about the unsafe conditions in the neighborhood, and we asked the city council to use the resources to help improve the area. It's a high crime rate area, and it's been increasing for the last six years. There's been an increase in drug use, drug selling, prostitution, and this has brought in guns and many assaults. These activities have increased due to the services join provides. We have tried to work with join to help us with the safety in our neighborhood to not allow the property to be used as a drug distribution center or a camp filled with tents, campers, rundown and abandoned vehicles, so they are not receptive to our attempts to have meetings with this incredibly unsafe problem. We are asking for help from you. We would like sidewalks installed, which katie had mentioned. We are requesting them because people are forced to walk in the street causing very unsafe conditions. There is also not compliance with the ada requirements for safe passage for disabled people. The street is a thoroughfare for people walking to the max station and watching buses and for kids walking to school. We would like more streetlights to be put in this area. Our hope is the sidewalks will prevent camps from sitting in around join. They have been an incredible problem for the neighborhood and increasing trash and biohazards and stolen cars and the

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crime is outrageous. We call the police constantly to help. And the amount of tax dollars used to clear out the -- camps is wasteful. [inaudible] breaking the laws in the chronic nuisance property code, 14b.60.010, and the city is not enforcing these codes. We are also -- the city enforces the parking signs that are there, and I will tell you the reason why we want the city to enforce the nuisance code that join is being illegal. We have people hit in the face, accosted for money, my husband has been spit on. There is open drug use, people have been yelled at, and dangerous dogs, and yelling at all hours of the night and morning. Lots of prostitution. Drug use. Shootings. This is a main center for drug distribution, especially on the weekends and any time during the day. We are asking the city council to enforce the city codes that they have set up to make our neighborhood safe, and I can emphasize how unsafe I feel in my home because property is not being held to the standards of a safe property. We are asking for constant and consistent enforcement of the rules and regulations.

Wheeler: Thank you.

Taylor: I also have pictures for you.

Wheeler: If you could give them to Karla, she will make sure that we get them all. Thank you. Did you want to go next? Thank you.

Jennifer Day: Hi. I am Jennifer Day, and I rent a house about five blocks away from the join center. I represent myself and in the interest of the homeowner. This has been an uptick in the property damage, theft, and waste over the past couple of years, and the cause is drug use and drug epidemic in general, and that's the problem that the country faces, and Portland, in particular, with the number of houseless, which we have an immense amount of compassion for. We are not against the mission of join as a nonprofit. It's more their conduct and governance. So the fact that they allow users and dealers to operate out of the join center parking lot is a reason that we are here. I use the max frequently, and harassment of Clackamas Street are unacceptable. A couple times I have had a join camper grab me and like demand money or my backpack. I am pretty big. I can take that. I also don't tolerate a lot of b.s. from people. Not everyone will respond that way or feels like they are empowered to. We are here because we have had to deal with the damage and disruption caused by the heightened presence of junkies who roam the neighborhood because the center has historically not secured their property at night. My neighbors here have attempted repeatedly to engage join in solutions because they are a part of the community, and they have been largely non-participatory. The last couple weeks has been an improvement. There has been an increase in the police patrolling in the area and parking lot and surrounding area has been clear. The amount of people wandering the streets even passed my house, which again, is five blocks away has decreased. Speculation around why, maybe because we are here at the city council meeting but that's not a long-term, sustainability solution, with that frequency and, and sense of police presence, so we would like to maintain the peace and accessibility over time, and what that looks like is a four-tiered solution around the sidewalks on Clackamas streets on Clackamas Street, installing street lamps and rotational enforcement not as heavy because you have the support of the other two features, ask a career recommendation to the join center to put in some kind of prohibitory security fencing around their property to prevent activity on the parking lot at night. So sidewalks would reduce the number of rundown vehicles that currently congregate around the join center, and most importantly, it would provide needed accessibility for the neighbors who struggle to navigate the massive potholes on their way to the max line. Street lights [inaudible] shady activity that occurs, enforcement of laws would be a huge deterrent for dealing, and if the parking lot is not available the safe space for dealers, they will leave. These dealers and users are attracted to the area because they are careless in their governance of the

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property, and it persists due to the inaction of the city to enforce the law with consistency. it's very frustrating can I continue for ten more seconds?

Wheeler: Yes.

Day: We vehemently encourage board members to put up the safety fence. There are ways to do this cost effectively, and with the support of the neighborhood that don't require Portland p.d.'s active presence. We come here seeking your support, and we ask again, the city take action by installing the sidewalks and streetlights and enforcing the law.

Thank you.

Wheeler: Thank you. Appreciate it. Good morning.

Adrian Huang: Good morning. My name is adrian huang, and I live on northeast 80th next to join. So I am here in support -- Sorry. I am here in support of my neighborhood and of my family. I am the mother of two, and I want to just speak quickly on my experiences. We purchased our home in may, and just in the short period of time from then and now I have experienced everything that has been stated here. Something that bothers me is that there are babies and children and elderly and disabled persons who live in this neighborhood. By coming here, you would assume it's like any other neighborhood. It looks safe on the outside surface, but then the moment you come to our pocket, you realize that it's not that at all. We believe the sidewalks, streetlights, consistent enforcement of standing law and people around join would dramatically improve the circumstances at the time. Just in the time we lived there, we have had our house burglarized, our shed and our chicken coop vandalized, cars have been broken into. Decorations, packages stolen, and plants dug up. We have had feces on our yard, neighbor's yard, and we have watched neighbors -- watched as neighbor's homes have been broken into during the daylight while my children are playing in the front yard. We have watched packages be stolen in broad daylight, 3:00 p.m., while my children are playing in the front yard. Including this, the trash overflow, the constant yelling and screaming. We need something to change. This should not be the case at all. We understand what join is here for. We support that cause, but if it affects the safety of all of the residents that live in this area, something needs to change. Thank you.

Wheeler: Thank you. So obviously, the number one issue facing this city is the homeless crisis, and it's not just Portland. Every city up and down the west coast, big, small, run by ds, rs, it is an epidemic crisis. I want to assure you that there are lots of people working hard on all aspects. You mentioned the -- circumstance I will have to ask you to be quiet, please, thank you. We are focusing relentlessly on it. You are not the only street or neighborhood impacted in this way. Sir, I will have to ask -- I don't want to have to ask you out but I will, I will if you cannot be quiet. Okay, so, and this, actually, perfectly illustrates the point, when you are talking about public safety or policing and people accuse you of being non-compassionate, in fact, we are spending a lot of money on prevention, on shelter, on the transition out of shelter, on mental health services, addiction services, and we made a huge commitment around permanent, supportive housing, and the real way for us to solve this problem is to get those individuals on the street connected to whatever resources, excuse me, and help that they need to get off and stay off the streets. Housing. For some it's mental health. I am glad you think that this is funny, sir, but it's actually not. This is a serious issue. Since you are running for mayor, I hope you take it more seriously. People's safety is not something to laugh at. Or laugh about. People deserve to feel safe in this community. The people who are living on the street deserve our compassion, and that connection to services. We are working hard to make sure that happens. You suggested a couple of very concrete ideas. No pun intend. My piece of this, I will raise these issues with join directly, and through the joint office of homeless services, and we will have that conversation. I appreciate you being here today and expressing your concerns directly. Thank you. Commissioner eudaly.

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Eudaly: Thank you for coming today. I had my bureau check into your neighborhood when I saw four people coming from the same area and I want to acknowledge that we received nine formal requests by residents to address transportation safety concerns in your neighborhood. What we have done so far is installed the stop sign at 80th and the two-hour parking signs on northeast clackamas. I will have staff follow up with you, but your other -- about your other requests, lighting, sidewalks. Enforcement of the parking zones. But I do just want to let you know that unfortunately, the city of Portland leaves the construction of maintenance of sidewalks up to adjacent property owners, so that's not something that I can promise you today. The city generally doesn't build sidewalks in neighborhoods. I was trying to look at your neighborhood on google street view. It's not my role, just the way that we have done it. I personally think it's a terrible way to manage the important asset, but we don't have the billions of dollars it would take to build the sidewalks for everyone that doesn't have them. I was trying to look at your neighborhood on google street view to understand why the request is so specific. Is there sidewalks everywhere else, and that one block would connect?

Cook: Predominantly, yes. The main reason is because it is such a thoroughfare. It is a main thoroughfare if -- we have madison high school up the way, and the max right there, and tri-met right there. So it is legitimately a thoroughfare. We have join right there, and I think that we are unique in that way that we have join, homeless services place right next to our actual homes. It's not just like any other street on the city block. It's different.

Eudaly: And we do sometimes fill in those gaps, especially if it's on like a major transit route or maybe a safe route to school. I cannot promise anything other than staff will follow up with you and we'll see what is possible, but I really --

Cook: With the amount of safety issues, I think it should be looked at quickly, please.

Wheeler: And it sounds like the police precinct has been engaged, is that correct?

Cook: 100%.

Wheeler: I am very glad to hear that. We will work with join and see what the situation is there, as well. And in terms of the bigger picture, we need to keep plugging away.

Cook: I want to say that will harris, the director of join, has been more receptive as of late. So that's been a bit more helpful.

Wheeler: I know him to be an honorable person, so it wouldn't, it wouldn't surprise me. Commissioner Fritz.

Fritz: I want to add, thank you all for taking the time to come and appreciate you being here, and thank you to the person who gave his name. Andrew abbey does local improvement districts. You might want to pick up his card, all of you, on our way out. If commissioner Fish was able to be here, he would note occasionally the environmental services or in my case, the water bureau is doing a project in an area, and we can sometimes partner to make it less expensive to adjacent property owners to be able to participate, and we have done that along 82nd in various neighbors, so although it sounds daunting to be looking at the small number of property owners, making that huge investment, there may be some help. As commissioner eudaly said, I don't know whether there is or not but I am glad to see both of you acknowledging with compassion the needs of the folks there and also very recently asking the crime be addressed. Thank you.

*****: Thank you.

Wheeler: Thank you. I appreciate you being here. Next individual, Karla. On a slightly different subject, I believe.

Item 1133.

Cheryl Graves: I am cheryl graves. I am a resident in Portland. I would like to present a summary of my previous four visits to this council. On august 28, I covered homeless issues and the need for 400 acres to create a rehabilitation community, village, and farmland. The message was how we plan to graduate 500 job-ready individuals every year

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through mentoring interaction, along with job and personal community skills. To skin, we could use a portion of the city owned golf courses or set aside 10 acres of the proposed east county water treatment plant and allow yes to build a 50-acre apartment to house 100 rehabilitated job-ready, employees to build and maintain the plant, and all of the above are people that we are gathering off the street and offering them a better place to live with advancement opportunities like education, food, and water. On september 11, besides the crime that went on september 11, I covered homeless and foster children. For the most part, we must keep the children safe. The plan is to graduate 100 children to the eighth grade and another 100 through high school every year with reliable and job-ready knowledge. These are people on the streets not receiving that today. On october 2, I covered mental health and suicide and the demanding need for better care and equipped to help bring meaning and peace to their day. November 13, undereducated students that go on to be more prone to homelessness, low-paying jobs, and addiction. The yes campus will follow these kids through a successful graduation with job-ready skills. The reason for the yes plan is to add a much needed feature that no other plan before has offered. Safe, caring, education, on the job training, and self-esteem building, and purpose, and successful interaction. With these skills, their chance of becoming homeless is less than 20%. The present situation, we will see more than 80% back on the street, so if we can remove 60% more people off the streets than our present situation and pay less, why aren't we doing it? With these skills, their chance of becoming productive people are greater than ever. I would like you to think of this plan as a management tool. Yes, my life matters, the homeless cure is a middleman between all agencies that deal with the systems presently not sufficiently communicating. First the evaluation center, a chosen panel of experts will conduct an intensive evaluation of each individual and choose a destination. This center will take over the present locations and be used for temporary housing. Until the evaluations are complete. Secondly, once the evaluations are complete, everyone will be placed into one of the following. A hospital for medical care. Two sentences? Thank you. A caring facility for mental health sufferers. A rehabilitation center for addiction. The village use and foster center. Or the village revitalization community for a home, counseling, on the job training, education, group engagement, and family. This plan will move over 7,000 people off the streets and into a village in less than five years, with your help. Thank you.

Wheeler: Appreciate it. Thank you for coming in again. Good to hear from you. Karla, I am going to remove one item from the consent agenda. I am going to pull item 1137. I am going to remove -- move the remainder of the consent agenda to the thursday afternoon session. Next item, 1134.

Item 1134.

Wheeler: Commissioner eudaly.

Eudaly: Thank you, mayor. This lid will build on our partnership with tri-met, with transit oriented development by building a new neighborhood for the great walks and encouraging biking and walking, and contributing to the climate change objectivity, while supporting our regional transit partner, and the item before us today will create the local improvement district as a prerequisite to beginning the survey and design of the project. Here to walk us through the project is andrew abbey, who will be followed by a panel of invited testimony. Welcome. Welcome back.

Andrew Aebi, Local Improvement District Bureau of Transportation: Thank you. Andrew abbey, local improvement administrator, a pleasure to be here this morning, and I think Karla has a presentation up. I am happy to report that we received no remonstrances. I will walk you through the brief power point presentation, so the map in front of you here shows the previously approved lid for northeast 97th avenue in blue, and those red street segments are areas that will be back to the council with the street

vacation, and this lid here, which is, if you approve it next week, will be the second currently formed lid in gateway, are the orange street segments, so you see couch, one block of that there on the south and two blocks of northeast davis street to the north. We will be dividing the lids together for efficiency and economies of scale. So just to give you a recap -- the second lid will bring the total investment in east Portland to nearly \$15 million worth of infrastructure, to a historically underserved neighborhood. We have finished doing surveys for both these lids, and we are starting preliminary engineering currently. And we will be back to council with the property rights ordinance to acquire the right-of-way for northeast couch and davis streets, and you will be hearing from our panel here in a few minutes, but we've been working hard to try to incorporate the inclusive contracting into this project, and you will also be hearing about the anti-displacement policy, as well. The last bullet point here was interesting to me, but I found out last month that we did some transportation modeling, and we found out this particular area had an 82.2% auto mode split in the area, so if we are going to get serious about reducing the carbon emissions and giving people more choices to get around, we absolutely have to get that 82% mode split for cars down. We will be incorporating a lot of bike and transit and pedestrian-friendly designs into the project. Just to refresh your memory, this is a slide I showed you in march when you brought the first lid together. You can see how decrepit the infrastructure is today. This is zoned to be the highest density area of the city outside of the downtown. And we can only do that if we build the infrastructure that will be built by the lid. And this is what we hope to build in this area with the partners, some of whom are here today to testify. I did want to clarify that this lid authorizing the construction of water mains and the utility under-grounding that are not incorporated into the budget, but there is a directive that allows the lid administrator to negotiate that with the approval of the city attorney and incorporate that work into the lid without having to return to council for another hearing. If you have any questions, I am happy to answer them before we turn it over to invited testimony.

Fritz: Just to clarify, you would be authorized to negotiate with the property owners to pay for the property and sewer?

Aebi: The authorization would be to execute what we call an extra work agreement where the property owner agrees to pay an additional amount above their assessment for the street, sidewalk, and stormwater improvement to fund the water main and utility under-grounding infrastructure, and we did that, by the way, on the first lid that we built in gateway to the north.

Fritz: I just want to clarify the utilities will not be asked to pay for that?

Aebi: Correct. They have their tariff agreements and their, they are generally not allowed to subsidize that, but they have been extremely collaborative with us in working through the design and getting the technical details figured out. If you don't have any other questions, I think that we have four panelists.

Fritz: Okay.

Eudaly: I would like to call up the invited speakers to the table. Larry jackson sr., dr. Steven holt. Jennifer stedman, and gordon jones.

Wheeler: Good morning. Thank you, everyone, for being here.

Eudaly: Welcome, and please state your name for the record before you begin your testimony.

Larry Jackson: Good morning. Thank you forgiving us the opportunity to testify. Commissioner eudaly, to you, commissioner Fritz, and honorable mayor, and also I would like to send my sincere well wishes to commissioner Fish. I have had the opportunity to work with him on previous housing developments, i.e., the columbia, the new columbia, so I know he's always concerned about the housing and the additional housing and how we take care of housing, and this is an opportunity that we have in gateway to do something

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really big and to get it right. When I say get it right, I mean the inclusiveness and the actual density that needs to be in that particular area to kind of deal with what we need in affordable housing, and it reminds me of, when you try to be excited about something that's really hard to be excited about, lids don't seem to be exciting material for council. For us, we know how much work goes behind the scenes to really make an lid work, and what it really means to the infrastructure of putting together a housing development. It reminds me, I don't know, if you remember 30 years ago, we had a mandate to find a bi-line, and they had a contest about what could we put as a bi-line. I entered that, I didn't happen to win but I remember michelle harper did win that, and it was a city that works. And as you see all the city cars nowadays that have that slogan on the car, that's where the history of that comes from. It reminds me 30 year ago, so it may be something that happens behind the scenes but it's something that really makes a difference still 30 years later. And that's kind of the thought that I have when I think about what getting it right with this lid, getting it right with gateway, and I am with the [inaudible] group, and we are with the jmw properties in doing this, and I am excited to be here and to ask for your aye for this.

Eudaly: Would you state your name for the record.

Jackson: Oh, commissioner, you know my name. Larry j. Jackson sr. I am a lifetime resident of Portland and the surrounding area.

Eudaly: You just always have to state it for the record, and do you remember what your slogan was?

Jackson: Yes.

Eudaly: What was it?

Jackson: Oh, mine? No is, I don't remember mine. I didn't win. [laughter]

Dr. Steven Holt: Good morning, dr. Stephen holt. Good to see each of you, and commissioner Fish, prayers and support go to you, in your absence. I am often here as the chair of the committee for north, northeast housing strategies, so you know and have heard my heartbeat around how we do the housing, and that we are very intentional and specific. To make sure that the most impacted people have an opportunity to benefit from this, oh, gosh, gang buster explosion that's happening here in Portland, not only those being housed but those building the housing, from workforce development, and to capacity expansion, and small business, and etc., etc the exciting thing for me, I don't fit in the seat of, as the chair of the oversight committee but as the consultant, assisting with being very intentional and thoughtful with how we do what we do in this particular effort. Rare is it that we can be thoughtful about how the community gets developed, and the exciting thing with this work is the effort is how do we recraft the neighborhoods? How do we establish a community that is inclusive. That is collaborative, that is cohesive? How are we providing access, opportunity, and support for neighbors? How do we bring the neighbor back to the hood? And that's what we're looking at. Creating and sustaining human dignity in this process. Being very thoughtful it is not just buildings. These are families. These are people. These are relationships that are going to be longstanding, so I am excited about what we can do, what we can do by getting in front of this work, and hopefully, becoming a model for how we think about building the community development in the city of Portland. So.

Eudaly: Well, dr. Holt, I think you came up with a prize-winning slogan yourself, how do we get the neighbor back in the hood. All right. Thank you.

Jennifer Steadman: Good morning, I am jennifer stedman, and I work with jmw properties. I get to have this conversation about anti-displacement. So we are committed to making fair, and thoughtful anti-displacement policy. I've been in contact with several of the residents in gateway to understand their situation and what happens to them when development occurs. The recurring concern is they will be in a different school district, the financial burden, and ultimately, where they will go and can they afford it. I have taken the

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concerns to heart as I continue to draft this anti-displacement policy. Here are the key points that we intend to do to accommodate those who are affected. They will have three options. The first will be to -- the first option is, we, as a company, will incur the cost of moving the resident by moving hires, they get to pick between roughly 300 apartment units under our ownership, within a two-mile radius, which keeps them within their base network for schools, shopping, transit, work, and so on. We will also transfer the deposits, move them into an apartment home that they get to choose, and possibly pay less rent but no more than what they are currently paying. We will also not do rent increases during the time that they are displaced. Once the development is complete, they will have the first right of refusal for a new home. The second option we have is if they choose not to relocate within the company we will work with the resident and find a home if compensate them financially to help them to absorb the cost even if it's outside of the gateway area. Third and my favorite, is if the resident would like to buy a home, we are willing to pay for a down-payment on a home and connect them with a realtor and help them through the process. With that being said, in my conversation they told me they would love to buy a home but fear the credit is not good enough. This prompted me to find a solution. I am thankful to say that in the beginning of 2020 all on-time rents will be reported to a main credit agency monthly. This is not something that happens in property management. So many people are willing to report the bad but never the good. This will help residents build credit and hopefully their dream of home ownership will be a reality. This is a huge step in overcoming gentrification and social inequality. And I am also proud to say that we have rented several houses to join, whose mission is to help the underserved members of the community. Although the master lease is in join's name, I am working on getting the actual resident's name on the lease so they, too, can benefit from the I don't mean time payments, building their credit. Being able to report to a credit agency and helping build people's future is the most humbling part. We get to help create a true, honest, and original community. I would like to also point out that over the past four years, gateway residents have only seen a one-time rental increase of just \$20 a month. We have tried to keep the rents reasonable knowing how important the true initiative is and how important the diversity of the gateway's success is to us. I will end with one last thought. With building just our first three projects, we will be only displaying 70 people. That's not homes. That is people, including minors, and this means with the first three projects, 10 new doors will be added for each individual displaced in the gateway neighborhood. The number of doors created per displaced resident will increase significantly as the gateway vision continues.

Wheeler: Commissioner Fritz.

Fritz: Absolutely phenomenal. Thank you. Could you please state the name of your company?

Steadman: Jmw properties.

Fritz: Jmw properties. It's really good to hear about companies offering options and looking to help home ownership and ways to establish credit and knows the individuals living in the housing. Thank you very much.

Steadman: Thank you.

Eudaly: I want to thank you for those extraordinary efforts. Almost in tears hearing what you are willing to do, and the reporting on-time rents is so great. We know that the people prioritize rent above almost any other expense that they have. And yet, if they have a low credit score, typically, that 30, 40-year history doesn't mean anything in the system. I know that there is platforms that representers can pay in order to have their on-time rents reflected, but a lot of the low income renters don't have \$10 a month to pay for that service. So thank you. Thank you very much for that mr. Jones.

Gordon Jones: My name is gordon jones. I live at 9837 northeast irving street in the gateway. And mayor and commissioner Fritz and hardesty, and you know, I certainly, my

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heart goes out to nick Fish, and I wish commissioner Fish, the best. I've been here many times in the past. I've been developing in gateway for close to 25 years, and every project that we developed in gateway has had an affordable component, by the way. We worked with pdc and prosper Portland on tax abatements that flowed through to buyers. Most of the housing we built has been owner-occupied housing, although we did, in this neighborhood, build a project that finished in 2015 called the rose, which 40% of those units are at 60% of ami. I will say that project has a tax abatement but in five more years we will be on the tax rolls. Every other project is on the tax rolls, supporting the schools and the services and a significant part of the community. As has everything that j.w. Properties has built. Both of us have been developing in gateway a long time. We came together a few years ago following the instruction of the rose and began trying to work on how we finish our goals in gateway of making a real community. Joe westerman began assembling these little houses that are still there in this rx-zoned neighborhood. He's accomplished most of that. We have the opportunity to build upwards of 2000 homes in this neighborhood, and so what's different now from where we were 25 years ago we've been working in gateway for a long period of time. A side note, you asked about the under-grounding of utilities. Mayor vera katz at a meeting years ago that I attended promised that we would underground all the utilities in gateway as we began to develop it. That never happened. Every project I developed has under-grounded utilities, including the rose and the new street we built from 97th, from gleason down to davis, and we are going to continue that, so this eight-block neighborhood will have fully under-grounded utilities. It creates so much more livable of a neighborhood, and I think another thing that's different is there is a housing crisis. There is a climate crisis, and there is a political will and tremendous, I think, acknowledgment that we need to do something to be more inclusive. To work with diversity. We are working with the niamiah group, and dr. Holt and irco. We want to build a neighborhood that meets the carbon footprint goals, density goals, the transportation goals, and the diversity goals. Portland is an amazing city. Recognized nationally and internationally. We have the opportunity to, I think, to do something that's an example to the entire country. This is a significant neighborhood. It's rx zoning. It's like the last unbuilt rx zoned area in Portland. Let's get it right. So, one last thing, very quickly, I think commissioner eudaly, you would appreciate this, in the plans, that pbot has, they list three things, safety, moving people, and goods and asset management as the goals. To get to those goals, they ask two questions. Will it advance equity and address structural racism? Yes, it will. And will it reduce the carbon emissions? Yes, it will. Those are the things that we are really focused on. So thank you.

Eudaly: Thank you.

Wheeler: Thank you, commissioner Fritz.

Fritz: Thank you very much. I was on the planning commission when we sent the regional plan to the council, and it's amazing to see it finally happening. In particular, it's amazing that it's the community who is leading the work and doing such great work and being thoughtful in the things that you are addressing. You are modeling excellent planning, and excellent housing policy, and excellent climate policy. This is what we should be doing is putting great homes in communities like gateway with the lovely discovery park, and making sure that the people can get to transit and have livable communities, so I give you one request as you are developing the multi-family housing. We are not requiring common indoor space in multi-family housing, but you know, you talk about how do you put the -- built community, you know, it rains six months out of the year so consider putting common indoor space. We are going to make sure that does not cancel what the housing did.

Holt: Just quickly to respond. There are two specific efforts to do just that. So there will be one building that has indoor space and community space and another property being acquired to create that extended community. Very intentional.

Fritz: You thought of everything. That's great. Next time this comes, we should have it as the amazing gateway development plan community driven, and by the way, this is an lid. [laughter] I know that andrew abbey has been doing a lot of work on it but I am really disappointed that the media has not picked up on this amazing planning process, and the fact that gateway is going to realize the vision that the community there had, 25 years ago.

Jackson: We would like to grab that property before that happens.

Jones: May I make a couple of other comments? I want to thank andrew abbey, our lid administrator for the work he's done for close to 20 years out in gateway. He has really been supportive and helped us through this process. We have an opportunity to move this to the next level. There was an article in the wall street journal regarding a similar where you don't have to own a car type of development in tempe, arizona, I don't know if you saw it, on 16 acres with three-story buildings. It's going to have 1,000 people living there. What we have the opportunity to do here is so much more significant. We have the chance to build to the density and create the ridership. We've been working closely with tri-met. We had a meeting with them last week. And they are excited about this, as well, and of course, they contributed \$2.3 million to the first lid.

Eudaly: Thank you to our esteemed panel. Thank you for coming down this morning.

Wheeler: Commissioner eudaly, before they leave, could I throw my accolades on the table, as well?

Eudaly: Of course.

Wheeler: First of all, commissioner eudaly, I want to thank you for the good work you and your team have been doing, and commissioner Fritz, you are always so modest. I've been pushing this for a long, long time. I want to express my thanks to you and your team and thank all of you for putting me in a position where I really get to benefit from decades of your hard work. It's inspiring for me to watch the work that you are doing in the community and the work that others before me here at city hall have done, and the gateway discovery park is fantastic. I think that it's one of the greatest parks in the city, and if people haven't had a chance to visit it, I strongly encourage it, and then the housing bureau, of course, the halsey 106 project immediately adjacent, we all had the chance to go out there and cut the ribbon, and that is a very exciting part of the community, and then the work that prosper has been doing around the streetscape improvements, the work you are doing with tri-met on transit, and the work commissioner eudaly and the pbot folks have been doing, I am very bullish on gateway. I think it's one of the most interesting neighborhoods in the city, and after a long, long slot, you are bring it to fruition. Slight digression, and I am sorry to continue this, but this is one of the really exciting moments. I just got back from the prosper Portland board retreat, and gateway was front and center. And they are feeling the celebratory mood that you created in the community by having a vision and it's now coalescing and coming to fruition so, so I wanted to thank you for your years of hard work on this, and you, too, commissioner Fritz. Thank you.

Eudaly: Thank you. Colleagues, andrew is here if there are any other questions, otherwise, we are done with our presentation for today.

Wheeler: Great. Commissioner Fritz, did you have a question? Karla, how many people signed up?

Moore-Love: No one else signed up.

Wheeler: Very good. If there is no further business, this is the first reading of a non-emergency ordinance. It moves to second reading, and andrew, thank you again. [gavel pounded] next item up is 1135. While they are heading up here, we are here to take public testimony on the parkrose development study. It explored conceptual development of the 32-acre site in east Portland. The council is asked to adopt a resolution that accepts the study's final report and an implementation memo, and directs bps and other agencies to explore options to work with the owners if they wish to move forward with the

implementation of the plan. Karla will help us with the overhead, and you can introduce your item.

Item 1135.

Eric Engstrom, Bureau of Planning and Sustainability: Good morning, commissioners. My name is Eric, and with me is Barry Manning, with the Bureau of Planning and Sustainability. We are here to discuss the study. Our work on this project has been funded by Metro 2040 grant. This is a program available to the cities for planning for expansions of the urban growth boundary but also for significant opportunity sites within the UGB, especially where that can further the 2040 centers and corridor space growth strategy that is the regional plan. The subject site that we are talking about is the largest, known as the Rossi Farm site. It is one of the largest remaining undeveloped sites in the East Portland, and is a well-known community landmark. It abuts three different schools in the Parkrose, the high school, middle school, and elementary school. Tri-Met upgraded the bus on 122nd Avenue to be frequent service, and the city in recent years has made significant investments in the park next door. So with that context, this development of this site could create an opportunity for a much more complete community, one where people can meet their daily needs within a short walking distance in terms of the schools, parks, and the potential grocery store, and the potential future commercial services. Some of you may also recall that the site was rezoned to accommodate mixed use development with the 2035 plan. That occurred in 2015 and 2016. With Metro funds we worked with property owners, the community and the Parkrose school district to create a master plan to guide how this site could develop in the future. The goal was to create a more coherent, integrated plan as the site is owned by a number of different entities. All part of a larger extended family, but nevertheless, a number of different parcels as well as the school district site. We also wanted to come up with a plan that was not economically feasible. We work with the city agencies, including Bds, Parks, and Pbot and Housing and Prosper Portland. I am not going to read all of these project goals on the screen, but you can see them there. I want to mention that at this point this is not a regulatory plan. You are not amending the zoning maps or the zoning code today. The project was intended to provide design concepts that could help to advance the private development of the site in the future. For the most part, the concept plan that we are going to share with you is allowed by the current zoning that's already in place. We brought public resources to bear here because this is a large opportunity site that could significantly influence the shape of the neighborhood in the future in a way that advances many priorities of the comprehensive plan. I will talk again at the end of the presentation about the next steps and some further opportunities for private and public partnership and the implementation of the plan, but first I will turn it over to Barry to talk about the project a team, process, and how the plan, and the plan that was developed was.

Barry Manning, Bureau of Planning and Sustainability: Thanks, Eric. Barry Manning, Bureau of Planning and Sustainability. I want to talk about the project team and how we put this together over the past year. We involved a lot of community members in the discussions about how this could develop, and I want to share some of that. First I want to start off with the project team, which included BPS as the project management but also participation from many city bureaus on a technical, advisory basis. We had folks from Bds, Parks, Pbot working with us on this, and we also had the benefit of bringing on a consultant team funded by the Metro grant, Walker Macy, doing the planning and design, and partnered with Scott Edwards, who did architectural work on the project. And Johnson Economics who run the market analysis and development economic analysis. They are in the room today, and they are available to answer any questions that you might have at the end of the presentation. We also work with Zelle Appraisal and Lancaster Engineering on some transportation pieces. In terms of the public involvement, we had a robust public

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involvement process. We recruited a working group, composed of many community members representing different organizations and interests. Importantly, it included folks from organizations that typically work with under-represented communities, including the latina network, elevate Oregon and sei, and metro was on our working group, as well as the property owners who played a significant role in this and local neighborhood and business associations, as well. So I want to review the site again. It's the hashed area on that aerial photo, and it encompasses 32 acres, and as eric mentioned it is surrounded by three schools, parkrose high school, and to the northwest, and middle school, west of the site, and shaver elementary to the east of the site, next to the newly built and not shown in this slide, the lewet view park. Next slide. The area, as eric mentioned, was rezoned as part of the comprehensive plan, and the zoning map is shown here. The area, can I borrow the mouse and maybe I can point at that? The area shown in orange here when I am circling on the slide here is zoned commercial mixed use two, which is a medium scale commercial mixed use zone that allows a combination of different kinds of commercial retail, office types of development, as well as significant opportunity for housing at a medium scale, and to the east of that, the zoning is r3, and about 15 acres of that adjacent to the lewett park, and r3 is in the process of being reconsidered for becoming the rm-1 zone through the better housing by design process, so in our planning we anticipated that change. All of the development was geared towards the densities and the expectations of what that rm1 zone might be in the future. This is a site plan diagram that shows where it is located in the context of the area. It's really well located of a site. Not only is it near the three schools and the new park but also on the freak bus line on 122nd avenue and intersection another bus line that runs on northeast shaver street. And it's fairly close to the max stations within a couple of miles of connections that get you to the downtown and other locations, regionally, quickly. It's close to Portland international airport, so it's a good location for folks that might be frequenting the airport, and it's also close to a significant job base in the columbia corridor which lies to the north of the site, north side of sandy boulevard, so it's a really well located site for housing, mixed use development and a number of elements that create a complete community. So right now I want to jump to a bit of background on the economics of the site. Again, johnson economics, did a bit of market research, as eric had mentioned this is a privately owned site, and we were looking to gear this towards what the, what would the market support. And in terms of the residential, johnson economics felt there was a significant ability to develop rental apartments on the site, and although the market in Portland is being substantially built, this east Portland area hasn't seen a lot of activity in new investment in apartment development and there was a, a sense that it could support more development, and that pricing of the rents in the area don't support necessarily concrete podium construction, but would frame would be feasible for most of the project, and in terms of the ownership, there was significant depth for the townhouse row house development in the area to provide an opportunity for ownership, and I want to mention that the price points in this area tend to be affordable to folks making around 80% mfi, so these are relatively affordable apartments at market rate and housing at market rate for the area. In terms of the commercial, there was thought to be an opportunity for some commercial retail and potentially a grocery store on this site. The grocery is desired by the community, and this area is a relative food desert, not located close to any full service grocery stores. The notion here was that a medium-sized store or a specialty grocery store or ethnic store could work on this site as well as other retail uses that could provide goods and services for the community, if not located close to an area where there is a lot of opportunity for walkable goods and services and there is an opportunity here. There was also discussion of potential alternative retail concepts such as potentially a movie, small movie theater or other kinds of entertainment facilities that might provide things to do and places to go for folks in the community and including the students

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that express some interest in that. So I will jump to what we did in terms of the public process. We had three big public meetings that attracted over 300 people in total. The first one was a vision workshop we held in december 18, 2018, rather, and asked them about five different topic, and got 500 individual comments and 190 surveys online, and overall, what we heard was that there was a desire for a grocery store again. Everybody wants a store in their neighborhood but there area really is underserved in that respect. There was a lack of entertainment, retail, other things to do in this neighborhood. There was support for a range of housing types, and support for both ownership and rental, and one of the things that emerged strongly out of that was the notion of views. Mountain, particularly of mount hood, which are prominent in the area and how could we capitalize and not lose that asset as part of the development. The pedestrian and bike safety was a big concern, particularly pedestrian safety with the context of the schools around there. So those are the types of things we heard about in the vision workshop. We also talked to students in the area, and I want to throw out a thanks to kay from the parkrose school district and her students that participated as well as our staff at bps and [inaudible] phillips and alfredo gonzales who helped to work with and facilitate a student group to ask them about what their vision for the neighborhood would be as it evolves, and it was interesting is to hear from the students. They drew artwork that was -- that is potentially going on new trash cans that will be used in the parkrose area as part of the work we're doing at bps. But some of the outcome of that were interesting in that they reflected what we heard from the broader community. They felt the views were a significant asset in the community, something that they focused on in their artwork, and safety for walking and biking was really important. Trying to build a sense of community and place seem to be a focus for the students that they felt was lacking in the area and could be enhanced through this. And they said there is nothing to do there, so they would like to build a place with something to do. After that workshop, we held a concept plan workshop where we, with help from walker mesa and jonathan economics, and scott edwards showed three plans of the way the area could be developed -- in terms of the way the streets are laid out to create a sense of place, and those three plans are shown on the left of this diagram. And at the top one is the view corridor concept, the middle one was a main street concept that, actually, built more of a small scale main street, and the bottom one was a group street, which was more aligned with the conventional types. And what we heard was a strong support for the notion of retaining that view corridor concept and how could we do other things to build in that sense of community. How could we retain the iconic rossi farms barn and re-purpose it for more community purposes? How could we attract and support a grocery store? How could we add more green spaces and try to evoke the agricultural character of the area is this so those are some of the things that came out of the view concept. Out of that, the consultant team and staff worked on developing what we are calling a preferred concept, and we held a public workshop to talk about that in june of 2019. We had 100 people that attended that. We shared the preferred concepts, and I will walk you through that really quickly right now. First of all, the preferred concept plan has 86,000 square feet of commercial space, including an opportunity for a grocery store. That was a key element that the community really wanted to see, and the opportunity as planned in this plan, about 745 housing units. 598 of those are apartments, and just with i.h., we expect 10% to 20% to be regulated affordable units. And we also have an opportunity for 138 townhouses, some cottages and a detached house. The plan is shown here, and I will show you this north and south street is 122nd avenue, at the top of the plan is shaber street, and what you are seeing in red is an area of commercial, mixed use development centered on 122nd avenue designed to create commercial, retail, and other opportunities and create a place and things to do for the community. And to the east of that, it includes the grocery store, which I am circling west of here, and retention of the rossi barn that would be re-

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purposed, and I will give you more detail on that in a moment. To the west, in orange, are a number of multi-dwelling apartment buildings, and that would serve to provide housing for up to 598 units, and to the east of that in yellow are a series of row houses and townhouses that are arranged around alleys so that we have good frontage on the streets, and, or at a scale that transitions more closely to the existing neighborhoods to the east. So these are the example photos of the mixed use and housing types that could be built in a place like this in the cm-2 zone. Some example photos of the cottages, row houses and small apartment buildings that could be built into the rm-1 zone. And I am going to walk you through a bit of detail of the plan elements here. This is the area that centers on 122nd avenue, and again, we have a grocery store here, anchoring the southern west side of the street. At the north, a re-purposed rossi farms barn. It would become a food court, for a food hall event center so creating a place that the community can access not only for goods and services but for the events and for the other things. And on the west side of the street, we are anticipating mixed use development, so apartments and ground floor retail in these. And I will show you how we are trying to support that and the sense of place on that. Can you go back one more slide? One thing that's critical to this here at the south end, and I am circling that, in a new street we are calling the is a street, that street provides access to the grocer and the west side of the development and also provides access to the eastern side, which includes the mixed use and housing, and that is seen as a critical piece not only for the retail and grocery, but also for the pedestrian connectivity across the street. It's a high volume street. There are not a lot of great opportunities to cross this, and we want to make the connections safe s the concept for is the re-purposed barn would include some kind of food hall element and carts, or maybe structures that would try to create a sense of place where people can gather and meet neighbors and create a destination place. The barn, itself, could be re-purposed to include the community events. And here's a rendering of what that might look like from walker macy. Moving to the east, we have the apartment blocks, and these are organized around this diagonal street, which is a view corridor, b street, that provides a great view of mount hood from 122nd avenue and other elements of the site. It starts off as a pedestrian street, not a full street, which creates a plaza at 122. This is a rendering of what we expect in the future. Moving farther east we have the row house element, again, transitional element to the neighborhoods, and these are envisioned to be ownership but they could be is a variety, and we have had some discussions with even affordable housing providers that might be interested in this. And this is a rendering of what that might look like as it interfaces with the existing park, although I would mention that the edge of the park here currently was not designed to, with the anticipation of housing development on that site, so there might be some opportunities for future work with parks to rethink how that interfaces, but this provide as street edge, and it provides more visibility to the louisville -- on the louisville parking.

Fritz: And more -- and more work.

Manning: This shows a few ways that could be done. There is a concept, call agri-hoods, where the developments, subdivisions and new developments integrate the opportunity to grow food on-site, and so we thought about that and tried to integrate as much of that as possible, given the Portland zoning code and what our requirements are for density and things like that. But this is, this identifies several opportunities of green spaces that could be re-purposed or repurpose for community gardens or community spaces, and as well as the site here on the northwest side that could be -- that is owned by the parkrose school district that might be thought of as an opportunity for a teaching garden or some other space. And the notion that some rooftop uses could be used for good production or growing, too, and the next slide has some examples of not only agri-hood development on the left-hand side, which shows housing and some agricultural uses, but the rooftop

gardening situation on the right-hand side, which is becoming more popular in Canada and back east in some developments. Finally, the streets in the area are lacking in terms of the pedestrian amenities and obviously, there is no development on the site, and we looked at how those could be redeveloped in the future in concert with this. And this is a view of what 122nd could look like in the future with the introduction of parking on the street to support the commercial at the ground floor, and working with pbot. And we have suggested there would be an enhanced track protected bikeway as well as a generous sidewalk required by code.

Engstrom: I want to acknowledge that the pbot is working on a larger 122nd avenue planning process right now so we were coordinating with them and trying to integrate this.

Manning: Yep. And finally, on Shaber Street, the next slide will show you how that could change in the future. And one of the things that we heard about this street from the community was concerns about the traffic speeding and the lack of pedestrian safety, in particular for children, so development on the street would introduce parking and introduce development elements, and obviously, sidewalks, and would perceptually create friction there, potentially slow traffic, and obviously, provide opportunities for safe walking for, for not only neighbors but school children, so with that, I will turn it back over to Eric.

Engstrom: So the request today is, has a couple of elements, first two items are to accept the report and the related exhibits that outline the implementation partnership opportunities, and that's -- this is a resolution, and the second two elements direct bps, to work with and stay in touch with the property owners to continue to gauge interests in whether or not there should be public involvement is, public sector involvement in the carrying out of the plan. As designed this could be an entirely private development and could proceed with private financing and be market rate. We are exploring what kinds of advantages there might be and disadvantages of the continuing of the public's engagement in this project, given that it is such a landmark site in East Portland, and so this resolution directs us to continue that conversation, and if it's appropriate, to engage in some discussion with the property owners about what that might look like, and I think that the two precursors to that, or three are one, it is a multi-ownerships, so the property owners themselves need to come up with an operating agreement amongst themselves about how they can make the decisions, and they need to find a development partner with some experience with something of the scale, and finally, we have to come back to you to authorize the further spending on, if we were to move forward with some kind of a, a memorandum about that partnership or a development agreement, if we went that formal, so this does not commit you to anything yet but it kind of directs us to continue the conversation.

Wheeler: Very good. And I understand you need to substitute exhibit b, is that correct?

Manning: That's correct. We have got --

Fritz: Can you give us a couple of sentences -- a couple of sentences on that.

Manning: Sure, after we submitted the packet to council, they had some -- they wanted to clarify their position in terms of the commitments they could make in the table in exhibit b on page 5. The commitments would be for policy and planning rather than financial at this point in time, so they wanted to clarify that, and they felt that we had to recast the benefits that the park provides for not only the owners but the community, so we made a couple of edits to those portions of the table only, and we do have a substitute exhibit that we have for council.

Wheeler: Do you anticipate any objection from either the owners' group or the work, the working group?

Manning: No. I think that this is substantially the same, just a small clarification.

Wheeler: Very good we have a motion to substitute, a second, further discussion? Karla, please call the roll.

Eudaly: Aye. **Fritz:** Aye.

Wheeler: Aye. Substitute is substitute exhibit b. So thank you. We have a number of people who are going to testify. I understand that we have six individuals who were from -- they participated in this study and they were from either the owner's group or the working group. I would like them to come up first, so Karla, I will call the first six people. The first three of michael lopez cerraro, doug armstrong, and victor. Come on up. And after that will be brian atkinson and annette stanhope and joe rossi. Three minutes each. Name for the record, please.

Michael Lopes Serrao, Superintendent Parkrose: Good day, I am michael , the superintendent in the -- in the parkrose school district. First I want to thank the families, the rossi, and garre and giusto families for doing this. This did not have to done, and to include this around this development and this concept has been a great experience. Most important for the school district it allows us to plan and foresee potentially a large site that has an impact on enrollment, and most importantly, an impact on the families and how they access our schools. The other, the other important piece is thinking about in parkrose getting to school, to and from the school can be difficult for students, we are a community that lacks sidewalks. It is nice to be included in the process as we talk about how students and potential families can access our schools, particularly in that this site has a huge impact on the parkrose school district, significantly, because this site lies in one elementary school boundary, so in order to have future planning, this is our school board's task to look at the capital improvements necessary in our district, to potentially see up to 700 to 800 new students in the district over a 15-year period. The other piece I would like to acknowledge is that the concern that I have over development in parkrose is that currently, our district has experienced a 5% decrease in enrollment over the past five years. Much that has to do with the affordability of housing in the community, and this has the deepest impact on the most historically and underrepresented families. So the diversity of the district, which is the most beautiful thing of the school district, is being impacted currently, and I worry about future development and the nice thing about this concept plan is all of the stakeholders were at the table. We had historically traditionally historically underserved families that participated, as well as culturally specific partners that sat at the table as we talked about the concepts and so forth. I also want to thank barry manning from the city of Portland. His communication, his thoroughness, his intents to keep the district involved has been incredible, and I really appreciate it. So I am in full support of this plan, and really appreciate the opportunity to see how a school district and the development of the community can be impacted in the future. Thanks if having me.

Wheeler: Thanks, michael. Thanks for being here. Good morning.

Doug Armstrong, Co-Chair East Portland Action Plan: Good morning. Mayor wheeler, commissioners. Similar here on behalf of epap, the east Portland action plan. I am doug armstrong. I am also the vice chair of the parkrose neighborhood association. You have in your next list of attendees to testify annette stanhope. You have her testimony. You do not have her. She has the flu and was unable to come today. So with that, I will get into my comments. I am doug armstrong, as I said, co-chair of epap, the east Portland action plan. I was asked to sit on the advisory committee by joe rossi, one of the property owners, who wished to have as much citizen engagement as possible in the process. I was honored to be involved and happy to bring forth action items from epap to the visioning team for the project. While it is currently visioned has its local detractors. We need to look at how we are progressing into the future. As the 122nd corridor changes and upgrades, it is necessary to engage best used practices for the land that we have available to us for development. As visioned, pads checks off as many boxes as possible in the realm of housing opportunities and does, indeed, include a walkable neighborhood that is accessible to the larger area as a whole. While there are, as visioned, economic

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opportunities available in the pads, these are not the sort of jobs that align with the current base of mfi numbers in Portland for a family of four. Care needs to be applied to the corridor changes in and around this development, so as not to hinder new residents who will, by necessity, need to commute to higher wage jobs out of the area. We see the changes largely as a net positive for the area. It will, by design, spark a rejuvenation that will have a ripple effect throughout the parkrose and argay communities. These effects are positive and negative. Whenever new or enhanced projects occur on a neighborhood level, displacement occurs. It's inevitable. As the project is flushed out over the coming years, it's critical the issue of displacement be addressed before any ground-breaking occurs. Not having a plan in place prior to the development means we are failing once again to address and care for our residents who are barely making ends meet now. What does that conversation look like? I don't know. But I do know it needs to happen. As this project is eventually rolled out, epap will engage with stakeholders in the largest communities to ensure vital concerns are addressed and remediations are in place to prevent unintended consequences. Thank you.

Wheeler: Thank you. Appreciate your efforts. And we do have her testimony here, as well. Thank you. Yes, we do. Great. Good morning.

*****: Good morning. Commissioners, mayor, I am victor rame here on behalf of the columbia corridor association. We represent business trade in the industry in the columbia corridor running from the willamette river to the sandy river. While this particular development does not focus on industrial development in creating living wage jobs, it does do a very good job, I think, of creating opportunities for housing at a broad range of price points, and for both renters and people who would want to purchase. We have a lot of people that are employed in the columbia corridor, would like to have housing closer to where they live, about 39% of the people that work in the corridor current -- they currently live five miles from their jobs, and we would like to keep as many of the folks close to their jobs as possible to reduce their carbon footprint, and also to give them a better quality of life. I think that this proposed concept plan does a very good job of considering the quality of life of people in the community, both those already there and the people that would be moving in, and it's in an excellent location with respect to the schools, with respect to the parks. Proposed community services, and there's been a very high priority on getting a grocery store, which I understand is something that is very important to this community. This is a community that we saw at the public meetings, already is very diverse. We expect that with the concept plan being carried forward, there will be more opportunities for people to live in the neighborhood.

Wheeler: Thank you. Appreciate it. Thanks all three of you. And annette did submit her testimony. We will hear from brian atkinson and brian rossi next. Thanks all three of you. Karla, after that, how many people do we have signed up to testify? Very good. Good morning.

Brian Atkinson, Argay Terrace NA Board Member: Good morning. Thank you, mayor and commissioners for having me. Brian atkinson, on the board of the terrace association, and was on the board of the historic parkrose mpi, and also a residential real estate agent and like to think that I have an idea of what people are wanting from our neighborhood and what they do and don't like about it. What I would like to emphasize is that I feel like the neighborhood was really heard in this process. Sometimes the general complaint in this type of development is that the city bulldozed the developer doesn't care about the people who live here, and they want to put up anything, and having this opportunity from the city and your resources and the staff and the metro, and the families, it's a great benefit to the neighborhood. Every comment was cataloged, and even if it was a sticky note, smiley face, that was logged and is represented in this report. We had 100 people at each of the three large meetings at the middle school, and people were invited through mail, and next

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door and facebook, so anyone who is tuned in and cared about the future, and present quality of life was able to present what they wanted to share, and I feel like this plan reflects the opinions of many people in the neighborhood in line with the comprehensive plan. Of course, a lot of people are disappointed to lose the farm in the future having a farm like there in a big city like Portland is pretty rare. Sometimes joe will text me and ask me if I want to come and pick strawberries at the farm, and I will walk over with my son and wife and dog and walk back home with a bucket full of strawberries, and that does not happen. So what I would like to see this become is -- I would like it to retain this -- this land to retain that type of community connection, and I think that it can happen with the continued collaboration and continued support because what I feared would be, is this could be chopped up based on the zoning divided into different developments, and to have this type of creative, collaborative design that implements so much research and one year of community conversations and going back to the drawing board with our architecture firms is really exciting. I would like to see it continue.

Wheeler: Thank you very much, I appreciate it.

Joe Rossi, Property Owner: Thank you, mayor, commissioners, for having me. I'm joe rossi. I'm one of the property owners involved. Four generations in Portland and parkrose itself. I just want to say from a family owner perspective I represent a few of us, that i'm the most visible face but i'm part of a group. We really appreciated the opportunity that metro gave us in this grant to have the vigorous public outreach we did. I always envision someday that in the future when we have to develop that we would be really involved in the process and involve a lot of people. That without that grant that the city helped us write and get we couldn't have done this on our own. I think the one thing that I really look back on, this plan really exceeded my expectations. I really had a community aspect. I wanted to capture everybody, give everybody a really good win out of this plan. I can't say enough how much this exceeded my expectations, this plan is better, more well designed than I had envisioned. I always thought there would be winners and losers in the plan. It's a voluntary process with our family but we would be subjected to a lot of public opinion and negativity but I didn't get that. We got vigorous public debate. My dad was a big parkrose school supporter going into the plan. It really intrigued me how a homeowner or renter could walk their kids to shaver school, elementary, middle school and high school. We got great connectivity. Michael lopes of parkrose is amazing. He brought a lot of people to the table. You see a few people that represents some groups but we have other sub groups in parkrose. The biggest unintended win out of this project was this really was a positive connecting our community together. We have never really had a project where all of our community groups had something to say and wanted to participate and they were invited in. And barry manning did a great job facilitating the discussions and all city agencies. I want to say thanks. A lot of people ask me why are you selling the property, I guarantee you my hand will be on this to my dying day. This is my life's work. My dad's life's work was toning the farm to the next generation. Mine is to transition to make something really amazing for our community. I have a daughter gabrielle really involved in the process, she's the fifth generation. We're going to go all the way through on this. The first step was the zoning we got. We had a really good public input in the zoning process. You did amazing job. This was second step. The third step will be to come and we'll stay involved.

Wheeler: Thanks, mr. Rossi. Thanks to you and your family and all of your associates for making this a really grand vision. This could have gone in a very different direction and you really gave the template to the community to be able to shape this. We're very, very appreciative. Commissioner Fritz.

Fritz: Entirely appropriate that you get the last word at this hearing that nobody else has signed up to testify. You mentioned the zoning. We had many high priced fancy land use attorneys came and join the comprehensive plan. None came to every single meeting the

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way you did. Just to make sure you were listening to everybody and the zoning got done as you envisioned. You also said that you would always need -- would come when you have to develop this property. I think it's when you get to develop this property and to bring it to ongoing use as a community resource. The photographs the repurposed bond, this is just a bond bash except 365 days a year. You've already provided that kind of community space. I'm really excited, very happy to hear you and your family is intending to see the process through and very supportive.

Rossi: Thank you.

Wheeler: Thank you both. We really appreciate it. There's no further public testimony?

Moore-Love: That's correct.

Wheeler: Please call the roll.

Eudaly: Well, this site is full of such exciting potential for density, for affordable housing, i'm also a big fan of the repurposed barn. Please don't tear that barn down. Framing the views of mount hood, agrihoods. I learned a new word today. I don't know about the rest of you. Also protective bikeways. I love to see that. Just very exciting. Nice to see you back here again, mr. Rossi. I happily vote aye.

Fritz: This is a really exciting plan. Thank you to everybody in the community, thank you to the families and the neighborhood association for providing -- very much appreciated. I'm interested in maybe making this study circle bigger to get it to sandy boulevard and include all of the park and area around it. I think we could look at a neighborhood prosperity district or some narrative to make sure rising property values from this development and the park being built are reinvested in this community and make sure that they can help those resources are available. I look forward to the next step. Thank you to planning staff. You've been involved in this for a very long time and I appreciate it. Aye.

Wheeler: This has been a great meeting so far. We have heard a grand vision for the gateway area, now a grand vision for the parkrose-argay terrace area. Both these visions have one thing in common, that the community is leading the vision and bringing it forward. I couldn't be more excited. I'm happy to vote aye. The resolution is adopted. We'll take a five-minute recess and take up the steve lowenstein trust award. [pause in proceedings.]

Recessed at 11:06 a.m.

Reconvened at 11:12 a.m.

Wheeler: Thank you, everyone. Please read item 1136.

Item 1136.

Wheeler: This is an item brought by commissioner Fish. He could not be here today so he asked me if I would please welcome our honored guests and introduce the item. I would like to introduce past board chair of the steve lowenstein trust, that's michelle harper. And board member margie harris. If you could both come down. This is an award of course named after the great steve lowenstein. He was an attorney, author and civil rights activist. He was the founding director of the Oregon legal services and he volunteered with the peace corps, worked here in Portland city hall, and he was a strong advocate for social justice. Steve firmly believed this should go to someone who demonstrates the greatest contributions to assisting the poor and underprivileged in our community. This year the board has selected billy anfield as the 2019 steve lowenstein trust award recipient. Billy has spent decades working with those formerly incarcerated to successfully reenter our community and achieve the fulfillment of their life's dreams. They in turn would become recidivism activists themselves, so they would reach out to others also returning to the community and give them the encouragement and support they need to become successful. Billy, we're honored to celebrate you this morning and we thank you for your

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incredible transformational leadership in our community. With that i'll let michelle take it away. Good morning.

Michelle M Harper, Prior Board Chair Steve Lowenstein Board Member: Good morning, mayor, city council. Gives me great pleasure to come before you and to present the 2019 recipient, mr. Billy anfield. I would like to ask the board to stand, please. I would also like to acknowledge mr. Anfield' family. He has quite a few family members here, wife, siblings, aunts, uncles, cousins, coworkers, friends, clients. [laughter] we're very happy to have the family and everyone here this morning to honor mr. Anfield. In the 28 years we have given this award we have given away over 200,000 in support to individual programs that support and build the community and make the city of Portland what it is. At this time I will turn it over to margie to give a brief remarks about steve and why we continue to do this work.

Margie Harris, Steve Lowenstein Board Member: Thank you, michelle. Good morning, mayor, members of the city council. I'm sorry to miss commissioner hardesty and wish commissioner Fish good health. I'm margie harris, i'm a member of the lowenstein trust board of directors. Those of us on the board convene each year to make that honorable selection of someone in steve's name. I will take just a few minutes to reminds us all about the person steve lowenstein was. Steve lived a life committed to improve opportunities for others. We remember him as the founder of legal aid here in Oregon, an attorney who used the law to protect and defends those most in need. We remember him as an activist, active in the northwest part of town especially and someone who shined light on citizens who deserve to be treated with greater dignity and respect. We remember him as a researcher and writer who authored a most notable work describing the history of jews in Oregon. I have my copy inscribed by steve. Though we often recall these examples of what he achieved in his short life of only 52 years I also want to reminds us about who he was as a friend and as my coworker in city hall working with commissioner lindbergh in the early 1980s. I remember steve as a thoughtful, intelligent man full of insights and wise in his council. He was a genuinely caring person and someone who was a fine listener. He was an avid reader, a world traveler, a collector of art and he was funny. He would spontaneously break into a very contagious laugh, it was more like a cackle or giggle. He used that often. Steve was the only person I knew who ordered dessert first, who chose a restaurant based on what they offered for dessert and was never too full to indulge in something delicious and sweet at the end of a meal. Each year when the trust award is presented in steve's memory we can all take a few moments to remember steve and to uphold the principles that he lived by. I believe every person we recognize with this annual honor is someone steve himself would have been proud to know and to support. Thank you very much for being a part of our presentation today. And i'm told that we have an okay from you, mayor wheeler, to include all the people who wanted to speak. So there's a few extras who will come forward briefly to share their thoughts.

Wheeler: Thank you.

Harris: Thank you.

Harper: I will invite up mr. Anfield and richard harris. [applause]

Wheeler: Good morning.

Harper: Mr. Anfield, his light shines as a pathway for others. Throughout his multiple decades of work and commitment he inspires and has taught many their value and how to fight to reclaim their lives. Mr. Anfield first began his work at central city concern in 1991 managing an innovative homeless housing program known as shoreline. It had a major employment component and during that time as a total of mr. Anfield's service with central city concern a total of 24 years he's had several different jobs, so he has many, many, many skills and applied all those skills to make the programs that he now runs very, very successful. He is a person who leads by example. His life has been a light for others to

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see. That he's come through the fire and crossed over on the other side. He's very empathetic and understanding of where people are and meets them where they are and allows them to chart a plan and he's there to guide them through that plan. He's been very supportive and focused of the community of residents employment and recovery services at central city concern. He took over from the previous shoreline manager, during that time the employment rate went up significantly. He's coauthored an important investigative program called move out savings program after a resident found work and started paying rent. A portion of that went to the move on account. The participant later used it to cover expenses of moving to independent housing. This growing savings account encouraged residents to move on making room for others who could benefit from the shoreline. Six months to a year the move-out account could grow to over \$1,000 to support utilities and deposit of first month's rent. Following that position mr. Anfield was managing the employment services project, the housing management janitorial services and all of these programs. He has selectively decided to mentor each and every person in the program, support them through each level of recovery and make sure they were able to stand on their own before moving to the next level. The very positive role model he's definitely a mentor, one that can always be counted on. Over time the experience that he has, he has shared to many, with many. His experience of knowledge and from the certifications he has received he has shared that with many people. Some certificates he has gotten with certificate and moral recognition therapy in basic training, mrt, advanced training, freedom road cognitive training, brain-based mentoring certification. Habitation and power accountability certification. He's a certified department of corrections volunteer as well. In 2006 the city Portland bureau of housing and community development entered into a partnership with central city concern to develop an effort to assist homeless people to stabilize their lives and train for and keep living wage jobs. He chose to lead this effort. He named this project access to building trades and customer service occupations. The program was different from the immediate employment practice called work force because it was using the participants, their training, their education, leading to employment and real jobs that require real apprenticeship and certification or both. The individuals were screened for motivational commitment to work in a strenuous program to provide housing for those without access to a stable environment. He's been a model mentor, a resource facilitator. He has been the light in the middle of a storm for many people who have lost hope, who are not sure what their value is, those that have been lacking confidence are not sure if they really have the courage to return back into a stable life force, to reclaim their families and know that they have a rightful place in our city after they have gone through some storms in their lives. In 2012 after 22 years of direct service work with some health issues mr. anfield decided to retire but that did not last very long. In 2017 he was recruited and came back to create an employment access center. This program is specifically culturally specific for african-american males and he's developed many partnerships with this program and is a model of success. It gives me great pleasure to for us as a board but as a city to celebrate mr. Anfield and the undying commitment that he has continued with this program and everyone that is around him that has been ever touched or been in his presence has been changed. Their life has been changed for the better. So on that note I will turn it over to mr. Harris to give a few remarks.

Richard Harris: Thank you. Mayor wheeler, commissioner Fritz and commissioner eudaly, i'm really happy to be here. I have not been at this desk for quite a while, so it's good to be back in front of city council. Particularly for billy. Because of the many employees at central city concern I have known him for a long time and worked directly with him and have some clear idea of the kinds of things and the impact he's had on the homeless people and people who are in recovery and people coming out of the prison and the criminal justice system. So he and I talk about and still see one another. We keep up with what's going on

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and when the opportunity came for nomination to the lowenstein award, I really thought that billy was the perfect person to do this. So I was really happy to submit and work on an application with others that would reflect the importance of the work that he's done. And in doing that, I wanted to confirm that I had all my facts straight because the executive director I didn't necessarily know all of the details of everything that billy did because he did so many things. He managed so many services at central city. So we were talking about I was talking with him about the intensive building trades training program that was a grant from the city, and it was intended to help homeless people regain real employment, living wages and to change the direction of their lives and it was targeted to people had been in addiction and now were in recovery and now were working on getting good jobs. So I asked billy, it's really important to know what the outcome of this project was because i'm sure you saw a lot of people in that. I says, how many people were in that program? He says, over a couple of years about 38 people that went through the program. I had thought that there were probably twice that many in the program and he would tell me what the statistics were. I said, how many of those people got jobs and how many of those people still are sober and are still working? He says, well, 38. I thought for a minute. Well, that's pretty amazing. I said, how do you know that? He says, oh, I talk to all of them. Now, I don't know, this is six, seven years after the program he was working on this program. I says, come on, billy. How in the world can you keep track of 38 people? He says, we all keep track of one another. I have talked to them and many of them are here today. I think it's really important to know once you got a relationship with mr. Anfield you had one the rest of your life. I appreciate that because that's somebody who really cares about what they are doing and puts everything into the activity that he's working with them on. So he's had many jobs and I could probably thousands of people he has had contact with. He's been a major element in changing what's happening to them. I know mr. Lowenstein as well. So I think that steve would think of billy as the sort of example that he would cite in almost all respects. Change agent, mentor, person who has heart and soul about the people they know and effective. I think the thing that I really appreciate with working with billy is I never, ever wondered is this a good thing to do. If he wants to do it i'm saying, yeah, I think he has a feel for it and he knows what's happening. Flip the script when he came back it was a program that really was something that he and I used to talk about. It's like sort of the perfect match to his skills and in his absence from central city he also worked with reentry programs for people coming out of prison and this is a way to get back into that at central city. I think that program has thrived under his leadership and others at central city concern. So thank you very much for honoring billy this week. We appreciate it.

Wheeler: Thanks.

Harper: At this time I would like to acknowledge mr. Billy anfield as our 2019 steve lowenstein trust award recipient. With this award actually comes a \$7500 grant that is used to forward his work through central city concern. I give you mr. Anfill.

Billy Anfield: Thank you. Thank you very much. [cheers and applause] wow. Thank you, mayor wheeler and commissioners. Please extend that to commissioner Fish. I have asked reason to embrace him. I know he couldn't be here. I want to thank michelle harper, marjorie harris, the entire board, directors of steve lowenstein endowment. Want to thank richard harris for nominating me. Excuse me. I'm so overwhelmed this morning. This is not a normal day for me. I'm honored to be in this place of city governance where city governance is managed. It's an honor just being in city hall for me. I have been here before to testify for programs, but nothing to this extent. Thank you so much. In the audience this morning is my family. My immediate family, extended family, my central city concern family, my sponsors, pastors, my coworkers, community partners, we're all family and i'm so honored to have them here to share my joy this morning and tears of joy. A lot of you haven't seen me in this cry before but i'm just so overwhelmed at all of this. I thank

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each and every one of you so much. When richard told me he was going to nominate me, I said, all right, if that's what you feel, i'm all for it, and I know that there was a host of individuals who par took in the process of nominating me. I know that richard's wife was probably looking over his shoulder at the verbiage. I know that the central city concern executive team wrote statements of reference for me. The executive team I thank you so much, freida, rachel. Everyone involved. When I went home the evening I talked with richard I got a call from michelle harper, and she was so eloquent in describing the award and when she started to tell me why they felt I deserved it I began to cry. Excuse me. I want to acknowledge others that were nominated because -- I don't know who they are, but I know that they do the work as well as I do. And it's perhaps worthy as well. I want to acknowledge them. When I got off the phone with michelle I looked up steve lowenstein. I did not know him. And what I read, I went into my reading room and I read, I googled his name and I read about him, kind of man he was, a lawyer, chief of staff for commissioner lindbergh. Worked as a volunteer at the peace corps. Wrote texts on ethiopian law, advocate for social justice, civil rights, advocate. Social justice advocate. A lover of people, of mankind. I started thinking about what I do. Questioned my worthiness. And I began to think about, and i'm not a lawyer by a long shot but this man was a lawyer and pretty well established. Why did he reach that far to help people that were in need? What made him do that? And as I questioned that, I found out that he had compassion. And caring. The kind that I have. I began to feel similarities that parallel my work with his. And I actually brought steve's spirit into me. And mine into his. He wrote. I document. And I wondered why I never stopped to think about every client that I have an action with i'm required to document that. How many times have I documented over the years? I never stopped to think about that and I could see steve in solitary writing because I know a writer has to have solitary and calmness and do his writing alone. I just saw this similarity and I said, I can, I can understand the kind of man this is. Unselfishly he did work for mankind and I began to feel good about looking at what I do over all. In this work I don't stop. It's one day at a time. This has created on me and forced me to take a look at the years of work that I have done. Every so often people say you're doing a good job, billy. You've helped a lot of people. I see people that I have helped and I know this, but getting up every day, coming to work is the extent of what I think about my work. I love getting to work and working with needy people. Period. So I just want in steve's spirit to know that he is my role model now. And I want to thank everyone that was associated with me being here today, my family, my wife is so happy for me. She has supported me over three decades of doing social service work. I have worked for multiple agencies that have allowed me to be in a position to help the needy, and so my former and current supervisors are here. I respect them so much for allowing me to do my work and supporting my work. I have met people who I just admire so much and respect so much. Recently dave dahl, who cares about people so much. He and i, we determined that it's not the bread, it's the meat. [laughter] so when we see each other, we tell each other that and it's not. It's the meat. It's the heart. It's the compassion. It's the caring. So with that said, I am absolutely honored to be connected to the former recipients of this award. Mamie name, billy charles anfield, be laid with theirs, and I accept carrying the torch of the 2019 steve lowenstein award. Thank you very much. [applause]

Harper: Mr. Anfill represents the heart, the spirit and commitment of what steve lowenstein envisioned when he created this award. We're living in very challenging times but when you find a community angel like mr. Anfield, who is consistently willing to step up and help with these challenges it makes us a better city. He is all that is positive and an example of what is best in our city. And with that I will present the award to mr. Anfield and take a photo with city council.

Wheeler: Thank you.

Fritz: If commissioner Fish were here he would invite asena lawrence to be part of this. Thank you for your work on this

Wheeler: That was great. Thank you, everyone. Now we'll move on to the first item on the regular agenda. Please call item number 1140. Folks, this is a good celebration and it's worth having but maybe we can move it outside. Then you can really party the way you want to party.

Item 1140.

Wheeler: Greetings. Folks, i'm sorry, we got to keep on moving here. Thank you. Good morning. Follow that.

Kathleen Brenes-Morua, Procurement Manager for Design and Construction: Hard act to follow. Very moving this morning. I'm kathleen breneis, procurement manager for design and construction services. I'm here to recommend the authorization to enter into a contract with raimore construction for the gateway green development and registration project. The authorizing ordinance was approved september 11, 2019. The engineer's estimate was 3.7 million. We issued an invitation to bid on september 17, 2019. A nonmandatory pre-bid conference was held and nine contractors attended. Six primes, three subs. Bids were due on october 22, 2019, and four bids were received. The responsive low bid is from raimore construction llc in the amount of 2,862,768. It's 22.6% under the engineer's estimate. The city's aspirational 20% subcontractor and supplier utilization goal applied. Raimore met this goal with the commitment to subcontract 29% to certified firms, certified with the certification office for business inclusion and diversity listed in the report before you. Raimore is self-performing 79.1% of the work and they are a certified disadvantaged minority enterprise. 100% of the project will be delivered by certified and women opened contractors. I want to highlight raimore has been a participant in the development program for five years. They were awarded this contract in the open market. One of the numerous success stories of the prime contractor development program. I would like to recognize stacy edwards for her advocacy, leadership and dedication to the program. Stacy is taking a leave of absence beginning this friday and she's going to be greatly missed. With that raimore is in compliance with all city contracting requirements and I hereby recommend you authorize this contract.

Wheeler: Very good. Any questions? If not i'll entertain a motion.

Fritz: Move to accept the report.

Eudaly: Second.

Wheeler: Any further questions or issues? Hearing none, please call the roll.

Eudaly: Aye.

Fritz: Well, I echo you kudos to stacy and sending her good wishes. Commissioner Fish is really excited about this project. It's been in the design process for quite some time. It's exciting that it's a company who has been nurtured through our prime contractor development program and the 100% of the contracting so all of nearly \$3 million is going to minority women owned businesses, mostly minority. I appreciate that. Aye.

Wheeler: Good project, good construction company. Excellent staff work. Thank you very much. I vote aye. The report is accepted. Thank you. Good luck with it. 1141, please.

Item 1141.

Wheeler: Colleagues, the city's investment policy describes the framework and criteria for investing the city's cash based assets. The city's policy is written in accordance with Oregon law ors294.135, brought before the council for adoption each year. City council last adopted the investment policy on 12/13 of 2018. This is an administrative action and there are no proposed changes to the existing policy. Hi, brigid.

Brigid O'Callahan, City Treasurer: Good morning, mayor, commissioners. For the record i'm brigid o'callahan. I am Portland city treasurer. In my role i'm responsible for the team of professionals who manage the cash assets and also issue debt on behalf of the city. As

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the mayor stated Oregon law pertaining to investment of public funds requires the city adopt our investment policy annually. The council last adopted the policy on december 13 of last year. Today i'm here to present the investment policy for adoption as mayor stated there are no changes to the policy but I would like to highlight a few points of background for the policy itself. The city's investment policy describes the framework and criteria for investing the city's cash assets. The city's investment objectives to reserve the principle ensure liquidity and earn market return on the funds that we have for the city, to be good stewards of the city's funds. The city of Portland's investment policy is more restrictive than state law requires. We have limited our investment parameters to include interest bearing deposits in local banks ensured by covered by insurance or by collateral. And that the investment policy also allows us to investment in united states treasury or agency securities and corporate securities that are of a very high quality investment rating. Those ratings are aa-minus, aa3, or better by at least two rates agencies. The securities can have a maturity of no longer than three years. No more than 5% of the portfolio to an issue were and no more than 35% of the portfolio to corporate securities. We have further chosen to exclude corporate issuers involved with industry such as fossil fuels, financial services, retail sale of firearms and we present allow a concise list of 12 highly rated corporate securities issuers in the policy. Corporate securities provide diversification and an opportunity to earn additional yield over the alternative investment types such as u.s. Treasuries or agency securities. The investment earnings make a significant financial contribution to the city budget and fund programs and services that the bureaus provide. The investment earnings net of the administrative fee to cover treasury's operating costs are distributed to the city funds. In 2018-19 treasury earned 45.3 million on the portfolio. Year to tate fiscal 2019/'20 20 through october 31 treasury has earned 14.6 million. The treasury division will continue to use is professional expertise and discretion on the portfolio to make decisions on behalf of the city in accordance with that policy. City of Portland maintains an investment advisory commit I to advise the city treasurer in conjunction with the portfolio oversight, investment policies and practitioners. The committee is made up of at least three public members who are experienced investment professionals. In the interests of transparency treasury has posted the city's investment portfolio online since 2013. These months end line by line portfolio reports can be found at www.Portlandoregon.gov/brfs. With that I make myself available to answer any questions.

Wheeler: Any questions, colleagues? Any public testimony?

Moore-Love: Lightning and maggie had signed up. I don't know if they are still here.

Wheeler: I do not see them. Please call the roll.

Eudaly: Aye.

Fritz: Much quieter investment policy discussion than in previous years. Aye. Thanks for your work.

Wheeler: The investment policy sets forth key investment objectives to preserve the principle, to ensure liquidity and earn a market rate of return. The earnings make a significant contribution to the city budget and the programs and services that the bureaus provide. We appreciate your great work and your colleagues' great work. I vote aye. The resolution is adopted. Thank you. Next up we're going to move it. Read 1142.

Item 1142.

Wheeler: I have had a conversation with commissioner Fritz. It's requested we move this to the 12/18 agenda, please, Karla. December 18. Then commissioner eudaly, you're going to pull back the next two is that correct?

Eudaly: They are both emergency items and we don't have the required four votes.

Wheeler: Can you read 1143 and 1144, please.

Items 1143 and 1144.

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Wheeler: And as commissioner eudaly mentioned we need a fourth here before we can hear these. So they are referred back to commissioner eudaly's office.

Eudaly: We're rescheduling them for the 18th.

Wheeler: We won't hear them today. We'll sort it out later. 1145, please.

Item 1145.

Wheeler: Commissioner eudaly.

Eudaly: Thank you, mayor. In 2017 city council adopted a new ten-year transportation system development charge or tsdc, rate study and project list. That project list shows which transportation projects are eligible for tsdc funding over the ten years from 2018 to 2027. The project list was based on transportation system plan at the time as well as other recently adopted plans. Since then the transportation system plan has been updated with another technical update currently in process and several other area plans adopted since the 2017 tsdc project list was adopted. For this reason pbob is seeking city council approval to amend the project list to reflect these newer plans and provide tsdc eligibility for high priority projects. The proposed amendments reduce eligibility for some projects, increase eligibility for others, and adds several new projects. Because the total eligibility for all projects would remain the same as the 2017 list, no changes are needed for the rate study or the amounts charged to developers. This only changes the list of eligible transportation projects. Here to explain the details and answer questions is our director of policy planning and projects, art pearce, and company. Welcome, art.

Art Pearce, Bureau of Transportation: Good morning. Thank you. I'm here with jeff wagner, staff planner on the team who helped work through the mechanics of all this. So thanks for this opportunity to present this to you. As commissioner eudaly already introduced this is part of our process of keeping the transportation system plan and the funding mechanism attached to it always at the ready and nimble. So we're planning to do this we think every couple of years to try to constantly be refreshing the list and the over all tsp so this is an array of relatively small moves that are rebalancing between projects.

Zef Wagner, Transportation Planner Bureau of Transportation: Good morning, mayor, commissioners. I'm zev wagner, transportation planner at pbob. I'll walk you through this technical amendment we're requesting. You know what sdc's are, one time fees to pay for transportation facilities. What we're updating is the 2017 capital improvement plan which is just the list of eligible projects. Sort of the menu of projects that we can spend tsdc's on. The actual approval is done through the cip process and gets rolled into the annual budget. We're updating the amount of eligibility for 18 existing projects on the list and adding four new projects to the list. All the details are in exhibit a, about what went up or down, what was added. Other plans have emerged in the last two years, really exciting improvements, one the connected center street plan we have been working on for the jade and rosewood areas. To try to create more street connectivity. So by creating new tfcc funding eligibility we would have the opportunity to as developments come in they could create new street connections and get tsdc credits or we could bring public funding to match their private funding and get more connectivity in these neighbors. That's an exciting element of this. We also have a series of neighborhood street plans we have worked over the last many years. Tryon stevens, street improvements in arrow heights. A lot of these are partnerships with bes to build out the local street network. These are already on the list but the funding eligibility was quite low and as we found the projects are more expensive than we thought we would like to have more eligibility to be able to increase the funding for those projects. Another big change is the adoption of central city 2035, the plan for the central city, and couple master planning areas for new developments so we have the broadway corridor master plan area at the post office site in the pearl district and also the omsi master plan area. What we will be doing is adding projects to the list that would again allow these partnerships between the private developers developing

these areas using tsdcs to leverage those funds. Also creating a new project for the green loop, which is very exciting idea that is finally starting to emerge segments of it are now being planned and designed and so we want to be able to partner with property owners along the line to build segments of the project and creating this new funding eligibility will allow that. So just highlights of what's in exhibit a, we decided to -- the decision on how to lower eligibility was based on projects that have been constructed or already funded. Projects that we expect more outside leverage. We don't think this is really going to impact existing projects on the list. We're really reducing eligibility for projects that don't need that eligibility in the first place. Then transferring it to these new projects and projects that need more funding eligibility. We tried to keep them all within the same geographic area. If you look at exhibit a, we're reducing funding and increasing funding from projects in the same area so there's no one area subsidizing another area in terms of eligibility. As commissioner eudaly mentioned there's no net change in the projected revenue or spending so no change to the fcc rates. Again, the actual approval would happen separately through the budget process. Any questions?

Wheeler: Great. Any questions? Karla, do you have any public testimony?

Moore-Love: I believe they left. Maggie.

Wheeler: Any further business? Anything else to add?

Pearce: No.

Wheeler: This is first reading much a nonemergency ordinance. It moves to second reading. Thank you for your presentation. Next is another second reading, 1146. This is a second reading. We have heard a presentation and taken public testimony on this item. Is there any other business? Seeing none, please call the roll.

Eudaly: Aye.

Fritz: Thank you for the presentation last week. It was well done. Aye.

Wheeler: Thank you to the transportation team, to the commissioner, commissioner eudaly and her office. And all the folks who testified. It was great. Aye. The ordinance is adopted. Next is 1147.

Item 1147.

Wheeler: Commissioner Fish asked that I introduce this item. This is to prevent localized flooding in southwest Portland. The bureau of environmental services is building a stormwater project at southwest 39th avenue. It's below southwest capital highway near the headquarters of tryon creek. The project will direct stormwater to the new facility preventing flooding in the neighborhood. To proceed with the project the bureau of environmental services needs to acquire certain easements and property rights. Here today to give a brief presentation are joe dvorak and lisa moscinski, both with environmental services. Take it away.

Joe Dvorak, Bureau of Environmental Services: Thank you, mayor. Good morning. So again, real short presentation and here to answer any questions that you may have. I'll turn it over to lisa with more details.

Lisa Moscinski, Bureau of Environmental Services: Good morning, mayor, commissioners. I'm lisa moscinski with the bureau of environmental services. We're going to give a brief overview of the project, outreach conducted to date and specific request to authorize the city to offer just compensation and use eminent domain authority. The goals of our southwest carson southwest 39th project are to extend the public storm system southwest 39 it's to southwest 37th through private properties parallel to an existing sanitary sewer system. We plan to replace the storm pipe on southwest carson within the right of way. This project will help reduce flooding within the right of way and neighboring properties. It also removes stormwater from our sanitary sewer system and improves existing infrastructure. So this project is in southwest Portland where we have a separated sewer system and in many areas the stormwater infrastructure is limited. Unlike older parts

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of our city that developed with curb trains this area was a semi rural landscape annexed by the city in the '60s and '70s with no formalized stormwater structure. Two vacant tax lots came in for development and there was no approved discharge point for the stormwater making development challenging then we learned of the frequent flooding issues so during heavy rainstorms neighbors pull off that sanitary sewer manhole you see in that photo to alleviate flooding on the roadway and private properties then the sanitary system isn't designed to handle that additional stormwater and it causes surcharging of the system down the pipes. So we did specific outreach including letters, emails, phone calls and site visits and have been having ongoing communication with the property owners over a couple of years. Two temporary construction easement and five sewer easements across five properties. We have an existing sewer easement but it was determined it was specific for the sanitary system so these new sewer easements are necessary to maintain and upgrade the proposed storm system. The costs incurred with the acquisition shall be charged to the sewer operating fund fy-'19-'20 budget e11116 to accomplish the project's goals and construct as designed. The city must acquire the property interests described and depicted in exhibits a through n by may 2020 so construction can begin on schedule. Construction is expected to start september 2020 after a four month procurement period. So we thank you for your time and we'll be happy to field any questions you might have.

Wheeler: Colleagues, any questions?

Fritz: Have any of the property owners indicated concern about this?

Msocinski: No. I have been in touch over the phone and via email with all five owners, and there isn't concern over it.

Fritz: Thank you.

Wheeler: Seems like a good tradeoff. Is there any public testimony?

Moore-Love: They left.

Wheeler: Very good. Anyone want to testify? Thank you for your presentation. Thank you to commissioner Fish and thank you asena lawrence for your guiding this. This is first reading of a nonemergency ordinance. It moves to second reading. Thank you. Next item also a second reading, 1148. Any furthers business on this item? Call the roll.

Eudaly: Aye. **Fritz:** Aye.

Wheeler: Aye. Ordinance is adopted. 1149, please.

Item 1149.

Wheeler: Colleagues, this is somewhat of a different item for us pursuant to Portland city code community members have the right to appeal Portland parks and recreation policies to the city council. To our knowledge this is the first time that that right has been invoked. Commissioner Fish has asked that this item be referred to his office without objection after we invite the appellant to speak, as they are entitled to do. So if the appellant would like to speak, and that is patrick cashman, is patrick here? I did not anticipate that. So I guess we just return it to commissioner Fish's office. Is that the right procedure? Legal counsel gives me a heads up. Without objection the item is returned to commissioner Fish's office. I thought that was going to be more interesting given the historical first nature of that. Unless i'm mistaken that concludes this morning's agenda.

Moore-Love: Pulled items. 1137.

Wheeler: Believe it or not, folks, I have not practiced this. 1137, please.

Item 1137.

Wheeler: This is a routine administrative city business process to assess owners for systems development charges. The parks bureau, Portland bureau of transportation and the water bureau. In this legislation there are a total of 96 liens and 3591,850.29 to be assessed. This ordinance is for system development charge fees which are one time fees based on the proposed new use or increase in the use of the property. Fees apply both to new construction and to residential projects which increase the impact to city

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infrastructure. Per city code property own remembers given the right to finance system development charge fees through the city. And I don't know if there's anyone presenting anything.

Moore-Love: It's a second reading.

Wheeler: You're right. Great. Call the roll.

Eudaly: Aye. **Fritz:** Aye.

Wheeler: It was about as exciting as I made it sound. Aye. The ordinance is adopted. Now can we please be adjourned? We're adjourned until 1:30 for a work session.

Council recessed at 12:13 p.m.

This file was produced through the closed captioning process for the televised City Council broadcast and should not be considered a verbatim transcript.

Key: *** means unidentified speaker.**

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4:45 p.m.

Wheeler: Back in session is the Portland city council. It is the afternoon of december 11th, 2019. Please call the roll. [roll call].

Eudaly: Here. **Hardesty:** Here. **Wheeler:** Here.

Wheeler: Could you please read our one and only quick item?

Item 1150.

Wheeler: Thank you. We're back to continue our work on the better housing by design draft. The intent of the better housing by design amendments is to expand housing options, address affordable, and approve multidwelling zones. We held public hearings and we took extensive testimony on october 2nd and then again on november 6th. The record was closed at 3:45 p.m. On november 21st after which council discussed and vote on the amendments to the recommended draft. Today, we're going to be voting on the amendments to the better housing by design ordinance findings and staff report to reflect decisions made by the city council on november 21st. Project manager bill cunningham is here to talk us through today's agenda. Good afternoon.

Bill Cunningham: Thank you, mayor, and commissioners. Sorry. I'm live now. Today, we're coming to you with some items that are essentially follow-up to the decisions you made on november 21st on amendments to the code proposals and to the map proposals. For the record, I wanted to highlight we've integrated those amendments you passed into our code documents. They've changed from being the recommended draft to being as amended by city council drafts.

Wheeler: Good.

Cunningham: You don't have to read all this. We also have for the record the maps that reflect the map amendments you made and new title 30 affordable housing section. What we're coming to you for are to amend other documents that are part of the better housing by design package to be consistent with the decisions you made. The first item we will be voting on is an amendment to the ordinance to reflect the shift from the recommended draft to the new references to our as amended by city council drafts. Second, they'll reflect your decisions as well as to incorporate other refinements. Finally, we'll vote on an amended staff report that has been changed to be consistent with the decisions you made on november 21st, so not really new items. It's really just incorporating all the decisions you made on november 21st.

Wheeler: Great. Thank you first of all for bringing the work to us in an organized manner. The staff is going to provide a brief introduction followed by a motion and a second and our votes. I would like to request given the time we keep our comments on our votes brief. This will give us the opportunity to save our final comments for better housing by design until we hold our final vote which will be on december 18th. At the end of the meeting, bill, i'll ask you to summarize our next steps so we have clarity on where we're going next. Bill, could you just briefly describe these amendments just to refresh our memory?

Cunningham: Sure. The amended ordinance includes changes in reference to the documents. Again, it shifts away from the third page of your first item that includes all the changes. It changes reference to recommended draft to now as amended by city council.

Wheeler: Very good. Do I have a motion? We have a motion to amend the better housing by design ordinance. For a vote to approve, it is seconded by commissioner eudaly.

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Eudaly: Aye. **Hardesty:** Aye. **Wheeler:** Aye.

Wheeler: The motion passes, and next up is the vote on amendments to the better housing by design ordinance findings. Bill, could you please briefly describe the findings?

Cunningham: Yes. The amendments to the findings, it's this pretty thick document, are intended to bring a consistency with the decisions you made on november 21st and also incorporate some other refinements. You would be voting on amendments to these findings replacing what you had in the original packet with these new revised findings.

Wheeler: Good. I'll entertain a motion.

Hardesty: So moved.

Eudaly: Second.

Wheeler: We have a motion and a second. Please call the roll.

Eudaly: Aye. **Hardesty:** Aye. **Wheeler:** Aye.

Wheeler: The motion carries and the next vote is the vote on the amendments to the better housing by design staff report. Bill?

Cunningham: All right. The final item you'll be voting on is this one, and this has been amended. This is basically a summary of all the code amendments, and it's being amended to reflect your november 21st decisions.

Hardesty: So moved.

Eudaly: Second.

Wheeler: We have a motion and a second. Any further discussion? Please call the roll.

Eudaly: Aye. **Hardesty:** Aye. **Wheeler:** Aye.

Wheeler: Good. All right. Before concluding, I would like to thank both of my commissioners who are present and both of my commissioners who could not be here this afternoon for their hard work to get to the amendments where we are today. I want to thank the entire team of professionals from the bureau who worked so hard to bring these to us. I look forward to saying more about the better housing by design project when it comes back to us for a final vote. Bill, could you just give us a quick summary of where we go from here?

Cunningham: Sure. We're returning to you at december 18th at 10:30 a.m. Time certain. That'll be for the final vote on the better housing by design package. We're also planning to have a related item on the agenda. Connected center street plan solution coming from pbot. This was a companion piece to the broader effort to come up with getting new street connections, especially in east Portland where it is not always easy to access places. You'll be hearing about that on december 18th. Just next steps after december 18th, assuming it passes, is that staff would start working on implementation. Effective date would be march 1st of 2020.

Wheeler: All right. Thank you. That includes our better housing by design item for today. We'll continue the conversation on december 18th at 10:30 a.m. Time certain. Is that correct? That's correct?

Cunningham: That's correct.

Wheeler: Anything else, legal counsel? We are adjourned. Thank you.

Council recessed at 4:54 p.m.

This file was produced through the closed captioning process for the televised City Council broadcast and should not be considered a verbatim transcript.

Key: *** means unidentified speaker.**

December 12, 2019

2:00 p.m.

Wheeler: Welcome to Portland city hall. This is the december 12, 2019 afternoon session of the Portland city council. Karla, could you please call the roll. [roll call taken]

Wheeler: Now we'll hear from legal council on the rules of order and decorum.

Naomi Sheffield, City Attorney Office: Welcome to Portland city council. The city council meets to do the city's business. Presiding officer preserves order and decorum. To participate you may sign up in advance with the clerk's office for communications to briefly speak about any subject. You may also sign up for public testimony on resolutions or first readings of ordinances. When testifying please state your name for the record. Your address is not necessary. Please disclose if you're a lobbyist. If you're representing an organization please identify it. Presiding officer determines length of testimony. Individuals generally have three minutes unless otherwise stated. When you have 30 seconds left the yellow light goes on. When your time is done a red light goes on. Please remain seated in council chambers unless entering or exiting. If filming the proceeding please do not disrupt the proceedings. Disruptive conduct such as shouting or interrupting testimony or council deliberations will not be allowed. After being ejected a person who fails to leave is subject to arrest for trespass.

Wheeler: Thank you. First up two items from the consent agenda yesterday. We did not have a quorum so we'll hear those first. 1138 and 1139 but you have to read them separately.

Moore-Love: I think we can take them as consent. They weren't pulled off.

Wheeler: Good point. Call the roll.

Eudaly: Aye. **Fritz:** Aye. **Hardesty:** Aye.

Wheeler: Aye. Consent agenda adopted. First item is 1151. Can you also read 1152. Good afternoon, madam auditor.

Mary Hull Caballero, City Auditor: I'm auditor mary hull caballero. We conducted the audit of the fiscal 2019 financial statements. The city financial statements are important resources for community members, taxpayers, investors and decision makers understand what fiscal shape the city is in at a moment in time. Federal and Oregon law and city charter require an independent audit be conducted of the city's financial statements. The purpose of this annual audit is to determine if the public can reasonably be assured the financial statements fairly represent the financial position of the city. There are things that financial audits don't do. they do not reach opinions on whether the city is spending appropriately, making good decisions or what the long term future may hold. The city contracts with moss adams to audit financial statements prepared by michelle kirby and her team with assistance from managers across the city. Audit services director cary guy in my office manages the contract. I will now turn it over to mr. Lanzerata to walk you through the results.

Jim Lanzarotta, Partner Moss Adams LLP: We appreciate the opportunity to come before you and we never really feel like we're done with the audit until we get to this spot. We'll have a merry christmas. What we would like to do today is again just review with you the scope and the nature of the services that we provided. This year we'll maybe just share with you at least in bullet form some of the areas where we spent our time, whether they are areas of the city's finances that we focused on and spent some time. We'll talk about

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that. You want to know the results. So we'll talk about that. There are certain required communications from auditors to auditees and we won't go through all of that but we would like -- we have issued to you a written form of that but we'll release a couple of highlights in the written communication then as usual we like to apprise you of a couple things in terms of new accounting standards so we'll hit that very briefly. So when I think of our audit of the city, actually think about 4 six phases. There are five items on this slide. The sixth element, i'll hit that first, is really reporting. Here's our opportunity to come and share the results. Our reporting would be one additional item not on this. Of course you're very much aware that the purpose of our work is to put an opinion on the accuracy of the document. So this represents the financial statements for the city. All the budgetary comparisons for all the funds combined and over all full set of financial statements and footnotes for the city. I think you have a pretty good understanding that means that we'll go in and independently verify this information. We talk directly to the bankers and those that hold the portfolio. We look at source documents, talk to your legal counsel. You're pretty familiar with that. A second very important element, though, is to look at what we call internal controls. What are those checks and balances that management uses that enables them to put together an accurate financial statement and we have an obligation to tell you if there are serious problems with those internal controls. Either poorly designed or management isn't observing the controls they have laid out. That's a second element. Any time you receive federal grants and the city is very fortunate your various departments are pretty good at 5 seeking federal resources to provide services and when you receive federal grants there's additional compliance audit work on your auditor and some reporting that goes with that. So we'll talk about the results of that. In Oregon every municipality that is organized under the state as a city or county or some other form of municipal corporation there is a requirement of your auditor to also test your compliance with certain laws. There's six or seven of those here at the city that we focus on. Probably the one that takes most time is your budget administration. So that whole process from establishing a budget committee and the budget committee work, the public hearing that you hold, the resolution which ultimately adopts the budget or board order then your compliance with budget law after a budget is adopted are all things that we look at and report on. Another area is where you deposit your money so who holds the city's cashes and investments there are laws that dictate whether -- how aggressive you can be in your investments, who can hold that for you, those sorts of things. Public contracting. There are state laws that govern how you go about acquiring or procuring services, goods and services. We test your compliance against those laws and there's a number of other areas. We issued a report on that and we'll talk about that today. then I illustrate this fifth area here. You're very fortunate that you've got staff that can put this document together. Look at this beast: That's a lot of information and we're fortunate that we get to work with clients that have the ability to have experienced staff on board to produce this. We don't like to produce it then audit it. So you're very fortunate you've got some very experienced staff that can put this together. Our focus is the technical review of it. Is it really meeting all of the bells and whistles required by the applicable governmental accounting standards, and also your staff goes above and beyond the minimum. So this document has elements to it that if you put them in and you do a good job you can submit this for a special award and I won't take some thunder away from michelle and her team, maybe they could talk to you about a special award that's available when you do go above and beyond. Our review then is designed to make sure that all those requirements are met plus what's required by this additional award program. So that's the nature of what we do. We do want to again express that there are a number of entities here at the city that require separate audits. Of course there's the city itself. But prosper Portland, you're urban renewal arm, requires a separate audit and it issues a separate financial statement so your contract with us also covers the audit of prosper

Portland. Your pension plan for the fire and police. The disability and retirement plan, also issues a separate financial statement and we perform an audit of that. Then under your contract there's also the mount hood cable regulatory commission, small piece but we're just in the process of wrapping that. We're almost done. I think we meet with the macrc board next week to deliver the results of that audit, so all these relative humidities will included in addition to the city's financial statements. So help us. Where do we focus?

Keith Simovic, Senior Manager, Moss Adams LLP: I want to give you more insight into the provide. Every audit we do we take a risk based approach and take a fresh look every year. Before we start we're talking internally, with management, reading through council minutes and getting an idea of what the major transitions have been over the last year and we're thinking about what new risks have popped up. Have there been significant changes in management, in controls, are there new accounting standards that can have a huge impact on how this is presented. We say for this year where are the significant risk areas, where do we want to spend the bulk of our time then we make sure we're appropriately addressing those risks. We have a few bullet points of areas we consider critical where we're doing additional procedures to make sure we gathered enough audit evidence and feel comfortable enough to give our opinion. That's not to say we're not auditing all the various transaction cycles covered in this report but these are the areas where we spend the bulk of our time. Number one is cash investments, typically one we spend a lot of time understanding the various ways cash can be collected and deposited at the city. How it can be disbursed and what are the controls along the way, checks and balances to make sure that happens accurately and completely, that things don't go astray. The control of the environment is another one. We have a separate team of i.t. Specialists that take a lot of time looking at the systems and controls supporting those systems that help put this document together. That is a big piece every year as more and more controls move to an electronic environment so we want to feel very comfortable about who has access to the various systems that the city has to support the financial reporting process and what controls are in place to really protect that and look at that. Capital assets is another big one. It's a huge number but one that is through the project cost accounting process there are a lot of inputs that go into that process whether you think about labor and payroll charges, overheads, materials and supplies, all those have to accumulate and loot of them come from different systems and have to get ground together and monitor and closed out timely. So that's a big piece. The internal controls supporting that. Charges for services, utility billing is a big source of revenue for your utility funds, an area that there's a lot of control pieces to make sure the city gets that right. We're looking at the processes in there quite a bit, spending a lot of time making sure we feel comfortable that when you send a bill out to a customer that it's accurate and appropriate. Financial closing report, that's the accumulation of the city's processes to basically do their own internal audit before anything gets to us to make sure that this document and all the accounting records that support this document, that the city has gone through their reconciliations and review processes to make sure this is accurate before it gets to us. Then jim mentioned the additional report on compliance over state regulations and looking at the city's budgeting process as well as the procurement and public contracting process. We spend a lot of time looking at those transactions as well. So moving forward give you more insight into the process, our final deliverable, the city puts it together but we have a few pages in here that we're responsible for. But there's a lot of work that goes into that along the way. This next slide is talking about what is part of our audit process to get to this point? How do we gather effort so we feel comfortable with this document. The first piece of that we split up our field work into two phases. The first is our interim field work where we look at internal controls. It's all part of our risk assessment process. We're making sure the checks and balances are appropriate. If we find weaknesses in those controls that will change our audit plan. We

may have to do additional procedures to get comfortable with the balances if there's a lack of controls that we can't rely on. I.t. Is a huge part of that process as well. The security and the access, change management, those are the main areas when it comes to i.t. From there when we come back for our second phase of field work we use a combination of procedures whether analytical or substantive procedures, the substantive is where we spend the bulk of our time when we send confirmations out to third party financial institutions confirming the balances reported held on behalf of the city. We're reaching out to attorneys, vouching transactions back to supporting documentation and evidence whether invoices, contracts and agreements, making sure that that accounting that follows is in line with those documents but the analytical procedures are very important as well. This is stepping back, saying, okay, does this balance actually make sense based on everything we know, what are the transactions going on, what has city council been talking about and how are the budgets set and did the actual balances end up where we thought they would be. We can find issues taking a back rather than pulling detailed samples. This next slide gives you the full results of our audit and what you'll see if you read through the audit deliverables inside this document if we set this up and have a green light, yellow light, red light format you would have green light.

Hardesty: You can stop there. It's great.

Simovic: Absolutely. Very good result. Absolutely. Result of a lot of hard work the city and their staff have done throughout the year to get to this point. This isn't something everything is done. This is a process, an accumulation of the work that the staff have done throughout the year. Our audit report on the financial statements you'll see that we have given unmodified or auditor speak for very clean opinion which is exactly what you're looking for, the highest level you can get. We didn't find any materials problems and we believe they are a fair representation of the city's financial position and changes throughout the year. Our government auditing standards report we didn't have any findings to report in that item. if we had any material weaknesses or significant deficiencies in internal controls, you're missing checks and balances but it's so egregious something significant, error or fraud, would mean we could believe that could slip through the cracks and not be identified with the controls in place but we had no findings there so good news. Our report on compliance with Oregon state regulations and laws, no findings, looking back at the budgeting process the procurement process as well. No findings there. Very good news. Report on the federal funds that we look at and compliance procedures in connection with those federal funds, we didn't have any reportable findings as well. So very clean process along the way and good result for the city. So in addition we have one other deliverable as part of every audit that we do called our communication to those charged with governance giving you a summary of how the audit went. Whether we found anything or not this is something we want you to know, here are certain items that we went through and what the results were. We have bulleted a few main items because it was a very clean audit but some good news just to continue along the lines of the theme of the last slide in this deliverable we're noting if there were any material audit adjustments that were identified through the process. That means once we start if there's anything we find errors along the way that's considered significant or material, that's something we want to let the governing body know about. Through the testing we have done we didn't have any material adjustments or errors noted in the process, so good and clean there. No difficulties in performing the audit. That goes back to scope limitations.

Hardesty: I wanted to stop you for a minute. I realize auditors have a speak that people who are watching on tv and in the audience may not be tracking. So i'm going to translate for you just for a moment.

Lanzarotta: Please.

Hardesty: The last slide that you showed shows that based on your audit findings there were no findings, right? Findings will be bad because that would mean there were some irregularities that you had discovered as you were going through your audit. Is that an accurate statement?

Lanzarotta: That's correct.

Hardesty: And so what you're saying is based on the information that you were given, based on your expertise in the field of auditing, you have found that the city manages its finances well.

Lanzarotta: Correct.

Hardesty: Thank you. I was thinking, you know, I think we lost a couple of people so I wanted to bring them back into the fold. Thank you for letting me --

Lanzarotta: I think we're fortunate the clients that we work with. If not there we would issue a modified opinion. Usually -- we can find the material error but generally management makes the fix. They post an adjusting entry to correct the error so we get to clean opinions but it's common that when there is an error there's a control that didn't work. We're reporting a control weakness. Many times we're coming before boards such as yours saying, okay, we got to a clean opinion. We had an audit adjustment, there was an error, a control not functioning. That's a common thing to report. We are fortunate we don't have any errors or weaknesses in controls. On the Oregon minimum standards report probably the most common thing we report are overexpenditures, there's a violation, we messed up and overspent a line item in one of our funds. That's very common. The city has had some overexpenditures in the past, but guess what: None. Even the administration against your budget which is great news too because of so many funds you have and the complexity of the transactions it's often that there's an overexpenditure. You didn't even have that. On the federal grants too it's common to slip up somewhere. There's a compliance requirement unique to a particular grant. Guess what. Someone didn't do something that they needed to do and you had no findings on your federal grant. That's phenomenal news.

Hardesty: We have really smart people that work for the city of Portland and they cross their t's and dot their i's. I'm accustomed to audit speak from the boards I sit on. No disrespect intended but I notice a different language than most are accustomed to so I'm trying to simplify it so we're following the same hymn. So to speak.

Simovic: Appreciate that. On top of that there were no limitations in the scope of our procedures so any question that we ask we were given an answer. Any document we asked for management produced that for us. That's an important piece because if that didn't happen we wouldn't be able to give a clean opinion. Again, no material weaknesses in controls. No big errors or holes in checks and balances. So with that I will turn it back to jim.

Lanzarotta: I like to keep you apprised not so much that you're accounting in other words like we are more so to emphasize government accounting is complex and the governmental accounting standards board has issued a lot of statements. These are complex statements and your staff will have some challenges implementing these. One in particular is the lease standard. I think I believe your staff have counted up over 250 leases. That's a number that sticks in my mind. The accounting for leases is changing and adding some complexity so they will need some time and resources to implement that. They may be looking at software to help with that standard to meet the complexity behind it. So they may need some resources or some help. We're here to try to support them as they try to get the support they need to implement that and there's a few other standards out there. The other thing is your crew does a good job of getting the continuing education necessary to implement these standards when the time comes. We provide some training. Hats off to the auditor's office and many thanks for negotiating with us in our contract. She

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requires us to provide training to the city staff. We do that each year. We have a day of training. We provide up here in the Portland area so we try to help with these. Your crew does a good job and we're here to put a plug for your support as they continue to receive the education necessary to implement these standards. Last thing I would say is in the past we commented on some of the over all financial condition of the city, and I believe your finance staff has done a good job of coming before you. I think michelle will be up next with some comments again. Clearly the city has some challenges and I think your finance crew has done a good job of summarizing the areas to focus on and will probably continue to do so so we appreciate those efforts. We really appreciate the auditor's office and their observance of the contract and managing us. We got to work with kara this year and she was excellent to work with and a great resource for us. Also michelle and her team. I think you used brand new software to put this document together this year. Any time you have new software that can create challenges. Wow, what an awesome documenter that came out of that. So michelle and her team, ron, ashley did a phenomenal job with that. Hats off to their efforts and we want to acknowledge that. With that we're open to questions and anything that you would like to ask of us or anything we didn't cover.

Hardesty: How can we do better?

Lanzarotta: Yeah. You know, I think really in terms of financial reporting, there are some complex standards and I think some software -- we talked about leases. In terms of the controls that you have a lot of it is staying on top of things. I believe you'll be entering into more and more activity related to the Portland harbor, and some cleanup efforts there. There could be significant dollars coming through your statements. So there may be some new types of policies or controls you may need to think about as you go through the administration of and the cleanup of the Portland harbor and dollars that run through the city that help you meet those commitments might be an area of focus. Really just the financial challenges that the city has even though you've as michelle will talk about some of the positives there's always unmet needs. Housing is a big need. I know there's a lot of emphasis so you're getting into new areas that maybe you haven't gotten into before in terms of helping with homelessness and so there may be some new types of activities and internal controls that would be associated with that. That would be something to perhaps get some feedback from your staff how are we doing and getting prepared for the increased activity in that area which seems fairly new. So that might be an area of focus.

Simovic: I would add to that anything on the i.t. Side to stay on top of that. That's constantly changing. New risks come up as new systems come online making sure they can interface with other systems the city has, making sure the controls are strong and monitored but looking at it from a cyber-security risk. You're always hearing about new cyber-security issues and what are the latest trends and how can the city protect against those.

Hardesty: So when the earthquake happens, and we're not able to go to the bank and withdraw money to do stuff, what do we do?

Lanzarotta: Yeah. That's an excellent -- you should again talk to your staff about what do we have most of our clients have some sort of emergency plan. for one there's generally backup systems for all the accounting stuff so if there's damage here there's generally a backup or some way to get that up and rolling. Then also through your emergency management transportation, hopefully there are plans to help the city get back up and running. From an audit perspective we're obviously concerned about can you continue to pay bills and pay staff and collect money and keep the wheels going, and you should have an emergency plan. It's not always the focus of our audit, but a good question to ask and maybe something you could ask of your staff after we're done.

Hardesty: Thank you.

Wheeler: My usual boring questions. First I want to thank the auditor. This is really -- gets to the core question about accountability and oversight. People ask it all the time. I'm not sure that the room is packed today because people wanted to hear the audit. [laughter] I'm glad they are hearing it and glad they are hearing your responses to the primary scope of the audit. Did you get all the information that you asked for from city bureaus and leadership?

Lanzarotta: Yes.

Simovic: We did.

Wheeler: Were there any limitations set on your audit by anybody in the city infrastructure?

Lanzarotta: No.

Wheeler: Did your final audit reflect the initial scope of your audit?

Simovic: Yes.

Wheeler: Were there any serious concerns or contradictions that were raised that you have not told us about?

Simovic: No. It's interesting when we have clients who have audit committees which is best practice, there is an internal auditor and a lot of communications with an internal auditor, but often in committees there's a time when management is asked to leave the room and you ask us direct questions.

Wheeler: We don't need to do that here.

Lanzarotta: And in a public setting --

Wheeler: We just ask the questions and hope.

Lanzarotta: But whether we were in a private setting or not we would respond the same. We have spirited discussions at times but we have never felt like management was trying to hoodwink or not be responsive or if anything the sense that we get from your staff is that they want to be better, and they are open to our observations and recommendations and that's a great situation for us. As opposed to those who don't want to hear anything bad or want to butt heads with us if we have an observation. We have never felt that here at the city.

Wheeler: Glad to hear that. I'm not surprised. The focus of the audit are on material concerns. Were there any nonmaterial issues that led you to be concerned that maybe did not rise to the level of mention in the audit but were concerns nonetheless or could lead to material concerns, notwithstanding the items that you mentioned previously which I agree with?

Simovic: No.

Lanzarotta: In fact in the one slide we categorized audits. So keep mentioning audit adjustment. That's clearly a material item we could tell meeting we have to get this corrected. We also have a threshold for errors that we identify and we accumulate them because maybe an error by itself isn't material, but if you have a number of them all of a sudden you could have a material problem. We do accumulate those. We didn't have an error that we identified that was even over that lower threshold that we maintain. It's very common to have an error somewhere. There is not as much precision as we think there is in this. There are estimates. But we didn't even have an error to the level of, lower level to which we felt compelled to bring it to your attention.

Wheeler: Was there anything I did not ask or this mantle not yet asked that we should have asked that could potentially lead to the threshold of a conflict or material issue?

Lanzarotta: I don't think so because we try to cover that too. In the combination of what we covered plus your questions I think we got it pretty well covered.

Wheeler: One of the advantages of using the same auditor year to year is you can keep an eye on potential issues and I assume you're tracking that, you keep that in the file and

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you watch to see if there are trends on some of these other issues that could lead to a material divergence. Is that fair in terms of what your practices are?

Simovic: Right. Absolutely. That's something where jim mentioned we have this lower level that we're tracking towards and because we want you to know if there's smaller errors that we're identifying that we can have recommendations and help the city make changes before that grows into a bigger, more material error. We didn't note anything even above that lower threshold.

Wheeler: Great.

Hardesty: This is your kind of stuff, isn't it?

Wheeler: Why do you say that? [laughter]

Hardesty: You got that gleam in your eye.

Wheeler: When we got to the Oregon sports authority nobody said, hey, this sports stuff is you:

Eudaly: Internal audits, insurance --

Wheeler: I just want the record to reflect it was commissioner hardesty that asked the first and the most questions about the internal financial audit. Anything else on that issue?

Eudaly: I think the two of you have it covered.

Lanzarotta: Last thing I would say again it's important to recognize, mary covered it a little bit but we're hired by your independently elected auditor. That's really a best practice. Oftentimes it's management hiring the auditor and there's sometimes concerns does that apply pressure then, is there undue pressure there. So you're actually observing best practice. Also best practice to have an internal auditor and they certainly provide value so we have appreciated that. That relationship. I think that's a best practice.

Wheeler: All right. Great. Does that complete the report on the financial audit?

Lanzarotta: Yes.

Wheeler: Why don't we dispense with this first before we get to the cafr. Would that work for you? I'm introducing that actually. I'll entertain a motion.

Hardesty: So moved.

Eudaly: Second.

Wheeler: A motion and second. Any further discussion? Please call the roll.

Eudaly: Thank you. I vote aye.

Fritz: This is the 11th time I have had the pleasure to hear your report. Each time I have had fewer and fewer questions. Thank you for your work. Aye.

Hardesty: I have to admit that i'm as geeky as he is when it comes to numbers.

Wheeler: The truth comes out.

Hardesty: This is an excellent report. It's really going to be helpful as we continue to have these conversations about what's the city's role in funding city services because as you pointed out, there's a lot of unmet needs that today we cannot fund. So I appreciate you greatly and I certainly appreciate our auditor who has the most fabulous auditing staff on the planet. I vote aye.

Wheeler: It's always a good idea to say nice things about the auditing staff. [laughter] and frankly you're right, commissioner hardesty. Thank you for your leadership on this bringing us a good team. I feel very confident having you be our external auditors and what I hear from people is you are both direct and frank and you are honest and you give us what I think is a full and fair report and I appreciate it. Happy to vote aye. The report is accepted. Thank you. We have already read 1152. I'm pleased to invite michelle kirby, interim chief financial office, and ashley tuttle, accounting supervisor to present the comprehensive financial report other was known as the cafr for the fiscal year ended june 30, 2019. The cafr comprises the actual audit financial results and the city's operations and provides information recommended to the overall financial health. Good afternoon. Thanks for being here.

Item 1152.

Ashley Tuttle, Account Supervisor Office of Management and Finance: Good afternoon, mayor, members of the city council. I'm ashley tuttle, accounting supervisor for financial reporting with the bureau of revenue and financial services. Also presenting this afternoon is michelle kirby, interim chief financial officer and bureau director. Today we'll be presenting to you the comprehensive annual financial report also known as the cafr for fiscal year ended june 30, 2019. We will be discussing highlights and financial terms from the cafr and we'll be presenting you with additional information regarding the city's long term fiscal health. So copies of the cafr have been delivered to each of your offices and if you had a chance to look through it you'll notice it's quite thick. The preparation of the annual cafr is an extensive project which requires a group effort to make it a success. Involvement is needed from all the city bureaus, the city auditor's office and our independent auditors moss adams to ensure timely and successful completion of the report. The accounting division of revenue and financial services is responsible for preparing the cafr, ensuring accuracy and working with auditors throughout the process. Several of the accounting division team members are here today and I would like to take a moment to recognize them for their hard work and dedication to the success of these project. These are the people that make it come together.

Hardesty: Would you stand, please? [applause]

Tuttle: So for the past six years study and significant progress has been made to reduce the amount of time required to publish the cafr and ensure a timely financial reporting. This is a second year in a row the city has published the cafr on october 30, four months from the end of the fiscal year. You may be asking why is this important. First of all major objective is timely financial information to ensure it's relevant and useful for decision making. It also establishes the city as a national leader in providing timely financial information to the community and other interested users of the cafr. Then in addition preparing the cafr in less time allows the accounting division time to focus on other reporting initiatives such as the popular financial annual record, the pafr, created and published for the first time four years ago. The pafr is also translated into russian, spanish, vietnamese and chinese for great community outreach. For the past four years we have set a goal to get better at creating reports that are visually appealing and readable for everyone but also improving community outreach with the report. So looking into other means of communicating the information we have partnered with other bureaus who have a greater connection to the community to assist us in getting this information out. The pafr will be published the next couple of weeks.

Hardesty: We don't send this out to the public do we?

Tuttle: No. The popular annual financial report is a roughly 20-page summary of the most critical pieces of the cafr for citizens and the community to read to get a gauge of the city's fiscal health.

Fritz: We don't send them that either, right?

Tuttle: In terms of working harder to get the information out we don't physically send them out, but we have come up with other ways --

Fritz: It's available but we don't mail it to every household.

Tuttle: Yes. Exactly. So now we'll discuss highlights of the fiscal year '18-'19 cafr. The good news that is our external auditors gave the city an unmodified opinion and found no weaknesses or deficiencies. It also come with state law and general accounting principles. We received the government financial officers association award for excellence for the 38th consecutive year and gfoa award for the pafr. The city's bonds rating remains triple-a by moody's investor service. A triple-a credit rating allows the city to borrow at lower interest rates saving millions of dollars in interest expense per year. That was confirmed in

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may of 2019. Now I will turn the presentation over to michelle kirby for a look at financial trends.

Michelle Kirby, Interim Chief Financial Officer Office of Management and Finance:

Thank you, ashley. Good afternoon.

Wheeler: Good afternoon.

Kirby: The city has seen record revenue growth over the last several years as local economic growth exceeded national and state averages. What you're seeing here is revenue in certain categories compared to the prior year, and this information is for the city's governmental funds on modified accrual basis. You can see measurable growth in the following categories. Housing prices in the Portland area have continued to grow, which is reflected in the increase in the property tax numbers. The other tax categories licenses and permit revenues are reflective of economic expansion in the region. Favorable interest rates, strong investment performance, and a larger investment portfolio accounts for the large increase in investment earnings over the prior year. While this is good news, economic indicators suggest that further growth will likely be at more moderate levels.

Fritz: Could I clarify on the property taxes? I think we all know measure 5 limited property tax increases to 3% a year. So presumably that 8.47 reflects new housing coming online and also perhaps urban renewal districts ending their expiring? Would that be accurate?

Kirby: I cannot say exactly.

Fritz: Let me change that. That might be accounting for that. We all have in our heads even if you sell your property it doesn't suggest to the new rates necessarily. What's really impressive to me is the investment earnings which we just passed the city's financial policies yesterday which you presented to us I think that's really significant despite not really investing in fossil futures or other egregious things we have a policy of reporting only in the biggest, most responsible companies we're still getting that rate of return.

Kirby: There were several factors and we posted that extensively because it's a large increase. So there were several factors. One is I indicated that our investment portfolio is larger. Several of the funds had balances which were part of the investment pool. And just strong interest rates in general over the year in conjunction with being able to make some strategic investments in corporates as according to our policy.

Fritz: Congratulations on that.

Kirby: Thank you to our investment manager. So while the current condition is strong, there are long term financial obligations that must be addressed and managed. The city is facing several challenges which underscore the need for a long range view and evaluating our financial sustainability. Escalating pension costs, newly negotiated labor contracts and inflation are continuing to put increased pressure on the city's personnel costs. Strategic and consistent investments in the city's capital assets, technology and infrastructure including the funding of replacement reserves is critical to ensuring sustained delivery of public services. In addition, the need to fund the city's share of certain legacy liabilities such as Portland harbor superfund and the columbia river levy add to the long term funding challenges. Net position is an indicator used to help us assess financial stability. Over the past couple of years we have had a number of discussions with you about the city's net position. So as a reminder, financial net position in general terms represents the net of the city's assets or what it owes minus the liability -- i'm sorry, let me repeat that. Represents the city's assets or what it owns minus the liabilities or what it owes. Net position reflects the over all net worth of the city at a specific point in time and serves as a useful gauge of the city's financial health. So as a reminder again net position has a long-term focus and as you can see this is a mathematical equation. So some factors that could decrease our net position are increases in liabilities or obligations without an offsetting

capital asset or capital reserve to offset that. Also another factor could be depreciation of our capital asset value.

Hardesty: Excuse me. You lost me.

Kirby: Okay.

Hardesty: I'm going to try to see if I know what you were talking about.

Kirby: I was trying to use your words. This is probably the toughest one we've got. We have what we owe versus what we owe. So if we have an increase in what we owe that we haven't reserved for that liability, that would cause a decline in our net position.

Hardesty: So we have unfunded pension liability?

Kirby: Correct.

Hardesty: We have maintenance backlogs?

Kirby: Correct. We'll get into this. This is the philosophy. I'll tell you more about the specifics in a moment but yes, you're --

Hardesty: You're scaring me.

Kirby: I understand. It's scary stuff but we have ways of dealing with it. But this is the over all picture of what we're talking about when we talk about net position. So here on this slide, and I know this is tiny, but the point of this is to see the trend. So this is what we call business type activities, business type activities are primarily our water and sewer funds. They have always had the outlook of supporting -- they are self-supported activities. They are based on user charges and those charges build into the fee structure long term obligations. So since they have historically been managed with a long range focus on a full accrual basis you can see that they have a favorable trend line going over the past ten years. In comparison, this is a chart of our governmental activities. So as I previously mentioned, we have governmental activities and business type activities and the governmental activities are primarily supported by taxes, intergovernmental revenues. Here where we see our general fund all special revenue debt and capital project funds. They are managed and budgeted on a near term basis. While gap requires the full accrual or long term outlook in the government wide statements in the cafr. Can I help you?

Hardesty: I apologize. I was leaning over to talk to the expert about this kind of stuff.

Kirby: Okay.

Hardesty: I was looking at the chart, and it's more money, and the line was going the other way. But I understand that this is the unfunded liabilities that I just spoke about.

Kirby: Correct. So the steep decline that you see right in the middle, 2014, that is when the governmental accounting standards board first required us to put the pension obligations, unfunded pension liability on our financial statements and we had a particularly steep decline because of our fire and police and fire public safety retirement plan. It is a pay as you go plan, and so it does not have a reserve. It does not have a funding reserve. So the whole entire liability was put on our long term financial statement.

Hardesty: We also now have fire and police and pers, which means we also will start having unfunded liability even though we will continue to fund it through property tax bills?

Kirby: We have pers is also reflected in here. So you see that big dip, which was the first year this came on board. It's still continuing to decline as you can see although it's starting to level off because of some of the steps that we have taken, which I'll tell you about. Let me back up, though, one moment. Besides the pension, the other biggest issue with our long term liabilities and the decline is the decline in our assets, capital assets, infrastructure assets. So we are depreciating or losing value at a faster rate than we're putting in money for new assets or major maintenance. So going to the next slide -- thank you, Ashley. The green bar is infrastructure for governmental activities. So you clearly see by this chart that over time the green bar has declined and in fact infrastructure decreased 17% last year in the infrastructure investment during this past year. The last couple of years we have seen an increase in construction in progress which accounts for the growth

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in the other category represented by the purple bar. The largest construction project contributing to this increase is the Portland building reconstruction which added seismic upgrades and received leed gold building certification. That's what's keeping the total bar even, however, like you can see, the infrastructure is radically declining. So this may seem overwhelming. There are steps we can take to ensure long term fiscal sustainability. Several of them we have currently have in process. During the past year the city updated financial planning policy, which strengthened our financial planning responsibilities. Capital set-aside monies are being allocated through the annual budget process. We just need to do more. The creation of a new city-wide liability reserve is coming to council next week. This will be setting up a long-term city-wide reserve fund for obligations such as Portland harbor. So in summary, the city's cafr for fiscal year end 2019 complies with all accounting standards and practices. The current credit ratings are reflective of the city's financial health. The city's strong current financial position has been helped with good comprehensive financial management policies and record revenue growth over the past several years, however the cafr is a snapshot at a point in time and future growth will be likely at more moderate levels. Long term financial sustainability requires a long-term focus. We have taken a good preliminary step but we must stay the course to ensure the city's financial health remains strong into the future. And with that are there other questions or comments?

Wheeler: Very good.

Kirby: Thank you.

Wheeler: It's an excellent report. It highlights the real challenge facing this council now and probably for many years to come. That is the long term liabilities without identified sources of funding to address them.

Kirby: The first step is identifying the challenge and start working at it.

Wheeler: I would argue that the best recent example is the parks bureau situation. We all love the parks. Everybody in the community supports the parks. We know that our park infrastructure is aging along with our transportation infrastructure. It's on us to try to figure out how to maintain it.

Kirby: Yes. Absolutely.

Wheeler: Thank you. I'll entertain a motion.

Hardesty: So moved.

Eudaly: Second.

Wheeler: Please call the roll.

Eudaly: Thank you. I vote aye.

Fritz: I'm particularly pleased to see bailey from the Oregonian in the audience. I was thinking this is really a good news story, this and the previous report. That we are managing the city's finances responsibly and carefully and looking after taxpayers and ratepayers' money. Thank you for bringing these reports to us. Thank you, michelle kirby, ashley tuttle. I see revenue manager thomas lanham in the audience. Previous chief financial officer jennifer cooperman. All the staff here and those not able to be here because they are still working away. It does take a lot of carefully attention to detail and I appreciate a mayor who does light up when we talk numbers and in with the better Portland plan has already made steps to invest in our failing infrastructure with returning of urban renewal district money. We need to do more. Particularly it was mentioned with parks we need to identify new funding source rather than continuing to rely on the two-legged stool we have now. We have more options in the city because of the licensing revenue. I think it was over \$3 million that we got with adding the transient lodging tax to airbnbs. So the council has looked at what is fair and who should pay, who should benefit, and that's the -- those are the principle we use moving forward. I would encourage folks to perhaps not read through the whole thing but get the end of year financial report.

Kirby: It will be out soon.

Fritz: It's very readable and you should know how your city government is using your money. Aye.

Hardesty: I agree with all the accolades for the work well done. I would be remiss if I didn't say that i'm looking forward to the entire city council conversation that tom rinehart is going to facilitate for us so that we start talking about what are core city services that every person who lives in the city of Portland should have an entitlement to because they live here. Our system now makes no sense to me. It's a pay as you go system and if you have a lot of money then you spend a lot of money but if you don't have a lot of money you're competing with the general fund. So the way we do it now just makes no sense. And i'm looking forward to having that conversation because it shouldn't be about how much money a bureau can make or raise. It should be about what are the services we're providing. I look forward to having that full council conversation early next year and i'm going to keep reminding tom that he said he was going to help us make that happen. I vote aye.

Wheeler: Thanks, michelle and ashley. We appreciate it. I appreciate the hard work of the accounting division to produce the cafr. The accounting team should be very proud that we're recognized as a national leader in financial reporting. I appreciate all the city's healthy by many measures. We do have long term liabilities that we need to continue to address. I appreciate the discussion on that point. I look forward to working with the council and the city budget office and chief financial officer and the city bureaus on both increasing our reserves and finding ways to improve our investments and infrastructure. With that I vote to accept the cafr. Thank you. The report is accepted. Colleagues, why don't we get through the next item and take a bit of a break. Does that suit everybody? Good. 1153, please. As we continue to advance our collective efforts on climate it's also imperative to recognize what has been achieved while we identify more that needs to be gained. Two years ago the city council took what I believe was bold climate action and passed the 100% renewable energy resolution. This committed us as a community to removing fossil fuels from the economy by 2050 in a just and equitable way. We were well aware at the time this was a monumental commitment and a challenge that would require the collaboration between government, business, industry, community based organizations and nonprofits, academia and every single one of us as individuals. Since we passed that resolution the awareness of the climate contracrises has noticeably increased not only for Portlanders but the entire world. the urgency to act now is greater than it has ever been at any point. The truth is our carbon emission reductions have begun to plateau and our prescription emissions have actually been on the rise for the past several years. So what have we accomplished in the last two years? The good news that is we have dedicated staff in every bureau that continue to push hard the resolution's initiatives. We acted or more than half the directives in the 100% renewable resolution. We have innovative and important projects under way you'll hear about today. We also have amazing partners that collaborate and challenges to implement just solutions. We'll hear about local projects and state policies made possible by these amazing community partners. For example, I was pleased to see the passage of senate bill 98 in 2019 during the legislative session. Because of sb98 natural gas utilities are just six months away from being able to start driving down carbon emissions by investing significantly in renewable natural gas. Last year the community led Portland clean energy fund was overwhelmingly supported by Portland voters and is poised to breathe new life into many of these ongoing efforts. The clean energy fund will create a whole new set of opportunities many of which we have not even thought of yet. I believe it's appropriate that we're getting this report at the end of the year. 2020 is going to be a critical year for the accelerated action and leadership around

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the climate. I turn it over to the bureau of planning and sustainability staff and their invited guests to walk us through the report's findings. Good afternoon.

Andrea Durbin, Director Bureau of Planning and Sustainability: Good afternoon. Mayor, members of city council, I'm Andrea Durbin, director of planning and sustainability. Thank you for your time today. I'm not addressing a planning issue but a sustainability issue. The resolution is one of Portland's north star policies and successfully delivering is fundamental to fighting climate change. When this council passed the 100% renewables resolution in 2017 you established new targets for buildings, energy and transportation. Together these three sectors account for over 80% of local carbon emissions. So while we know this doesn't address all emissions it represents the lion's share. It goes beyond just setting climate targets. It's intentional in describing not just what needs to be done but how. The work of bps and our partners that you'll hear from today is centered on just transition from fossil fuel based energy to net zero emission systems. We rethink our approach to climate action work at the city when we lift up front line priorities and benefits. The work is representative of that effort. Before we dive into the progress report I want to provide additional context for the work in terms of our community-wide missions. It's both a success story and a warning. Over all we have had tremendous success reducing emissions over the last 30 years. We have done this while welcoming 38% more people and generating 34% more jobs in our community. More recently local emissions have started to plateau around 15% below 1990 levels. More troubling trend is that transportation emissions have been on the rise steadily over the last several years. Transportation emissions are now 8% higher than they were in 1990. Climate action is no longer a discussion about what science tells us or what models predict. Truth is climate change is here and we know the pathway to reverse our emission trends. We need to decarbonize our built environment and transportation systems. We must increase active transportation and transit use and aggressively reduce energy use across all systems all while ensuring the priorities of our front line communities are met. Portland has been a leader on climate for decades. That responsibility requires more urgency and bold actions more than ever. I'm now going to hand it over to my colleague Andrea Jacob and invited partners to tell you about progress on the 100% resolution. Thank you very much.

Andrea Jacobs, Bureau of Planning and Sustainability: Thank you. Good afternoon, mayor, commissioners. I'm Andrea Jacob. I manage policy and I'm going to today walk us through the resolution, the goals, what it means, what the resolution directed us to do and what we have actually done to implement it over the last couple of years. So the resolution establishes two main target years. 2035 and 2050. The 2035 goal focuses on getting to 100% renewable in the truck center while 2050 is focused on transportation and heating. It also establishes numeric targets for community-wide energy needs that will be met by community based development of renewable energy infrastructure. I'll talk about this more later in the presentation. Those are some very audacious goals what. Does it mean and what will it take to get there? It means taking all the carbon out of the three main sectors of the economy, buildings, transportation and energy supply, and sometimes this is called deep decarbonization. The scientific and technical community is in pretty good consensus around that deep decarbonization rests on four main pillars. This is in front of you. The first is to use less of all fossil fuels regardless of what they are. We must use less natural gas, gasoline. Building efficiency and transportation is about reducing the need for vehicle trips and shifting to lower carbon options. The second pillar we have to generate 100% renewable energy which the resolution speaks directly to. The third is use renewable transportation fuel for all remaining vehicle trips including renewable electricity, gas and diesel among others. The fourth pillar is replacing the fossil fuels that we use to heat our buildings with renewable heating fuels and that could include also renewable electricity or renewable natural gas. My team has referred to this as clean heat because it's a simpler

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term than thermal decarbonization which nobody likes. The resolution is not just about renewable energy. It's about making this transition away from fossil fuels a just one recognizing the burdens will fall first and worst on communities of color and low income people and already are. Just and equity are expressed as priorities around community based development of renewable new jersey, utilization of minority and women owned businesses in the development of clean energy and hiring and training folks that have traditionally been underrepresented in the renewable energy and energy efficiency industries. So the 100% resolution is lengthy. I have copies of this if counsel would like a copy. The resolution is lengthy. There's over 3.5 pages of whereases and 26 different directives, eve multifaceted. Instead of going through each of them exhaustively we tried to distill them into broader themes. These are as we already talked about community-based energy development, equitable work force development, expectation that city staff will engage in state level policy proceedings that we will engage deeply and broadly with the utility sector that will focus on electrifying the transportation system, that we'll focus on our own city operations and what we can do on our own facilities and fleet. And green infrastructure and governance. Jenelle will walk us through the findings which basically relate to these larger themes. Most of the actions with the measure in our inventory have come from the utility sector. We have statewide renewable portfolio standard possible for 15 to 20% is already renewable. We're moving toward 50% by 2040. We have long standing energy efficiency and voluntary green energy programs that have made their mark and we can't take credit for this. This is the collaboration of a lot of partners and folks in the room but we benefit and our inventory shows. That we have help innovation in the utility sector. First the city partnered with pge to bring a new product to market called a voluntary renewable energy tariff. What this does is gets to the resolution's directive to go beyond buying just renewable energy credits which are the environment attributes but not the electricity plus the environment attribute. It's a higher value renewable electricity product we're getting for the same price and 40% of our pge electric load will now be on the tariff called a green future impact. We hope to make this available to more in the near future. The second project I would like to mention which oversight was not in the report, apologies for, that our fondly named poop to power project, a partnership between the bureau of environmental services and northwest natural which takes waste methane from the wastewater treatment plant and turns it into transportation fuel. This is our single elizabeth smart edger infrastructure project. It avoids 21,000 pounds of -- tons of greenhouse gases per year and generates up to \$3 million for ratepayers. These are two examples of how the city has helped the development of clean energy and new technologies. Our second finding goes back the topic of community based development of clean energy. In practical terms this work has been about community solar. Bps has been engaged in building a statewide program for community solar since 2016. It represents the nearest and best opportunity for community based organizations and nonprofits to enter into an emerging market for renewable energy development. Community solar is the primary means available to us now to 46 make the benefits of renewable energy more accessible to low income ratepayers, communities of color and those who are not able to install solar on our own rooftops which turns out is most of us. Through our participation in the climate challenge bps established a goal to facilitate the development of at least one community solar project in Portland by the end of 2020, developed, owned and operated by and for communities of color. We're supporting a coalition of community partners including verde and hacienda cdc in of their efforts to enter the queue early next year. We directed technical -- our partners are poised to reserve over one megawatt capacity which makes a very small but important dent in community based development. Our third has to do with how city, community and technical partners are advancing transportation electrification. There's a wealth of work happening here on electric vehicles that really

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deserve as whole presentation of its own. But our work on transportation and electrification and emerging mobility encompasses code related works which looks at opportunities presented by the zoning code to's electric vehicles including the city's first mobility hub which will have electric car share, e-scooter and electric bike share at southeast and stark and the electric avenue charging hubs where multiple chargers are located to offer reliable and fast level charging. We have partnered with trimet and stakeholders to encourage and advocate to pry met the largest purchaser of diesel in Oregon to transition to electric buses and trimet has now committed to have diesel free fleet by 2040. Finally I think one of bps's main roles on the transportation electrification conversation has been to ensure that front line communities benefit from electrification efforts. We're working with partners to ensure access to affordable infrastructure especially in east Portland and in areas of high density renters and multifamily properties. I'm going to skip this has to do with transportation options because our colleagues from pbot here up later in the docket to tell us more about this one. Skipping to finding 5, to speak to the directive to engage and influence state level policy it's an honor to say city staff has engaged in numerous legislative and regulatory proceedings over the last couple of years. The report I submitted captures many but just a few to mention here we have been active in the big legislative debates around transportation funding, around statewide climate policy, carbon cap and trade. We have worked deep in the weeds at the Oregon public utility commission specifically around community solar and future of the electric sector and we have kept a close eye on the building codes conversation that has huge implications for your our ability to reduce energy use and emissions in new construction. Finally to speak to the range of directives in the resolution related to work force and hiring and training and minority utilization, it's a little bit harder for us to show progress in this area because the city does not do very much renewable energy development as the contracting agency so it's harder to move the lever here. There are ways we could do more but it would require changing the way that things are done. Right now the utilities and private sector development is mostly responsible for developing renewable energy. To wrap up, everything you've heard should give us some hope and excitement that we are able to do things but at the same time it's really very incremental. It's slow. It takes a lot of staff, a lot of time to move these efforts forward and we don't have a lot more time. So everything that we do we must accelerate and amplify some of the a few of our next steps are obviously working with uh-uh tilts to get to 100 clean and decarbonize fuels that heat and power our buildings as soon as possible. Transportation is our biggest challenge and opportunity. We have been working in the buildings and energy sector much longer and while it's still not a slam dunk we can get there we just had a longer lead time on that. Transportation is relatively new for us. We already mentioned the Portland clean energy fund. That will help with the investment of front line communities and capacity building that we have not shown enough progress on. Clearly the city has to walk its own talk and colleagues from omf will be here to talk about fleet work. The scale of the challenge in front of us in reaching those goals has not yet been matched by the necessary resources or accountability. These are some of the shortcomings but we expect to change that in 2021 and beyond.

Wheeler: Before we get to questions my colleagues have, you mentioned building electrification and decarbonization. Colleagues, I would like to offer a friendly amendment and I understand this has been preapproved, on page 2 of the report titled building electrification I would like to amend that particular pillar. It was one of the key pillars in the report. I would like to amend it to say building electrification and decarbonization. I think that's consistent with the work and keeps the door open for innovative solutions. Without objection -- it's a friendly amendment. Unless there's an objection.

Hardesty: I was going to defer to commissioner eudaly.

Wheeler: Eudaly, hardesty then Fritz.

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Eudaly: I was looking down, at my notes, but I heard the reaction to the comment about trimet electrifying its fleet. While I have my own frustrations with our transit agency, I feel that it would be unfair for me not to highlight the big issue. There are 432,000 electric buses in China. There are 300 in the United States. And Portland has five of them. This is due to a complete lack of investment at the federal level. So once again, lots of things to be unhappy with trimet about, but if we want to accelerate that electrification we need to start working at all levels to get the funding for those buses. It's critical.

Hardesty: Thank you, Mayor. Thank you so much for that presentation. Commissioner Eudaly brought up the first point that I was going to talk about which was trimet in 2040 and just say it's not sufficient. That's just way, way -- the planet will be dead by then and so it won't matter if we have electric buses by then. [applause]

Durbin: If I could just add to be accurate in terms of trimet's position their plan is no later than 2040. They are working to try to accelerate that.

Hardesty: I think we're going to try to help them do that. That was one of my original questions. My other one is I'm concerned that we're dependent on utilities to get us to renewables. How does that work?

Durbin: We'll actually have utility representatives here. So they are the next panel. They can tell you what they are doing and you can ask them.

Hardesty: Don't we pay more now for renewables with utilities?

Jacob: There's a premium often on green power. For the green future impact that we're purchasing our own city green electricity from there's a slight premium for the renewable energy credits and we're paying less for the green future impact. So yes, there is a premium, but we're reducing that as time goes on. That's the way to say it.

Hardesty: I find that problematic. You know, I don't know I just think that we're much more creative than that. Than to use the systems that have actually created the dirty systems that we currently use and expect them to get us to a clean future. You know, I look forward to hearing their presentation but I'm a little concerned that we're putting all our eggs in that basket. I would like to see a basket that says let's see what people create. With a little bit of resources, a little bit of opportunity. I want you to know I'm going to be looking for that in the conversations we have later because I just have to say I'm not trusting that utilities have a vested interest in getting us to a green energy future.

Wheeler: Commissioner Fritz.

Fritz: Thank you for the presentation. First of all a clarification with the poop to power. Wait for it. [laughter] so yes, it's less polluting than diesel and yes, it leaves fossil fuel in the ground wherever it comes from. But it still is burning a fossil fuel.

Jacob: My understanding is that it's biomethane, not fossil methane. It's coming from --

Fritz: It's still carbon. Is it because we're putting it into vehicles which then have catalytic converters or whatever they have?

Jacob: It's not fossil based methane. You can't compare it to what's being taken out of the ground.

Fritz: It's still carbon based. For them burning it in cars we are putting carbon into the atmosphere. No? Maybe somebody -- I know Northwest Natural is going to present.

Jacob: That would be good.

Fritz: It's certainly better than using diesel and certainly better than burning off the methane that's happening at the plants and not doing anything with it. Multiple benefits and I have supported it multiple times. The other thing I wanted to just echo commissioner Eudaly's need for support for trimet. We did get into the comprehensive plan a policy that we seek to reduce and maybe even eliminate fares for trimet riders. Of course it's great that we have light-rail which is not running on gas. So I would like us to especially next year with the long session or in the interim be looking at how can we support trimet to both change to truly renewable energy and also to make it so that people don't have to use

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those nasty ride share companies which are not efficient and are not ride shares, they are actually cars driving around constantly trying to find people to take places rather than having a really efficient public transportation system that would allow everybody to travel in a sustainable way.

Eudaly: We're missing our poop to power expert, commissioner Fish. I wish you were here. Thank you for saying those things, commissioner. I am feeling under the weather today, which makes me slightly more docile than usual. [laughter] i'm bound to get riled up by the end of this. [laughter]

Fritz: Conserve your strength. Many things on the agenda this afternoon that are really important. Thank you.

Wheeler: So we have some invited testimony. There's three plus panels the way I look at this. I'll ask people to be as brief as possible because as you know we have a long agenda going forward. The first panel are our utility experts. We appreciate them being here. From pge dave robertson, from northwest natural, bill edmonds, and from pacific power scott fulton. Thank you all for being here.

Jacob: Sheila holden from pacific power.

Wheeler: Great. Thank you. Greetings. Welcome. Thank you for being here.

Dave Robertson, Portland General Electric: Thank you for having us. All right, commissioners, mayor, thanks so much for the chance to be here. I'm dave robertson with Portland general electric. We really appreciate the city's partnership in trying to go further and faster on deep decarbonization. We spent the last several years developing our own goals around climate justice. It's great to have partners like you especially on the green tariff to move things farther and faster. We set up a goal 80% reduction by 2050 before the latest report that says we have to go faster. For us as we look at the landscape around policy both at the local level, state, federal level we have a utility system that has been built over years on decades long projects and that just can't happen any more. So we have appreciated your help at the legislature, at the utility commission to try to move forward with the green tariff and there's a lot more we need to do to keep things moving faster. I'm here today to affirm that we're with you in trying to help implement your 100% clean energy goal. We're grateful for the help on everything so far. I believe that the actions that we're taking now are working to get us there but again as I say we have a great tool in the utility in that you can get us to it's a large entity you can get to move at scale but we're not used to moving at scale. So not only our own culture is a little bit slow in that but I think the regulatory mechanisms and even the legislative mechanisms are geared for a lot slower deliberation. I think we have a better sense now of what we need to do and we need the courage to move a lot quicker. so I think we talked a little bit, andrea jacob did a great job talking about some of the projects and programs we have in place. One of them is our electric avenues. One out at eastport plaza. One downtown in the city of Portland. We're also putting them in salem and beaverton. That's the first batch. We've got another proposal at the utility commission to significantly increase those. We also are working to try to work on the smart grid. That really is what we're calling the virtual power plant. Part of the trick with all the solar on roof tops and batteries that are going to be out in the field, and even electric vehicles, how do you integrate all that, what's the technology you need to do that and we found even through a really cold day in march that when we asked our customers through our thermostat program to reduce energy on that really cold day, across our system in that short time, that half hour where we really needed the help, we got 0 megawatts with the baby plan we've got in place right now. As we look to build that out in the future, that's an exciting place for us to go to really enable our residents and businesses to be a part of this change that we need to see in the energy system. So last I think I just want to thank you again for your help. I know we're going to be coming to you asking for more help. I know you're asking us to go faster and do more. I hope with our

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work force that's really dedicated to our strategy of decarbonization and electrification we can get there. Happy to take any questions.

Wheeler: Thank you for your collaboration. Commissioner Fritz.

Fritz: Just a couple of comments. My son happens to live in the area where it was a pilot and basically got a text on his phone to say don't do your laundry at this time or turn the lights off. You got my son to turn the lights off. I'm really excited about that. And you get a rebate. I just realized that bribing with a dollar or two would have done the job, I would have done that a long time ago. Anyway, you have on here that you are supporting electrify and including electric bus charging infrastructure, trimets first all electric bus route. Do you remember which route that is?

Robertson: I think it's route . It's from Washington square up into the sunset transit center and it sort of loops in that zone. I pass them when i'm out there on the highway area.

Fritz: It sounds like you are definitely on that and as commissioner eudaly, please let us know.

Robertson: We've got the overhead charger at the sunset transit center, helps charge the buses and we're working on the powell garage with some battery resiliency in that area as well.

Wheeler: Can you take a few sentences to describe the electric avenues to describe for the people who aren't familiar.

Robertson: Electric avenue started with a partnership with Portland state up at the school and they went on the building spree and needed to move us. So we've moved it down near the world trade center. What it is, it's essentially like a gas station but for electric cars. So you're able to have rapid charge -- rapid chargers that will get your car charged in to 0 minutes, maybe more like 0 to 0, but it will get you up to 00 in 0, minutes, but up to 0%. It's a pretty quick charge in to 0. And we also have what they call level two charges which are a little slower, will charge you in a matter of hours. The idea is to provide those to assure people there's some infrastructure out there that is well maintained and that we've -- you know, we spend time making sure it's ready when they are to fuel their car. I think a lot of folks are going to be charging at home or at their apartments. We've got a plan that's called our drive change fund that's using clean fuel dollars and we've turned that into a grant program and fourth mobility is helping us administer that. The idea is to really work on multifamily housing and other places where you just have people who don't have a home that is a single-family dwelling and other places where we can help provide that assurance of infrastructure where the community members really need it and feel confident about the purchase.

Wheeler: Appreciate it. Thank you.

Bill Edmunds, NW Natural: Good afternoon, mayor wheeler, commissioners, my name is bill edmonds. I'm the environmental management and sustainability. I've submitted a letter. From my testimony I ask that you remember two things. Leading the way and lead leaving no one behind. First leading the way. Each year significant green house gas emissions from dairy, landfills and the like are released into the atmosphere. This report recently out makes clear that together we can capture this waste. Instead creating renewable natural gas. In Oregon and putting Oregonians to work. For a sense of scale, all that currently wasted energy is enough to supply every home using natural gas in Oregon. And Portland is already leading the way. As we heard through our partnership at bes's columbia boulevard wastewater treatment plant, you've made Portland a national leader on this newest renewable natural gas. Thank you, council, and a deep thanks to commissioner Fish. The leadership and the city's support, this summer marked the passage of sb . This is the most ambitious law in the country. We want to be the first developing both renewable natural gas and renewable hydrogen provides a path to 100% renewables in the pipeline system. While we have work to do, there's no technical barrier in our way. So that's our

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vision and our mission going forward. We can create a model for the rest of the country. The challenge is doing it as quickly and affordably as possible. And we're up to the challenge. Which brings me to my final point leaving no one behind. With nearly a third of our customers being low income, we remain focused on providing affordable energy. We will continue strengthening our important programs like bill assistance and low income weatherization. We look forward to working with the city, the community, and our electric partners on both sides of me learning and building on each other's successes, leading the way, and leaving no one behind. Thank you.

Wheeler: Thank you both. Commissioner Fritz.

Fritz: Let me ask you my question. I just looked up because I couldn't remember from high school chemistry, methane is CH_4 , so it's still got carbon in it, so why is it good to burn it at all?

Edmunds: Just the right question to be asking because methane is methane and in that way nothing different. But let me explain to you why there's a benefit to the climate. Before the renewable natural gas project, it's almost easiest to think of a dairy farm but we'll go to the wastewater treatment plant next. At a dairy farm there is a lagoon of manure emitting methane gas. Every minute of the day it's being emitted into the atmosphere. After the renewable natural gas project, you've capped that lagoon. You're capturing all of that methane, cleaning it up to pipeline quality, and putting it on the pipeline to displace conventional gas. And this full life cycle view which is really what the planet has, is a life cycle view. How much methane was going up and how much is now going up in the project once the renewable natural gas project has been done. The California Air Resources Board has taken this important science to a detailed level of science where they can tell you for every different kind of renewable natural gas project what is the carbon intensity. In some cases that dairy farm I was just talking about you get 100 times the benefit because you're capturing all that methane that is currently going into the atmosphere. It's a little complicated. I'm happy for anybody who wants to spend a little more time on it to go into a lot of detail, but that's kind of the high level answer.

Fritz: Thank you. That's really helpful. The question is about emissions right now. So yes, natural gas burns cleaner but it's still a fossil fuel or renewable fuel, so what is west coast natural doing right now to make sure Oregon is leading on stopping emissions from production to my house?

Edmunds: Thanks for the question because right now matters. We can't wait. And the most important thing we can do right now is help people use less of what we're bringing to them. Not every business says that. But we do. We want new customers. But we want our customers to use as little gas as they possibly can use. As an example, in our customers use twice as much gas as they're using today on a per home level. And back then they were likely to just have a furnace. Today they might have a furnace, a water heater, a cook top, and maybe even a fireplace. And yet that same house is using half as much gas as it did in 70. And that's because we're helping get efficient appliances into those homes and helping those homes be tighter. That's the most important thing, the cheapest thing we can do right now. I do, though, want to mention something is a right now thing. This new law is kind of like a renewable portfolio standard for the gas utilities and we can now more than any utility in the country start buying renewable natural gas aggressively.

Fritz: Did Northwest Natural support the cap and trade bill?

Edmunds: We did.

Fritz: Thank you.

Edmunds: And we hope it passes.

Fritz: Thank you.

Hardesty: Thank you so much for your presentation. I'm curious when northwest natural says that they provide energy assistance for low income people, who are low income people? What do you -- who do you mean?

Edmunds: Yeah. We use the same definition as -- we work in partnership with the community action agencies and they use the state definition of low income, which I think is 0% below state mean, but I may -- i'll have to check on that.

Hardesty: I ask that question because the median income is \$7000 and that's for a family of four. When we talk about helping low income people and we talk about even at 0% or 0%, we're really not helping low income people, right? We're still helping people that are upper middle class. And so i'm troubled that we continue the market that we're helping low income people and low income people are getting less and less help. Right? And so i'm very concerned about that. \$700 million goes to the energy trust of Oregon and you are aware that all of us pay into this public interest fund with the energy trust of Oregon, so whether you have a home or not, if you have a cell phone, you're paying into this fund, right? And the reality is that many people pay into it and get absolutely no benefit from it. It has traditionally benefited only upper middle class homeowners, and so i'd like to know how that \$700 million has been invested to benefit those most in need in our community.

Edmunds: I'll go back to the energy trust. I appreciate that question. The low income program is different in that we operate that program strictly in cooperation and collaboration with our county, so in this area gets money through our customers to operate their low income weatherization program.

Hardesty: I was talking about it is \$700 million. Is that a million different?

Edmunds: We collect about 1.3 dollars million. We're regulated by the public utilities commission to work with the energy trust and they have both near low income program dealing with those folks that don't fit into the low income program, so there's at least some program that deals with folks who can't afford to participate as much. Your point I think is well taken, which is some of the programs are incentive programs that require people to participate in those costs. And that's a way of getting energy efficiency done more cheaply, but there's some equity considerations that --

Hardesty: Big time.

Edmunds: Big time.

Hardesty: My other question has to do with I guess trimet. You spent a lot of time talking about electric vehicles. I believe was that you? That was not you.

Robertson: This guy did.

Hardesty: I missed the opportunity to ask you questions, but i'll come back later to you on that.

Robertson: Okay.

Hardesty: I asked the question earlier, we have this opportunity to be really innovative, right? And what i'm hearing is kind of the same old same old, right? It's just we're going to do more of what we've been doing, right? I'm really trying to figure out how we can, if we're going to believe we're in this crisis, how do we, like, think outside of your box and my box and his box and her box? And how do we think differently than we have? Because when I hear partnership, i'm not seeing partnership. I'm seeing get on board to what i'm already doing.

Edmunds: I guess one example of partnership is real natural gas is not going to come from the rockies where our conventional gas comes from. It's going to come from farms in Oregon. It's going to come from columbia boulevard's wastewater treatment plant. It's going to come from food waste. There's lots of opportunities to partner and a utility alone like northwest natural will not be able to get the renewable natural gas we need. We have to partner with cities and with farms, with food waste providers, with landfill owners, so there's lots of opportunity for jobs in Oregon and for economic development in Oregon

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from those renewable natural gas sources. It's going to be a new model where gas doesn't come from the rock rockies and canada, but from our state.

Hardesty: Would you mind if I went back to david?

Wheeler: I want to be mindful we haven't even heard from the community panel yet and I want to make sure we get to sheila.

Hardesty: I know, she's been sitting there patiently. Thank you, david. Thank you, mayor. So, i'm sorry, I was asking questions I should have been asking you and I apologize for that. You talked a lot about the electric vehicles.

Robertson: Yes, ma'am.

Hardesty: Which is fine and dandy, but I live in a neighborhood where, you know, that's just not something we have, right? We're trying to eat. We're trying to keep a roof over our head. And so I am curious as to how your vision benefits folks in east Portland where I live and what am I going to get from this partnership that we're going to have?

Robertson: Yes, ma'am. Great question. I grew up in park grove, so I know a little bit about east Portland. I totally understand that. I think it is one of those infrastructure buildout questions that's going to take a while to do. I'm not going to lie. Sometimes when you go into a neighborhood where you're working on an apartment or a home, to go in and say hey, we're going to build a whole new power line in your parking lot or into your garage, it can take a little while to do. one of our proposals is that the utility commission down in salem, and we'll need legislation for this, hopefully in this session we can get it. Is to enable us to just treat that like we would in our power of prices like we would normally treat any other infrastructure that we build. And so right now it's a special charge and that's hard. You can't afford that if you go to pg and say hey, could you extend the line to my house. It's an extra charge to do that. And so we're trying to put that into the system so everyone pays into that and we can help extend the line and develop this infrastructure in places where people can afford to do that right now. That includes east county, park groves, and other places. Hopefully that project will work. And also the drive change fund I might have mentioned, you might have caught the tail end of that, commissioner, this year is \$ million from the clean fuel standard and as customers generally in our service territory switch to electric vehicles, we are the designated aggregate or when some reduces fossil fuel car and goes to the electric car. This is the first year and we're just figuring this out. We had fourth mobility do a grant program and the idea was to look to provide in communities where we have inequities to really try to use that grant money for -- we haven't awarded the grants yet, but I know since my mother is on the board of ride connection and she reminds me every family gathering that ride connection has put in a grant request. So you've got some mobility providers as well as people who have multi-family apartments who have put in. That money is designated for those things. There are a couple tools that we're trying to use, commissioner, to try to provide that infrastructure so people can -- if those cars become affordable at some point, they can feel some comfort that yeah, I can plug this thing in when I need to.

Hardesty: I know the mayor wants to move on, so i'll ask just one more question, but I would love to continue this conversation. Maybe you and I can have a one-on-one conversation. My last question is really about the energy trust of Oregon and the \$700 million you have given to them since. You heard my earlier comment that was really directed at you.

Robertson: You did a great job answering the question.

Hardesty: I just -- it doesn't benefit those who need it most and so I wonder how you can use your power to actually influence redirecting some of those \$700 million that go to people who really don't need it to people who desperately do.

Robertson: Yes, thank you, commissioner. There are those dollars in our areas that are part of what the state set up as the public purpose charge. It's for energy efficiency,

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renewables, low income weatherization, and so the energy trust administers those. We don't have a seat on that board, but I do have breakfast with the director of energy trust friday and I will bring this up. I appreciate what you're saying and I do agree with you. As bill had noted, there are a number of the incentives that they provide require the homeowner, the business owner, to actually have money to spend in the first place and that's very difficult. And so I think they've heard this message and are trying to do more, but I will convey this discussion. I'm happy to talk more too.

Hardesty: Thank you, david. I know the governor is going to be putting together a committee in. It's set to expire in, I believe. And I see no reason why we should be renewing the energy trust of Oregon, quite frankly. Because, again, the people who can afford it can already afford it. The people who can't still can't. Thank you.

Robertson: Thank you.

Wheeler: Sheila, you have been so patient. Good afternoon and welcome.

Sheila Holden, Regional Business Manager, PacifiCorp: Thank you, mayor. My name is sheila holden. I'm pacific power's regional business manager. Thank you may wheeler, members of the city council and city staff for the update today. And thank you for the chance to share how pacific power is moving toward a clean energy future in ways we can further our current strong partnerships to help reach Portland's goals. First, pacific power's most recent resource plan shows a marked change in direction for how the company will generate power for our customers. By pacific power will be a national leader in wind, solar and storage. This will help facilitate the clean energy transition both here in Portland and across the west. We also know that Portland wants to go further and faster and believe we can help you get there. Our national recognized customer and renewable energy programs continue to grow and evolve for those who want to do more. Pacific power blue sky customers have reported 7 renewable local energy projects including projects at the delta community center and the hacienda development corporation. Larger customers like the Portland trail blazers and the Oregon convention center have used our blue sky select program to meet their own renewable energy goals. We believe the blue sky select model can be customized to help local governments like Portland meet renewable energy goals as well. Pacific power is committed to working with the city and partners across the city to get us where we need to go. And that means getting everyone there, the low income, the communities of color, our various customer classes, and the city of Portland. I look forward to continuing this conversation and want to thank you again for both the update and the opportunity to weigh in here today.

Wheeler: Thank you. We appreciate your being here. Commissioner Fritz.

Fritz: I would be very interested in hearing more about the blue sky select program. You mentioned that the city could maybe do what the trail blazers and the convention center have done, so if you could get me some information on that, i'd really appreciate it. I'm also going to ask you the question I asked him. Did pacific power support the cap and trade bill?

Holden: Pacific power did support the cap and trade bill. We also supported the coal to clean so that by the year Oregon customers will not be paying for coal in their rates and we also sat at the table years ago when the original renewable portfolio standard law was put into place.

Fritz: Thank you.

Wheeler: Thank you. Thanks all three of you. We appreciate it very much. Thanks for being here. I'm going to move the community panel next. If our bureau of colleagues would not mind, i'll hold you off. We'll hear from the community panel, Portland youth climate council, Oregon physicians for social responsibility, and Opxd brook cavanaugh and ariana mcnanna is here as well, I believe. Good afternoon. Welcome.

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Ella Shriner: I'd like to start by confirming that we still only have two minutes because all the utilities had more time than that.

Wheeler: As you see, I'm not being in any way restrictive about it. I'm just being mindful of the fact that we have a heavy agenda. So make your points, but be mindful of the fact that we have a lot of other people and items as well. If everybody could also identify their name for the record, please. Thank you approximate.

Shriner: I am ella shriner. I'm a senior at grant high school, a lead organizer for the september climate strike and a family member of the youth climate council. I appreciate the opportunity to provide a youth perspective. When the 100% renewable energy resolution was first being discussed, we were concerned about the lack of engagement with youth and that youth would be disproportionately impacted by climate change. As a result we came to city council proposing an amendment to the energy resolution which authorized the creation of a youth council to advise the city on climate policy. That amendment passed unanimously leading to the formation of the youth climate council and my being here today in front of you. Our message today is very simple. We need bold action and we need it significantly faster than called for in the 100% renewable energy resolution. When the resolution was originally drafted, it set a goal for 100% renewable energy for generation by the year 2040. By the time the resolution came for final vote, corporate utilities have successfully pushed the date back by five years. Last year's ipcc report and reports issued since then have made it very clear we don't have that extra time. We are here to emphasize the city and county must be working on a shorter timeline. We have a few specific comments we'd like to address to the utilities who are presenting this afternoon. First is to pacific core and pacific power. Pacific core, pacific power parent company is the largest emitter of green house gas pollution in the western united states. Currently 0% of the electricity generation comes from coal even though an analysis showed are no longer economic leivable, pacific pow ser being slow to make plans to close most of these units. In fact in their current irp they plan to keep a third operating well past the mid 0 0s. This means Oregon customers will be paying millions of dollars more to get -- this is wrong. Pacific power should be putting an aggressive plan in place to shift the portfolio much more rapidly. Northwest natural. Northwest natural likes to point to the possibilities presented by what they refer to as renewable natural gas. We all know that methane is a more potent green house gas than carbon dioxide, so yes, we do want to capture methane from landfills and wastewater treatment plans. However it should not be used as an energy source on site. -- that methane should be used, sorry about that, and not added into our current gas pipeline and mixed with fact gas. Sprinkling in a small percentage of rng does nothing to change the reality that the use of so-called natural gas is killing our planet. Yes, it burns cleaner than coal or oil. But the tremendous unregulated leaks at production facilities and in pipelines along the routes to markets make it as bad or worse for the global climate as any other fossil fuel. As an industry, northwest natural needs to recognize that they don't actually have a future in fossil fuels. And they need to be diversifying the portfolio and shifting their business model accordingly. It is understandable that they might not want to do this and I recognize that northwest natural is influential in our local economy and politics, but the health of our planet and our future depends on transition completely off of fossil fuels. To give northwest natural a necessary push along the path to a new business model, the city needs to make strong demands that recognize that there is no role for northwest natural in our city's future. We need to follow cities leads and ban installation of gas and new construction and incentivize homeowners to convert from gas to electric. In short pacific power and northwest natural all need to ramp up their action and the city needs to apply pressure to see that that happens. There is no presentation scheduled for climate in the city's 100% renewable update but the report does recognize the overall emissions from transportation have been rising. And we need to

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get people out of their cars. The efforts to decrease congestion by building more freeway lanes is wrong on so many fronts. Research has shown this actually ends up causing increases in both pollution and traffic congestion. It would be far better to make our city one where public transportation is desirable for all rather than an inefficient form of transportation for those who lack the means to travel by car. We need to be dedicating lanes for rapid bus transport, increasing our service to reach all neighborhoods and making the smart choice for everyone to travel by bus and light rail. Thanks to the youth who have been fighting for youth pass for decades, the city is slowly coming around to recognize the importance of youth pass. That will be a success far too long in the making. At this point we need to look more boldly. While making public transit the best means of travel, climate needs to -- beginning with an immediate to stop purchasing new diesel buses. They keep their buses for an average of years. Which means that the diesel buses put into service this year will still be on the road in 2040. Trimet's steps are far too slow. They say we'd love to transition our fleet faster but there are factors that make a more realistic and responsible goal. As youth we say we'd love to have a future, so one of the factors you consider should be the fact that science is telling us we no longer have time for incremental steps. The transition to 100% renewable energy will not be without obstacles and we understand why politicians and corporations are reluctant to take bold action. But we are afraid of what will happen in we don't quickly move to clean energy and dramatically lower our emissions. We understand the economic arguments for incrementalism and had we tackled this problem decades ago, a gradual leaning from fossil fuels could have been a reasonable approach. That time has passed. Today's reality calls for strong vision and bolder action. Thank you. [applause]

Dineen O'Rourke, Campaign Director 350PDX: Good afternoon. My name is daneen o'rourke and I am the campaign director with 350 pdx. Since the passage of this resolution, the climate crisis I assume most of us know has only intensified and for many Portlanders that intensity has been felt on a deep, personal level. Our city cannot simply ride on some past successes and the reputation as a climate leader any longer. Climate leadership means not only putting forward bold new policies but it requires an equally ambitious approach to implementation. It took us years, longer than i've been alive, to reduce emissions by %. To stay within the latest ipcc target which in itself is still catastrophic for millions of people around the world, we must reduce our emissions by 50% in the next 20 years. We need a city wide plan for manage of decline of fossil fuels and adjust transition for workers in these industries. We need a road map to 100% renewable energy, one that is co-created with communities of color, low income Portlanders, tribal nations, and youth. It takes us in the right direction but not to get us to 100%. The city needs to takes responsibility for greatly expanding this work. In the electricity sector, our utilities have a long way to go to get to 100% renewables with over 60% of their electricity still coming from coal and methane gas. This fall when asked by the county when they planned to reach 100% renewable energy they -- they plan by 2040, a full years after the electricity sector is supposed to be 100% renewable. They were unable to provide a direct response to this basic question. If our utilities are unwilling or unable to adhere to city policy, the city must explore other independent options for sourcing 100% renewable energy. And finally, I must say i'm -- I was sitting here feeling very disappointed in this city for buying this really what it is is green washing pr from the gas industry, what is being referred to as renewable natural gas. It's a double green wash there. I think those of you who asked tough questions to the bureau and to the utilities, I want us to keep working together toll ensure that in any way we are not expanding green house gas emitting infrastructure anymore. We are well past that. We cannot keep that system as one that encourages us to keep consuming and producing more waste, keep profiting off of big animal agriculture. None of this is progress. And we should not mistake it as progress for one second. So to stand a

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chance of meeting our targets in this resolution, far greater resources are needed, so i'm asking will the city step up its game with the funding needed to meet the scale of this crisis or will we commit to failure by settling for false solutions like renewable natural gas and incremental gains? Thank you.

Wheeler: Thank you. [applause]

Wheeler: Good afternoon.

Lluvia Merello, Oregon Physicians for Social Responsibility: Good afternoon. My name is uva morello and i'm here to testify on behalf of the Oregon physicians for social responsibility, an organization of over 100,000 statewide health professionals and public health advocates working to protect our health and survival by striving to end the nuclear threat, advance environmental health, protect our climate and promote peace. Thank you for inviting me and this panel of community members to testify today. We have all come a long way since Oregon psr alongside many communities began to work on this resolution in 07. We are thrilled about the commitment to have community-based ownership over renewable energy generated included in the resolution. This is a step that most cities have not included. A step that begins to build community resilience and empowerment, one of our most sustainable and just solutions. We support that the city has included a just transition as a priority in this resolution early on. Oregon psr and many of our community partners know that the time to end our dependence on any and all fossil fuels is now. Barkley, california, has enforced a ban of gas in all new buildings. A statement and a commitment to a better future. Our city can do better too. As an organization, we advocate for a healthier future for all. Our research shows current energy sources such as methane gas, nuclear power, forest biomass and incineration of medical and waste are not only false solutions but are contributors to our climate crisis. These energy source examples are not only damaging our land, water, air, animals and Fish, but are, in fact, responsible for negative human health consequences that our hardest working communities are most vulnerable to. We can do better. We have researched how damaging renewable natural gas and related infrastructure is. We believe that the very name renewable natural gas misleads the public to believe it is a real solution to our climate crisis. When our experts know that it is not. The sight line institute says of methane comes from fracking. It is methane gas. All are accurate substitutes. So-called renewable natural gas is a red herring that cannot sustainably replace our energy needs. The city must be a fierce and committed advocate for public transit. This has been proven to increase transit by 0 to 40% in a few months that will drive down emissions. My colleagues testified yesterday with many others to make it clear to trimet that fare hikes are unacceptable. Fareless public transit does not only support this resolution and concerns to emissions and equity, but to many of our cities goals. We can do this, too, Portland. I want to take off my Oregon physician's right now and put on my low income person of color hat right now and share an example of why food waste in particular is not any kind of answer to our solutions. I used to work down the street at a hotel as a baker and cook at a hotel that would get green awards every year because of our food waste. Food waste that we as employees prepared and cooked but were not allowed to take home. So it is more valuable to put this food in the garbage to get green credits and renewable energy than it is to make sure that families aren't going hungry or right outside the hotel there's thousands of homeless folks that could have daily eat this food. It was a really hard reality for me to come to terms with that every day at work I had to throwaway perfectly acceptable food. Some of it just because it had a tiny blemish on it and we could not put it out on the buffet. So these are not real solutions. They're harmful solutions. They create a dependency as my colleagues said, big farms and big waste. And that is not the transition we are looking for. [applause]

Wheeler: Thank you.

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Oriana Magnera, Climate & Energy Policy Coordinator: Good afternoon. I am the climate and energy policy coordinator. Verde builds environmental walls for organizing, advocacy and -- we developed a plan to fight replacement and resiliency. In 07 we were one of the organization whose helped shape the 100% renewables resolution and we are grateful for the partnership with the city and county that was necessary to center the policy around community and a just transition. For what I hope to focus on today, i'd like to go back to the comments from commissioner hardesty around the question of do we have to do this work through utilities? I'm here to talk about the community based sources that are an essential part of our goal. This idea we can move towards a more decentralized system. We must address the systemic issues that have led to this problem and focus on more community-led solutions that are localized and support local jobs, wealth building and communities and move away from more capitalist and extractive community. Our resolve has not lessened to fight for as much renewable energy as possible. It is community benefiting, community controlled and community owned. For communities like those who live in culley wealth building opportunity have been inaccessible by design. Banking have left people of color without homeownership opportunities. Sharing cooperative energy products that provide local jobs are the opportunities we need to reframe the green economy so that it serves first those who are generalized and oppressed. We hope to see it as one that is encompassing for the city. We must accelerate in the ability to act on the 50% and 100% goals. This means money not for engagement for the community to organize it is, build projects and develop policies that the city enacts around climate policy and it is not the end of the change to achieve justice. I'm not first person to name this and it is not a suggestion. It is a demand. The effective and just climate policy and the success influence our 50% and 100% are only possible for those who are resilient and full of wisdom. An example of what it could look like is the zero city project, facilitated by verde and the boot of planning and sustainability. Through the space community members have learned about buildings, energy and have built on that work to plan and lead a forum for greater community through action research. On saturday community will gather information about the priorities and challenges other community members see around buildings and energy and use it to develop a resolution of policy and program priorities that we hope will be passed by this council. Participants will also help to define community based renewable energy so this there is a clear mandate to the city about the kinds of projects it can support towards its goals. This process has been an example of the partnership that moves us toward 100% renewables. There are strong examples of the values needed by staff to forward community driven processes. But to be meaningful, this work must be funded fully. And this is work that takes both significant time and money. As we move into budget season, I will like to note the sustainability side of bps is short staffed and underresourced and needs greater support from council to ensure it can continue to follow the lead of black and other people of color. Resources will also be needed to ensure climate action planning has a racial justice lens. In closing I will repeat this is not a suggestion. It is a necessity. Strong partnerships and process that are guided by values and justice is at the heart of community based renewable energy and we as a city cannot commit only 10% of the way. It will take full bodied resource support to succeed. Thank you.

Wheeler: Thank you. [applause]

Hardesty: I wanted to say I really appreciated all of your testimony today and I thank you. I try to imagine what I had been like in high school if I had been as smart as you are today. It's mind boggling to know how committed you are to this work and I just want you to know i'm committed to working with you to make sure that we do a superior job, not just an adequate job. So thank you.

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Wheeler: I want to add my thanks for the specificity of the comments. I appreciate it. I've taken a lot of notes here. Thank you. All right. We're going to hear from the last panel which are just two individuals as I understand it, a representative of pbot and a representative of omf. I believe it's maddie. Okay, great. And art. Thank you.

Eric Hesse, Bureau of Transportation: Good afternoon. I am Eric Hessa with the Bureau of Transportation. I'm also the transportation lead on the American Cities Climate Challenge that the city is participating in.

Wheeler: Eric, I'm sorry.

Hesse: That's quite all right. You had other information. Pbot is pleased to join our city colleagues and community and business partners in providing Council an update on advancing shared climate work through the City's 100% renewables commitment and progress report. As you are hearing and as we recognize our climate is in crisis. And the science is indisputable and we see the effect of climate change here and around the world. It is time to take action. We also know it does not impact us in the same way. The front line community is the most vulnerable to the climate crisis including severe weather. We recognize the transportation sector is the leading source of emissions and local air pollution emissions and those are growing now with our growing city. We also know we can and must decouple that trend. Around the world communities and governments are waking up to the reality the time to act is now. The latest information from global -- the global climate scientific community is clear that greenhouse gas emissions must peak in 2040 and over the next decade we must cut our emissions in half. That is much more aggressive in our current goals. As alluded to earlier in the last years we've managed a cut so we're talking about tripling our rate of change. We have serious work to do. In order to move more aggressively, we have to move faster and smarter. And to do that, we must be doing so while we address structural racism and advance equity acknowledging there is no sustainable future without true climate justice. Like Council, we at Pbot hear very clearly from our community this is a priority and we cannot wait. Our strategy to get there as is alluded to above and at a highest level is three main parts, all of which have to be pursued through our commitment to climate justice. We have to reduce our consumption. We have to use less polluting energy by cutting the number of motor vehicle trips in the city in half. By making it easier and more attractive to use lower carbon modes and zero carbon modes of travel such as walking, biking and transit to access daily needs. We have to do this carefully in recognition of differing needs and means across our community asking more change from those who have historically used the most and better supporting the needs of those who have been historically underserved. This means building out safe and attractive walking and biking facilities throughout the city and providing people with the right information and incentives and subsidies to understand and be able to use those options. We also for the trips that do remain must use clean energy and accelerate the transition to clean electric and other renewable powered vehicles and working with our partners providing energy to understand the barriers to this transition and accelerate our action there. For those that have been displaced to areas of the city, we recognize that right now driving may be one of their best or only options to access opportunity. We must help people make those trips and as clean a method as possible even if they are driving. Finally, we can accelerate both of those elements by continuing to plan and build sustainable communities in order to make more affordable, walkable, connected, complete neighborhoods available to folks so that we can meet our needs while using less energy overall and not needing to do as much transition of the energy supply but meet our needs without as much energy. We also recognize we must do this better by working to prevent displacement of the communities that have happened in the past. We look forward to working with Council and our partners to accelerate our efforts to get a 100% renewable

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future while ensuring access to the economic opportunities associated with the just transition, especially for our front line communities. Thank you.

Wheeler: Thank you. Appreciate it. Good afternoon.

Maty Sauter, Office of Management and Finance: Hello. My name is maddie sauder. I've been here since april. I do want to be transparent and full disclosure, I did come from pge where I spent seven years. Five of those were spent developing asset management program for the transmission and distribution grid, so essentially preparing it for grid modernization. I have knowledge of their operations, but i've opted to bring that experience to the city to try and help understand and facilities and fleet how do we rebuild those organizations and specific the infrastructure to enable and effectuate the -- I want to talk a bit about some of my findings and things i've learned in both organizations. I think they're both positioned to be able to do good things. I'm going to tell you a little bit about opportunities. I will say both organizations are somewhat deficient in terms of their current resources and capabilities. But I think kind of like I saw pge where you have deficiency you have an opportunity to rebuild and rebuild in ways that serve the public in the greater good for the long term. In fleet I think fleet is our area of biggest opportunity. We have about pieces of vehicles, but we do have not conversion vans for heavy duty equipment and specialized vehicles. The more complicated asset classes to plan for. We also don't have resources to do the analysis that would create a green fleet trajectory, but where you have little you do lots. We struck a partnership with Portland state university. They're going to be coming in and doing a six-month study of our fleet to try to figure out and calculate a tragedy. We know the barrier particularly in the sedan class is for charging infrastructure. We are supporting private public partnership explorations to figure out how does the infrastructure build out and specifically how do we do this in a way where the city isn't the only one footing the bill for system upgrades which are significant. We are looking to crown public, private partnerships. We are also looking to convene a discussion with other fleet institutions in the region. It could be the city of milwaukee, fedex, new seasons, but other folks who have gone heavy equipment all the time to understand where can we locate charging infrastructure, how can we split the costs of that. I think there is a piece there where we can look into how do we help actually locate and design charging infrastructure so that the public can plug in and we can help effectuate broader conversion within the public. So trying to innovate in some of those spaces. We are also looking at our fleet headquarters to understand how it can support green fleet operations at scale. I'm going to be quite honest with you that the kirby garage which is where city fleet is located is obsolete. It is unsafe for our worker and not able to support ev operations at scale. That's not a fleet problem. That's a facilities problem. That's probably a good transition to say we're doing a risk assessment, but we think we're going to extrapolate that to the entire facility asset base of the city and try to understand the asset base but also how it can help support strategic goals.

Eudaly: It's also under a bridge which is not where we want our fleet to be.

Sauter: I would concur with that and a landslide zone.

Eudaly: You learn something new every day.

Sauter: A sprinkler in / th of the building and we weld. Very exciting. We are looking to do energy audit work. We are directed to do that. Bps is facilitating that for us. I will be honest, i'm a little bit concerned that a wholesale energy audit that's simply focused on energy would be a little bit myopic. In kirby garage we spend \$60,000 a year just on electricity, that's a garage that should be torn down. I will be advocating this, you'll see this in my budget package is wholesale condition assessment of the asset base so that we can understand of the asset base what should we be disposing of and acquiring and then when we're acquiring facilities what can we procure, obtain on board? What's the most cost effective strategy for us to not have adequate working spaces but also to help hit the

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climate, resilience and equity goals. We are looking to draft a long range strategy. There are a number of resources we're missing to be able to do that. from a software system to staff support for those types of functions and a rate structure. But that is all information that will be coming forward to you with in the next several months to explain the state of that asset base. In the meantime, though, we are looking to do what we can. Where we know we have facilities we're going to keep, but they probably have some energy improvements, that's where we'll be targeting energy at work. I do think that the need is actually broader than that. So these are the findings of my nine months so far at the city. I think there is a lot of work to be done in the division of asset management, but that's why i'm glad i'm the dam manager.

Wheeler: Awesome. Thank you both. We appreciate it. Commissioner hardesty.

Hardesty: Thank you, mayor, and thank you both. I really appreciate the conversation about our fleet. And how we become more forward thinking. I know you've had conversations with fire chief sarah boone who actually knows about electric fire trucks that actually aren't made in the u.s. Yet, but are available and I know she's bringing one. Actually, she's going to park it outside city hall at some point so that we all have an opportunity to actually see what the feature of fire will look like. I think this feeds very nicely into the conversation earlier about a city wide approach. My concern as a listen today is that we will once again piecemeal things rather than looking at this as a system of changes that we must make together, right? And so I didn't have a question. I just wanted you to know that I know we've talked before, but I also wanted you to know we're thinking about that at fire. We bring these big gas guzzling trucks to a lot of places, right? And sometimes we need them and sometimes not. So we have to do better and we have to do better at a much quicker rate. But we will not be able to fund it all ourselves. And so when we talk about public private partnerships, I hope that means that the private is bringing money to the public to help the public do what it is it needs to do. Because every time I hear public private partnership, I feel like we end up on a losing end of the equation. So -- and i'm tired of that. I want to see us actually have a real partnership that really benefits the public. Thank you both.

Wheeler: Thank you. Thanks for the excellent work you do. Thanks to all of your colleagues in the bureau. Director durbin, i'll ask you to come up and wrap this up and then i'll entertain a motion. And then we'll take a very brief break and it's my understanding the legislative agenda we're going to try and speed that up a bit so we can stay close to on time.

Durbin: Thank you very much. as you can see, we have a lot of work under way and commissioner hardesty, to your point, one of the pieces of work that bps is working on right now is to update our pathways analysis and we're collaborating with pbot on that to really layout the next set of strategies and actions we need to be taking city wide and with our partners across the community. We will be bringing that information back next year as well.

Wheeler: Very good. I'll entertain a motion.

Hardesty: So move.

Eudaly: Second.

Wheeler: We have a motion from commissioner hardesty. Second from commission eudaly.

Eudaly: I was proud to help draft this with the mayor's office two years ago and while it was ambitious at the time, it didn't go as far as I had hoped. And as I reflect on it, I realize the reason that it felt ambitious is because it was the strongest renewables resolution any city had passed in the country and frankly that's a pretty low bar. We now know we're not moving quickly enough locally or globally to reduce emissions, especially from transportation. We must go further and faster in reducing emissions to have a fighting chance against the devastating and irreversible impacts of the climate crisis. The current

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targets in our climate action plan are not aggressive enough. The latest science says we need to reduce more green house gas emissions and make those reductions more quickly. So as the transportation commissioner, my primary focus will be on the transportation sector, but trust me, i'm not very good at staying in my lane. So i'll be poking around in everyone's business. As Eric mentioned, he actually stole half of my talking points. So this will be shorter. I had asked Pbot to just do a quick back of the envelope estimate on what we need as far as trip reductions today to start meeting our goals. And it is reduce your single occupant vehicle trips by 0% today. Every resident in the city who drives a car. Not everybody does. Who drives a car with a combustible engine. For those of us who live close to frequent transit, which is about 70% of us, that choice is going to be a lot easier than for the 30% who don't. And so I want to make it really clear when I talk about these measures we need to take that I fully understand that not everyone can do that today. And so it's critical that we improve and expand our transit system also on an accelerated timeline. So we need to go further and faster. We also need to do our work differently. Pbot is co-creating strategies with front line communities who are most vulnerable to the climate -- to the impacts of climate crisis in our pursuit of transportation and environmental justice. It's not only the right thing to do. It will actually deliver the most benefit to the most people, so it's the smartest thing to do in case you don't care about justice. I've directed Pbot to accelerate its climate work, so we're working on improving and expanding transit service, including the Rose Lane project. We're making biking and walking safer with improved infrastructure across the entire city. We have initiated conversations about how we can more intentionally price our transportation system to achieve our equity, mobility and climate goals because when it's almost as cheap to park as it is to take the bus, there's not a lot of incentive to get on the bus. I have been advocating for youth pass for the past three years and that is youth pass for all youth, not needs based, not contingent on being in school, but all youth in the city of Portland, and I am very excited about the recent conversations that the TriMet board level about an entirely free transit system. I'm also advocating for the passage of a potentially transformative regional investment measure which will fund bus priority projects throughout the region. Reaching our climate goals will require all of us working together at the local, regional, state, federal, and global level, and when I say local, I don't just mean city council. I mean the people of Portland. I mean all of you in this room and anyone who's listening. We can't do this without your unwavering activism, advocacy and support. What we are simply accepting report today, there is nothing stopping us from bringing a revised renewables resolution back in short order that better reflects the current reality we now know we are facing. [applause]

Fritz: We need to do more and we need to do it faster. We need to not only reduce our carbon emissions, but we need to address them which we will do in about minutes with the tree policy.

Hardesty: We must be bolder. We must be visionary. We must not allow past mistakes to stop our creativity. I believe that we have the talent in our community to help us shape our green future and I don't believe we need to be dependent on utilities to get there. [applause]

Hardesty: I am so proud to be a part of this city council. I know Mayor Wheeler has worked very hard on this resolution. I know he cares passionately about this issue. I know Commissioner Eudaly and Commissioner Fritz and Commissioner Fish all share this sense of urgency. And so nothing that i'm saying today I want people to take as a diminishing the hard work that has gone into getting us here today. But I am not -- I am not comfortable with accepting the status quo. [applause]

Hardesty: I am a-- east Portland has been wasting years for the infrastructure, right? We're tired of waiting. We can do better and we can do better on our own. In part and in

real partnership, not partnership that actually sucks up public dollars for private gain. I vote aye.

Wheeler: Thank you for everyone who testified today including our outstanding city of Portland employees, but also our community members and our representatives from our utilities. This was a very good conversation. It opened up a lot of discussions. There was some good ideas that were put on the table and i'm very appreciative. I want to also just clarify, this isn't just about energy and it's not just about the climate. This also gets to protecting our health, protecting our homes, and protecting our local economy. The opportunity is very clear and we heard several people talk about creating a low carbon city and a low carbon economy that prioritizes front line communities that have not only historically been shut out of the decision making but have borne a disproportionate share of the climate crisis. This is about creating climate action that's equitable across the community and it's about supporting and encouraging those front line communities to come up with their best solutions which they then bring to us and to the rest of the community and then we work together. I will say this. I appreciate the posters. I saw my name on one of them. And i'm just going to be really honest with you. I am going to work very hard as the mayor of this city to do everything I can in my capacity as mayor, but I will not be able to solve this crisis alone. It will require collaboration. It will require partnership. And it will require all of us up here to work together. And i'm going to say this. I believe we have that collaboration. I believe we have that partnership. I believe we have some great vision and what I heard first and foremost from everybody in the room, less speeches, more action. I'm down with that. I vote aye. The report is accepted. Thank you all. We'll take a five-minute recess. And then we'll come back for the legislative panel.

Wheeler: All right, folks.

Hardesty: Can you take your conversations into the hall, please, so that we can go back to work.

Wheeler: Carla, can you read item 1154 and 1155.

Item 1154 and 1155.

Wheeler: Good afternoon colleagues, we're bringing forward two items, the state legislative agenda and the federal legislative regular la tore agenda. before I turn this over to the office of government relations to discuss the changes in the agendas, i'd like to make a few brief remarks. On november the council held an informal work session where elizabeth edwards and her team provided us with an overview of the agendas and their process. Council provided input at that time and there have been ongoing conversations to further refine the agenda. I'll now turn things over to director elizabeth edwards and her team. Good afternoon.

Elizabeth Edwards, Director Office of Government Affairs: Good afternoon, mr. Mayor, commissioners. My team and I are pleased to be before you. We will be presenting the agenda reports for your consideration and acceptance. I will cover some of the items that have changed since we met here last month in work session. I will also be fairly quick, so please feel free to interrupt. But i'm going to try and gain some time back.

Wheeler: Thank you.

Edwards: The long road to building this city state and federal agenda began back in august and september respectively for the state and federal agendas. We put out calls for issues to the bureaus. We then used that information through vetting in order to come before you on the th in work session. We were in work session for two hours. And after -- since that time we have previewed the draft with our congressional delegation. we've gathered additional feedback over the september -- excuse me, the november legislative days down in salem and through meetings with key partners and stakeholders and we've also been working closely with your offices, bureaus in order to track down various inquiries and make sure we're incorporating the corrections to the agendas that you saw in

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draft at work session. So first I want to turn to the federal legislative and regulatory agenda and acknowledge the good work of Neal, our federal legislative manager as well as Vicki, our D.C. Representative. The report that you had before you is really very similar to what you saw in November. There are now nine priorities. We started out with eight. During the conversation in work session, the national flood insurance program compliance with Endangered Species Act was elevated from a policy position to a priority. We've also made changes to in both the state and federal drafts where it says climate change, it now refers to the climate crisis which I think is in keeping with the conversation we were just having. A couple other small changes. There was an error changing in order to reflect the most recent work. Under investment and mental health and addiction services on page we added language to strengthen that priority and specifically call out access to Medicaid and Medicare benefits for treatment. We added more clear language under the growing welcoming and inclusive sanctuary city priority and stated that Portland is a sanctuary city and we value counting all people in the census. Then under the policy positions, we made two changes. One was to the section on opportunity zones and calling on specifically support for the opportunity zone reporting and reform act which will bring additional oversight and transparency to that program which is something that the council discussed. Last but not least, we amended the supporting public safety policy priority in order to specifically call out first responders and their role in that policy position. So now the title is supporting first responders and providing public safety. That covers the changes between the work session draft and the draft that you have before you. I'm happy to pause for any questions on the federal side before returning to state. Okay. Turning now to the state legislative agenda, I want to thank the work of Stacey, our state government relations manager as well as Eric, the state lobbyist and Haley, our associate for putting all this together. There are four legislative priorities for the short session and again, the draft is really similar to the draft that you saw back in November. The most changes were to the healthy environment section. That's on page . Similar to the federal agenda, climate change is now climate crisis in the document. We more specifically call it the impact of the climate crisis on Black Indigenous communities, communities of color and low income communities. And we added a specific call out to the Portland clean energy community benefits fund. We also added language about protecting voter approved local measures under the local decision making section as well as calling out specifically protecting piece f under that local decision making section. Last but not least, under the healthy environment section, we change references in that subsection on mitigating risk of fossil fuels from crude oil to fossil fuels because it's a broader and more inclusive term. The public health and housing priority now has an additional sentence that adds emphasis that the city is going to strongly advocate for greater investment in and reforms to improve the behavioral health system statewide. That came out of the robust discussion that we had back in November. The public safety section, public safety and accountability section remains the same. So those are the changes from the November version and the version that you have before you on the state agenda. I'll pause here for any questions.

Hardesty: I just wanted to say Elizabeth, thank you so much. Your team did an awesome job in hearing the concerns that were raised when we met, was that in November? It's clearly reflected in the documents. I appreciated the briefing that I had earlier today. I just want you to know that I'm -- it's always -- I'm always grateful when we have those conversations and something actually happens because we talked. So thank you very much. Great work and I look forward to getting on with the session.

Edwards: Thank you. We'll try. In closing we'll be back in Salem for organizational days starting on the 13th. We can expect bills on the 7th of January. Ballpark, roughly 7 measures we expect to be introduced for the short session. And that's again the 3-day session which will start on February 1st. We will have our legislative breakfast on January 7th as an

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opportunity for you all to talk with the Portland legislative delegation and, again, I want to thank my team for their hard work and thank the council for their robust input in this process and really just a pleasure to represent the city. Thank you.

Wheeler: Thank you. Excellent. I'll entertain a motion on item number .

Eudaly: So move.

Hardesty: Second.

Wheeler: Commissioner eudaly moves. Coissioner hardesty seconds. Please call the roll.

Eudaly: Thank you, director edwards. i'm pleased with these recommendations, especially as you know protecting our local power. I vote aye.

Fritz: Thank you for all your work. Obviously the short session is more carry on and I know we're all committed to doing a more extensive public process next year, earlier next year to make sure we start planning for the long session in good time. Thank you for your work.
Aye.

Hardesty: Thank you all. Appreciate the hard work and look forward to the session. One of them anyway, the state one is probably the one I look forward to. I vote aye.

Wheeler: Good work. Aye. The report is accepted. Any other presentation, any further discussion, call the roll. Excuse me, i'm sorry, it's a report. I'll take a motion.

Hardesty: Second.

Wheeler: I moved it. You can second it. We can call the roll.

Eudaly: Aye. **Fritz:** aye.

Wheeler: The report is accepted. Thank you for truncating the presentation today. We appreciate that. Believe it or not, we're five minutes early. We'll take a five minute break. let me ask. When we go

Item 1157.

Wheeler: Colleague, I want to affirm they full heartedly support the clean energy fund, its goals and coalition that made it a reality. It's a beacon and testament to our community's belief in doing things in a different way and it's a model for the rest of the nation. However, no policy is perfect. And the city council views these amendments as critical time sensitive changes necessary to minimize the impacts of the clean energy surcharge on construction costs, retirement planning, and garbage collection. This will allow us to manage the escalation costs of building schools and low income housing, residential garbage collection, and retirement planning, all things we value in our community in addition to reducing the impact on our environment. I acknowledge these changes are less than ideal. However, the Portland clean energy fund will remain a model for the rest of the country and I look forward to all of the good work to come. My commitment to the program will remain as strong as I am directing a team to evaluate and mitigate barriers or conflicts that may exist in the city's code and permit requirements that might hamper the projects that we expect from the fund. Moving forward, I also want to be clear that as far as i'm concerned, and I believe my colleagues agree, the city council has finished creating exemptions in the peace f rules. From here forward any recommendations on changes to the program will come from the peace f advisory committee to the council. And they will be busy at work developing one of the most innovative programs this nation has seen. So we must also respect and acknowledge the challenging work that's ahead for them. The changes. Remove construction activity from the definition of large retailer. The exclusion of construction from the definition of large retailer will reduce construction costs for schools as well as other large scale green energy projects. This keeps the cost of construction for low income housing down. Provide for a deduction for fees associated with retirement planning. This should keep retirement costs down as financial institutions will be able to reduce their retail sales from fees generated from retirement savings activity. Provide for detection for residential garbage and recycling services. This keeps the cost of garbage recycling for residents of Portland low. I also want to especially thank commissioner

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hardesty for the partnership that we have developed on this, the conversations we've had both at the peace f coalition and others in the business community. It has been a very fruitful and productive and important partnership and I personally want to thank you for that for your guidance and your leadership. The director of the office of management and finance division is here to address any questions we may have unless commissioner hardesty, if you had any opening remarks.

Thomas Lannon, Director Office of Management and Finance: The mayor covered very well I think the changes, so I won't reiterate those. We are amending two pieces of code this afternoon. One is, the changes of pcc, the business license law, the pieces that the mayor summarized as well as a companion piece. The changes there are two. One is housekeeping. Change to incorporate a section of the original measure that was overlooked when the council enacted in february. Word for word, it's housekeeping. The second piece is an amendment to extend the grace period governing the administration cost presentation from December to june . This change was requested by the ps in recognition of the significant ramp up time for a fund of this type. So I will keep it brief and wrap up right there and happy to answer any questions you might have.

Wheeler: Everybody is with the program, public testimony?

Moore-Love: We have four people signed up. Edith, gillis, joe walsh and charles johnson.

Wheeler: Would you like to start, please?

Charles Bridgecrane Johnson: It's not very often I get to say good evening commissioners. Sorry to have missed you all yesterday. I guess you were just lucky. So there's pages of this that we can digest over three minutes. Hopefully enough of you have already looked at it. Sometimes we realize compromise is necessary, even if only to avoid litigation. Sometimes you're wonderfully transparent and you can explicitly tell us or hint at which potential litigate ors have tried to influence this move. Other times we can rely on other organizations like Opdx to tell us. The one thing I think that's really important to call out here in a city that -- and a state that is constantly saying we have a revenue problem, we have a revenue problem. It's a little bit dis ingenuous to say exempting construction projects helps affordable and low-income housing. Technically that may be correct, but the proper remedy would have been to specifically exempt low-income housing construction and continue to tax ordinary construction. You could have exempted schools. You could have exempted the low-income housing that we desperately need to build and still sought revenue from the people who, oh, is that the marriott corporation that just displaced all our food carts and is bringing us a -- one of those elite brand hotels that's not four seasoned? I guess I won't give them free advertising since I can't remember the name. Oh, ritz carlton. I think you're ready to vote unanimously. I look forward to getting this program going. And creating energy jobs for people that really mirrors the makeup of our community. Thank you all.

Joe Walsh: Good evening. My name is joe walsh. I represent individuals of justice. We oppose this. We read the supporting documentation. Maybe we're missing something and I get egg on my face which is cool. I guess egg on my face from time to time. I like it. It's always not as bad as I thought. You're taking \$70 million out of something that was voted in by the people of this city. I think that's correct. So % of the people in Portland said they want this. They want these taxes on the rich. They want you to tax the corporations. They want you to tax the -- what's the exemption on this? Oh, yes, construction. It's everywhere in Portland and you're going to exempt it. \$70 million. You're going to go from 0, maybe 70. It's an estimate. And you know as well as I do these estimates suck. They never work out. They're always either under or over and it's always damaging. So we don't speak to you. We speak for the record. How can you stand there and pat yourselves on the back hour after hour after hour and then do something like this? Take \$70 million away from people

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that have billions, and that's the minimum. 70\$ billion. And you call yourselves representatives. We call you shits.

Edith Gillis: Good evening. I am Edith Gillis. I am grateful we're concerned about this and committed to do something and as you probably have heard me the last years at city council, it's not enough. We need to do better, faster, sooner. What I'm concerned about is that in this delay we have a -- we give a vested interest to commercial industrial owners to log right away.

Fritz: That's not what we're talking about. We're on the peace f item.

Gillis: Thank you. One of the things I want to tell you is my father worked for Pacific Power and Light for years. He was the area and distribution engineer for Portland and kind of falls in this area. They knew for over half a century that coal, methane, nuclear, and Bonneville Dam, big hydro electric was producing more methane, was not effective, and they've known all along that we need to have a diversified, essentialized locally controlled and have biodiversity which we can do as part of our Portland policy here. That we can make --

Fritz: This is about Portland clean energy.

Gillis: So we can make sure to have the policy that is localized here. And one of the things you said earlier of how we're going to do this, as we're expanding on this, we can move towards a municipal public bank so the moneys are coming in for this can also be funding our bigger things that are not held in hostage to the gambling industry and to bankruptcy or corruption. So when we're having this process, let's work ahead of time also to manage the funding and to have a lot more of the diversified essentialized and diverse owned power, not just roof top solar.

Wheeler: Thanks. Appreciate it. Thanks, both of you.

Moore-Love: The last person is Arianna Magnara.

Oriana Magnara: Hello again. I am the climate and energy policy coordinator for Verde representing the steering committee of the piece f coalition. The exemptions being considered including the construction center, garbage hauling and retirement plans. These industries will be pulled out and added to a list of specific type of retail goods and services exempt from the clean energy funds, % surcharge on billion dollar retailers. The Portland clean energy fund steering committee can see the unique policy arguments for garbage hauling. Arguments in line with what voters approved. 7 the jobs overlap with the goals of the Portland clean energy fund and garbage hauling fitz under the exemption for utilities and represents a necessary fix for nuances of how contracts are negotiated by the city. Because the funds within retirement plans are not subject to the surcharge, we see less reason for why the exemption should be considered as we've not heard a compelling and unique policy reason for why the company is providing the service, simply pay their fair share. They are no different than the revenue collected for services provided by other billion dollar corporations. I'll note that we don't intend to oppose these exemptions, but simply wish to raise the concerns of inconsistency between the construction and garbage hauling exemption and the retirement plans from a public policy perspective. All of these exemptions represent dollars that will not become available to support resiliency and investment and communities in the face of the climate crisis. This is a loss. It is worth naming that these exemptions take money out of the hand of other communities and color and put it in instead of the pockets of corporations, corporations who are to blame for the climate crisis have gotten away with the problems they've caused. We need communities and communities of color to weather the storm. Reduction of funds not only affects community investments, but also the health of the program. Sufficient funds are needed to ensure that it is run well and efficiently. As I said, today the coalition will not oppose the exemptions on the table, but we will fight fiercely if any further erosion occurs at any time. Especially in 2040, the first and most crucial year of the program. We expect city council to be advocates as well, defending against any and all future exemptions that big businesses

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may continue to request and we expect the city to be vigilant with attempts to undermine piece f that may come at the state level. There's much to celebrate about looking back on this year of collaboration together. Especially with strong program staff and a grant committee. We can proud of this collaboration. Let us move forward together to help peace f succeed through its projects and the people these dollars will serve. Thank you.

Wheeler: Thank you. Appreciate it. Was there anyone else, carla?

Moore-Love: That's all that signed up.

Wheeler: There was any further discussion? Emergency ordinance, please call the roll.

Eudaly: While I was a proud supporter of peace f, I don't believe that everyone who supported it understood what large retail would mean and so this was a really important conversation about mitigating impacts ultimately to consumers for really essential things. I would be much happier if as mr. Johnson suggested we were doing a more narrow exemption for municipal and affordable housing developments, but we're not. I believe that these recommendations came out of the peace f committee. My office was not lobbied by community advocates or the peace f coalition, which is why i'm vaguely comfortable with supporting it. Also following the lead of commissioner hardesty and the mayor, I lost my train of thought, so I am going to vote aye.

Fritz: Thanks to commissioner hardesty and mayor wheeler for collaborating on these amendments to clarify. I understand that the construction would also apply to public construction projects which because of the way those contracts are structured would mean that the bureau, environmental services, Portland public schools would all be passing along those costs back to the people who need their services rather than the construction company, so that makes a lot of sense to me. I'm glad to see andrea durbin, the director of the bureau of planning and sustainability is still here. We built into the rates for solid waste hauling last year that the solid waste would be paying this fee. So I hope that there will be an adjustment coming on that. I appreciate seeing the folks from the garbage haulers here as well and I appreciate all of your input on this. This is a good compromise. Thank you all to the Portland business appliance and to my chief of staff for working on this. Aye.

Hardesty: I am so thrilled that we finally have the Portland clean energy fund. And I am thrilled because before the Portland clean energy fund, we had zero dollars dedicated to creating opportunities for folks that have been left out of the economic engine of the city of Portland. So going from zero to somewhere between \$ 7 million and \$70 million a year is a very, very good day. It is clear when we -- when I first started with this initiative and created the coalition and started going out and talking to people about this vision, we did not know what the city of Portland's definition of retail was. Silly me, I thought it was retail buildings like target and all the other ones that are around. It wasn't until after it passed that we found out that the definition was much broader than we had anticipated. I would not have support a tax on anyone's retirement account, period. I don't think adding a tax to affordable housing or school construction or a garbage hauling for residential homes was something that we had ever envisioned would take place. I want to be very clear I am the biggest champion, and I got champions here next to me, but I am the mother of peace f. And I stake my reputation on making sure that it is implemented exactly as we envision. We worked our hearts out to make this real. And I am so proud that starting next year we're going to start creating some awesome opportunities for those in our community who would have never imagined it before peace f. I wish joe walsh was still here, but maybe he'll listen to us on tv. Because what I would want him to know is that he knows me. He knows that I would never do anything to undermine peace f and anyone who doesn't know me, google me, because you will see my name all over peace f. This is a good move. It creates certainty. For certain businesses in our community and it gives us the opportunity to move forward without fear of lawsuits and other efforts that others may have used to try to stop this process before it started. I am proud that mayor wheeler was willing to work

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with me and we compromised, because guess what? When you work with somebody, you compromise. But I think we came to a good compromise. And we came to a compromise we can be proud of. I can't wait to see what 2040 and 2050 and all the years after bring. We did good work. So let's not be sad that \$70 million will no longer be there, because prior to peace f, it was zero dollars. This is a good day. And I am proud to vote aye.

Wheeler: This is a compromise and the reason I know it was a successful compromise, commissioner Hardesty, is both the coalition and the business community are unhappy. So mission accomplished. Unfortunately in the divided times in which we live, compromise is sometimes seen as a weakness. I still believe it is the hall mark of excellent state craft and there's no secret I had concerns about the revenue mechanism for this. And I believe through the hard work that we have done, commissioner, with the coalition, we have resolved what I think were the most glaring potential issues and I agree with you that they were the most likely to be challenged potentially successfully in court and I gave my word to the folks around that table on all sides of this that if we can resolve these issues going forward, I will champion the hell out of this thing, and I meant it. The reason I meant it is because this is a significant new direction in terms of including front line communities. This council on the whole, we committed to a just transition. To 100% renewable energy. While the debate wages about when we are going to get there and how we are going to get there, we made it very clear that front line communities were going to be at the head of the table. and in the absence of a tool, a mechanism like peace f, it would be very hard for us to live up to that commitment. So I think this is great. I know a lot of people are wishing it could have ended maybe in a different way, but this allows us to clear the decks, hold hands, move forward together, and make this an innovative and successful program worthy of the city of Portland. I vote aye. The ordinance is passed and we move on. All right. Now the main show. Item number 1156.

Item 1156.

Wheeler: All right. So today we have a specific and narrow decision on whether or not to extend the sunset for the amendments to title , the tree code, and if so, for how long. During last week's council hearing, we signaled support to amend the extension of the sunset to five years, voted to amend the ordinance as an emergency, meaning it would take effect immediately, and reopen public testimony. Before we begin testimony, I want to provide an update on the draft resolution that will in part direct bureaus to strengthen title in ways that are legally defensible. My office is continuing to work with council offices, city bureaus, and stakeholders to develop resolution language. There are hard copies of the draft and I want to underscore draft, draft version, with staff contact information and those copies are where? They're over there by carla. We have tract changes from commissioners Fritz and Eudaly. Reach out to Sam Diaz with questions and feedback on the resolution. We would love to have your feedback. I've directed the bureau of development services to post the draft resolution on its website so people can easily read the language and provide us with comments. My staff will also be reading those comments that come in without exception. I've also directed the bureau of development services to begin confirm dates for the urban forestry commission and the planning and sustainability commission hearings before council takes up the resolution as respect and agreement with the emergency status. As we receive these comments, my office will be sure to share these with my colleague's offices to help us finalize the resolution language. We're moving swiftly so council may take up the resolution on January 13th at 10 a.m. Thanks to those of you who have already provided my office with comments on the resolution. We appreciate it. Again, if you're here today to provide feedback on the resolution, please connect with Sam. Email my office with comments. Or visit the bureau of development services website to read and comment there. Thank you. I want to share a friendly reminder that today's testimony is focused on the extension of the amendments to title .

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Fritz: Thanks, everybody for staying late. There's copies of the proposed amendments. I've reviewed commissioner eudaly. She has not had an opportunity to review mine yet. Obviously the council wants to work together with the community to get to something. Mayor, just to clarify, are you intending to have the bureau of development services to notice the planning commission and urban forestry commission hearings so we don't have to wait until the resolution passes to do that?

Wheeler: That seems like a good idea. Is there any specific plan in place?

Fritz: I would just encourage you to -- There isn't a specific plan in place.

Wheeler: Is there any reason we wouldn't do that?

Fritz: I know that commissioner eudaly and I are really interested in having these resolutions to the amendments for commercial and industrial come back to council as quickly as possible while also respecting what mayor wheeler said last time, that they're defensible. In the meantime, we can notice the public hearings that's required by the code. Second of all, I wanted to mention that after the last hearing, I had an opportunity to visit with commissioner Fish because mayor wheeler had rightly been concerned that the person in charge of parks and recreation and urban forestry should be a part of this coalition and a five year extension to this resolution to come back with changes on industrial and commissioner Fish is very supportive of that. He's also supportive of an additional process to look at the rest of title to see what other changes need to be made. And with the acknowledgement that there will be a budget request coming with that because that will need additional resources. I just want to convey they know commissioner Fish wishes he could be there. We all send him our good wishes and this is in accordance with what he is comfortable with.

Wheeler: Commissioner eudaly.

Eudaly: I want to briefly state I mentioned this when it came back last week, I had originally proposed a much longer sunset and then after talking to staff and advocates realized that that would not necessarily achieve my goal and that the shorter sunset might compel the bureau to act a little faster. So this isn't a concession at all. I think we will continue to extend the sunset or perhaps once we get back in there and make all the fixes we want, make it permanent. But right now we are just talking about extending the sunset for five years.

Fritz: That's the question on the table today. Any comments on the resolution proposal should come to our offices and we will make sure to read our emails and work on it with you.

Sandy: I'll just add that the, again, reiterating that the testimony and hopefully vote tonight is narrowed to the sunset date extension of the amendments that were passed. I just want to let people know that the draft resolution will be up on the bureau of development services website sometime tomorrow morning and we'll have a comment. It will be a portal to submit your comments or your edits that will be open through the following friday which is december 10th. And then we'll take a look at those and work with the mayor's office and the other commissioner's office to finalize some language.

Wheeler: People don't have to use that tool obviously.

Sandy: No. They can also call in.

Wheeler: Okay. Good.

Fritz: May I say something? How many people signed up to testify?

Moore-Love: Six.

Fritz: That's doable. I just wanted to mention that mike stow, the director of the water bureau, is getting a lifetime achievement award and I would really like to be there. I think this is going in the direction that the majority of testimony has been asking us to, and it's an emergency ordinance, so I have to stay.

Wheeler: All right. Let's jump in.

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Moore-Love: The first three please come up, bob bernstein, greg snyder and dawn smallman.

Wheeler: Thank you for being here.

Robert Bernstein: Thank you for waiting and working so late.

Wheeler: Thank you for your patience.

Bernstein: So i'm robert bernstein, southeast Portland resident for years now. I don't see any time in my lifetime when we don't -- when we won't need trees and the benefits that they bestow to us. I heard an interesting quote by harper lee the other night. It's not from "to kill a mockingbird" but she was the author. The quote is have you ever found the whole world in the branches of a china berry tree? I have. Trees bring us a lot. Growing up as a -- growing up in a working class neighborhood of brooklyn, new york, I think of all that trees meant to me. We played in their shade, used them in hide and seek, tag, snowball fights, throw the ball fruits from sycamores and gums at each other. Sometimes stuff them down each other's shirts and rub them. Experienced the wildlife they harbors, birds and their songs, squirrels they brought to my apartment fire escape down to the worms that would wiggle out of the tree wells after a warm rain. I marveled at the size and softness of the leaves and watched the maple seeds twirl down to the ground or peel them back and stick them on our noses. They were a gift at a time when nature and our earth needs more saviors and more youth connected to the earth. One of the best things we can do is protect our trees. I was fortunate. They should be a birth right of all youth independent of wealth or lack of.

Wheeler: Thank you.

Greg Snider: Good evening. I'm greg snyder. Thank you for staying late tonight.

Wheeler: Thank you, greg. We appreciate it.

Snider: I'm testifying today to urge you to vote yes to amend trees and development situations code to extend the sunset date for certain tree preservation regulations and development situations on private property. I'm also urging you to vote to extend these regulations to commercial and industrial sites when you get everybody together to do that. However, at the hearing on november, I was very surprised and disappointed to learn that since the emergency temporary regulations went into place, nothing has been done. My fear is that the crisis can be fixed. And no further steps will be taken to create a comprehensive real working tree code. I've studied the most recent urban tree plant compliance report and found that the current system is weakly enforced and is failing on most levels. There are no statistics available past making it impossible to determine the actual effectiveness of the current tree code. To quote last week, the world is on fire. will once again break the record for carbon emissions around the globe. Our city government gives lip service to this fact but continues business as usual. This is my fourth time appearing before city council to argue for the right of developers to continue to cut mature trees for a price. This is not tree protection. This is a revenue stream. The current code does little to prevent mature trees from being destroyed. It is a pay to cut system that developers and moneys over the urban. Last week I read that city planners are considering increasing the numbers of allowable units on a single lot to six. If the choice is to pay \$70,000 to cut down a mature tree versus the hundreds of thousands of dollars to be made by adding more units to a lot, developers will default to profit. The idea that mitigation by replacing mature tree with a whip it as an effective compensation for environmental loss is an act of science denial. Tree code is currently overseen by the bureau of development services. They make money by charging people to cut mature trees. like cap and trade, this is a system rigged to allow developers to cut down trees while the city profits. At best this is a conflict of interest. We are talking about giving them another five years to revise a tree code they have ignored for the past three years. Why would we do that? Tree code should be removed from the bureau of development services and handed over to a

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environmentally concerned bureau like the bureau of environmental services and urban forestry should be given the services to implement tree code. I'll stop there.

Wheeler: Thank you.

Eudaly: Greg, just to be clear, bds just enforces code. They don't develop it. So you're right, it wouldn't be the right place. But that is the bureau that's charged with enforcing our codes. That is unlikely to change.

Snider: Who is the bureau that develops tree code?

Eudaly: Bps.

Wheeler: And the urban forestry.

Snider: It is not bds? And where does the money go when a tree is cut?

Eudaly: It mostly goes towards replanting trees or planting new trees which I agree is not an adequate substitute for mature trees.

Snider: I guess I'm confused because every time I come to this meeting, bds represents tree code when they come up here.

Fritz: They're in charge of stopping the planning development commission, plan and 7 sustainability commission. That's why they are presenting the planning and sustainability commission. It is complicated. There are three different bureaus that are involved.

Eudaly: Plus it's just one letter different, so it's very confusing.

******:** Whoever is supposed to be doing it, they didn't do it for the past three years in this emergency situation we have.

Fritz: That's on the council. I asked five years in a row to do that update and various councils, most of the people on this council were not here at that time and were not able to do that.

Snider: Move it to bds why they have more funding.

Fritz: They can't use that funding. This time I believe we have a majority of council who will be willing to fund this.

Snider: That would be awesome.

Wheeler: Your point is still spot on, greg, and we appreciate it. Commissioner Fritz is right. Really the bucks always stop with us.

Snider: Thank you.

Wheeler: Good afternoon.

Dawn Smallman: Hi. My name is dawn smallman. Thank you for staying late. Because I am one of those people who watches the video feed from these council sessions all the time and the mics here are not very good, I'd like everyone watching tonight to know that we can hear holy hell breaking loose with climate activists in front of city hall stopping traffic and I think it's a perfect time to talk about our lacking tree code in this city. It's really been horrible. I've been auto this issue for close to years. And I have to speak first about the frustration my process testifying here today. I came here to get a seat. There was no sign-up sheet. I went to the clerk. They told me there was no testimony. Mayor wheeler, you had promised there would be testimony the last time. I came here today, took off work, sat here for a number of hours. Told there was no testimony. Had people texting me telling that your office, mayor wheeler, was telling people it was not time certain, that the tree code was going to be discussed that was happening. I went up to your office, left city council chambers and corrected folks at your office and even two agenda items before I'm standing at the desk here talking to people from city hall and even among themselves they weren't clear whether there was going to be testimony happening in the next 10 minutes for this. So I hope this doesn't count to my testimony. I want you to know that --

Wheeler: I'm sorry that -- I'm sorry to hear that. That is my office and I will take full responsibility. I'm sorry for that.

Smallman: I appreciate that. The meeting before this one about the tree code I actually was at that meeting and what was said from the next date to be set for the next date for

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the next meeting about this conflicted with what it said on the city's agenda online, so I called your office and I -- first I called commissioner Fish's office and said you're in charge of parks. When I was in city council mayor wheeler said this was the date but when I go to that agenda date, it's not on there, can you give me clarification. Fish's office kicked me to your office. Your office I corresponded with.

Eudaly: It's confusing to be fair.

Smallman: If it's confusing to you all up to ten minutes before we're taking testimony, whether testimony is happening and what day it's happening and what time it's happening, then you can't communicate it to us.

Wheeler: Admission fully accepted. Our job is to make it easy for people to come here and express their opinion. I personally apologize to you. It should not happen.

Smallman: I appreciate the apology, but i'm more into being able to be here and be an ally and I can't do that if I can't get the information.

Wheeler: Totally agree.

Smallman: I'm here to urge you to renew the big tree amendment for as long as is on the table today. And when the opportunity comes up in the future to renew it for in perpetuity to make it a permanent part of the code. I know you want a very narrow set of comments, but I also want to address something that I heard during the 100% renewable discussion. We need the community to help us figure out how to solve this. I appreciate that comment. I would like to make a comment that i've been on the tree issue for years. I've sat as a citizen on a number of park boards that have been involved with urban forestry issues and i've also sat on park boards that are concerned in parks funding. Parks funding as you well know is a frustrating situation with no good end in site for funding yet. The only reason why urban forestry and urban tree code sits in the park's hands is because at one time in the history of the city they grew, parks grew all the street trees. That program ended decades ago. And so you have this leftover thing where it's being managed by parks and it's not really park's job to be doing all this stuff and park's -- it stresses park's funding because it's sitting in their hands. Why don't we do what the environmental services is here for. Parks do three of the four stated things on your website. There's four missions of the bureau of environmental services. Trees provide for three of those. It cleans the water. It protects public health and it deals with storm water runoff. That's what the bureau of environmental services, three or four of their mandates, that's what urban trees do. It should be in b ds's portfolio. it would have more secure funding and is always hampered for funding and has never been able to give it the priority it needs. The answers to climate problems are not just who is going to invent stop, technology will save us, how can we write creative schemes that will move money around and make it look like on paper it works. Nature-based solutions have to be part of the discussion. It's a huge part of the conversation that's being left out. The fact that tree code has been kicked to the side. They had three years and they didn't do one single thing to attend on it. It shows how much it's been just neglected. It's time for us to really put the management of urban trees into the bureau of environmental services who are environmentally minded and knowledgeable people who understand the value of our urban canopy and how nature-based solutions are an important part of solving the climate crisis that we face. Thank you.

Wheeler: Thank you. [applause]

Wheeler: Thank you, all three of you. Again, i'm sorry for that miscommunication. I appreciate you bringing it to my attention.

Moore-Love: The next three are jen zuckerman, lynn and albert kaufman and the last person will be bob zollinger.

Jan Zuckerman: Hi. My name is jen zuckerman. I'm one of the mentors with the Portland youth climate council. I want to thank you for taking this issue and it is an emergency and i'm glad that you're doing this today. I just wanted to reiterate -- last week we had quite a

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few student us ready to testify and were told that they couldn't and then they were thinking maybe they would -- they could testify -- they thought they could taft last week and were told they couldn't testify this week. Many students didn't come and I think they would have had they known. What I would like to ask you if possible, on january is when you're looking at the resolution, because you have been working on this issue for a long time and have really pushed it forward, if it could be addressed in the afternoon when they are not in school, then they could actually participate on what they've been working on for months and months and months and months. Their voices could be heard. It's really difficult equity wise to get youth here when they're missing school. It's really stressful. If there's any way you could do that in the afternoon instead of the morning, we would greatly -- the youth would appreciate it.

Fritz: Do we have any time sentence in the afternoon on that date?

Moore-Love: It's the 10th, right?

Fritz: After school hours.

Moore-Love: or on the 10th.

Fritz: Why don't we do --

Wheeler: : will be better.

Fritz: I'm sure we'll have lots of people wanting to testify when you get to testify on the bigger picture policy. I know it's hard because it goes late and it's tiring.

Wheeler: We get paid for it. We appreciate you being here. Carla, can you restate the time certain.

Moore-Love: That will be on a wednesday, january th, at p.m. Time certain.

Wheeler: Thank you. Thank you very much for changing that.

Hardesty: Maybe you could arrange to have a panel of students.

Zuckerman: I think they would appreciate that. Thank you.

Lynn Handlin: Hi. I am lynn. I am a small business owner in the city of Portland for the last several decades. I appreciate you guys staying late. I was here at the last one, so i'm glad you guys made arrangements. I'm here to ask, of course, for the city to extend the big tree mitigation proposal for whatever amount of time that you all are willing to do. Of course, I am extremely disappointed that's on hold. Don't know, don't care. It's been years, whoever has been in charge has been dragging their heels and now we need to kick it down the road more months. How many big trees are going to fall between now and then? The developers, the industry, they know the deadline, so they're going to be cutting as fast as they can, so thanks for that. Sorry. we need these exemptions for the industrial and commercial zones. A lot of them are located near or in low-income communities. I'm especially concerned with the outer southeast side of Portland which is where my business is. This part of town has been getting the shortened of all the sticks for ages of. The city of Portland knows the tree canopy on the east side of the river is seriously lacking. With the amount of development happening, it is more important than ever to have strong tree preservation and planting policies and requirements, not just cut down big trees and plant a little stick or ten sticks. It's not equivalent. Developers of any size must not be exempt for residential and commercial purposes. In light of the ever increasing nightmare of climate change, we need more trees not less. A strong tree policy is a relatively easy part of the solution. Or at least it should be. The city does in its infinite wisdom exempt industry and large developers, but they do force tiny little businesses to cut down mature evergreen trees in order to widen roads that don't need to be widened and more or less residential areas. This makes no sense. It's just because of regulation that with no flexibility and no vision for oh, there are trees there, maybe that's a little bit more important. We must put more weight on the trees and less on widening roads all the time. thank you.

Wheeler: Thank you.

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Albert Kaufman: City council, i'll albert kauffmann. It's good to be here. It's been a little while. I've been organizing a group of people who care about tree issues and you've hopefully been hearing from a lot of them over the last period of time. Many of us are concerned with the decreasing canopy and particularly old trees. I do want to urge city council to vote to renew the big tree amendment. I think funding for urban forestry really needs to be brought forward. Really I think I heard what you said, commissioner Fritz, you'd like to leave early so i'm going to really shorten my testimony. I am basically in line with what greg was saying earlier. But personally I think i'd really be for something that's a moratorium on cutting trees in Portland. I think moratorium on cutting trees in Oregon actually is something that i'm shooting for. So that's where I stand. Thanks for having us today.

Wheeler: Thank you for being here. Thanks all three of you.

Moore-Love: The last person is bob zollinger.

Bob Sallinger: Good evening. Thanks for staying so late. I got to testify last time so i'll keep it short. First I want to send --

Fritz: Who are you?

Sallinger: Bob zollinger. I want to send our best wishes out to commissioner Fish. Our thoughts are with him and his family as they work through this and we truly appreciate everything he has contributed to this city. I know he would want to be here tonight for this hearing because he cares deeply about trees. We are here to support extending the sunset clause for five years. We appreciate all the work that has gone into that. We also want to acknowledge how much effort it took to do this very simple thing. How many meetings we had to have, how many hearings we had to have, how many groups had to lobby and come in over and over and over again to simply lift the sunset clause to pro serve the status quo. We're not getting better. We're staying even. And only for five years. And I agree with commissioner eudaly's logic on that, too, so thank you for that. That's all we're doing here. After all this work is preserving the status quo. I really appreciate your comments earlier, mayor, about how it's time to move from talk to action, how we have to move aggressively and how the time is now. And I truly hope that we come back after new year, we can live up to that on trees and all the other environmental issues that are facing us, because we have got to move a heck of a lot faster than we are and we've got to do better and we've got to be more aggressive and what we've gone through over the last year, to simply preserve the status quo is simply insufficient. That's what we need to look at and move beyond. So thank you for your work tonight. I hope we can do better in the new year. [applause]

Wheeler: Thank you, bob. Could we just quickly have staff come back up and in five sentences tell us about how the different bureaus interact? Because I think greg raised a couple good questions. Could you give us the elevator pitch on that.

Emily Sandy, Bureau of Development Services: I'm emily with the bureau of development services. The tree code is divided into a few different sections. One has to do with development situations. Which we are talking about today. The other big part of it is nondevelopment situations. So not associated with any construction. And then it's also divided into private trees which are on private property. And then trees that are on public property or the right-of-way. Bds development services is in charge of enforcing private trees and development situations only. Urban forestry is responsible for enforcing everything else. Title as far as amending title , that gives responsibility to any bureau, but it must be coordinated with the bureau that's in charge of enforcing it. So that's -- I wanted to clarify that it is bds that's proposing this code amendment and we would be leading future code amendments. title , however, also prescribes that we coordinator heavily with all the other affected bureaus which of course includes parks, urban forestry, so that will be

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included in any future work that happens. One other clarification. Bureau planning and sustainability staffs the planning and sustainability commission.

Wheeler: That's a good point.

Eudaly: Bds is requesting the extension of the sunset, but bds doesn't create the policy within title .

Sandy: Yes, we do.

Eudaly: But bureau of planning has to do the analysis in order for us to change --

Sandy: So in this particular case with the commercial and industrial zones, yes, we would be relying heavily and coordinating with bds to do that analysis.

Eudaly: It is confusing.

Wheeler: Great. So we will unconfuse the confusing. Because it is confusing. Good. Thank you. That was actually helpful, emily. So we have two votes. We have the amendment, the five year amendment is still on the table. We'll vote on the amendment, then we'll vote on the main motion unless there's any further discussion.

Eudaly: It is the main motion.

Fritz: It's the ordinance to change the code.

Wheeler: So we'll vote on the amendment. Call the roll, please on the five year extension.

Eudaly: Aye --

Wheeler: The amendment is now adopted to the main motion as amended, please call the roll.

Eudaly: I'll just briefly say that I agree with a lot of what we heard here tonight. I've been waiting three years to get a crack at title . This is our chance. I love the sound of a moratorium on cutting down trees. I don't know that that is possible. [applause]

Eudaly: But we could certainly more aggressively protect them and we could certainly require developers to pay the real cost of taking down a tree which is much higher than what we're charging them now. [applause]

Eudaly: And finally, i'll just mention that my office is exploring ways that the city could take over responsibility for planting and maintaining our street trees. It seems like a good time to mention that. This is a terrible way to manage such a valuable public asset and it's led to gross inequities across the city because low-income property owners, it's more of a burden for them to both maintain as well as repair their sidewalks once the tree grows too large. I vote aye and I look forward to coming back next month.

Fritz: Since we started discussing the tree code, my first year and commissioner Fish and mayor's first year and we worked to get the tree code passed, we delayed implementation to make sure we were ready to do so. Ever since then we've been realizing oh, what we thought it wasn't enough, was too much, was not right. There are multiple things that need to be changed and we have a list that's extremely long in parks and recreation which I worked on some when I was in charge of parks my second term. Commissioner Fish has been working on it as well. Commissioner eudaly, I know commissioner Fish is planning to bring back a task force that was required to look at how could we fund -- what would the cost of funning city maintenance of trees be and how might we pay for that and I know that we had that conversation when we were looking at how do we fund parks to make sure that we make that policy decision as we're looking at how do we fund parks all together. So I join bob in really honoring commissioner Fish in all the work that he's done on this over his entire time in council. It was never our intent to stop when we first passed the tree code and we recognized we would need to evaluate the impacts and propose reform needed. That takes resources. The recession hit. I know everybody believes that the most crucial issue -- there is a perception that the most crucial issue facing us is homelessness and housing affordability. Actually, I believe it's the climate crisis and the fact that our planet is on fire. [applause]

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Fritz: Hold it because i'm trying to get to my director. thank you, though. The one thing that we know that actually takes carbon and puts it back into the ground are trees. And so we need to be acting as if our planet depends on it because it does. Thank you for the sustainability commission and the open forestry commission for providing recommendations on the big tree amendments as well as the commission and industrial. Thank you to the youth who advocated at the planning and sustainability and the fact that they then listened. I know that -- I know we're all very committed to getting that done sooner rather than later. Frankly it's really exciting to finally be part of the council where there is a majority that recognizes the urgency of this. We know that the tree canopy is lowest in industrial areas. Highest temperatures are recorded there. On a summer day in Portland when neighborhoods near forest park have temperatures around 7 degrees, neighborhoods in the industrial areas have a temperature above 0 degrees. It's that stark just within our city. People of color and low-income people should not have to wait any longer for us to provide safeguards against the health risks associated not only with the warming planet but also media air pollution. Homeless people would need a planet to live on as well. And I look forward to having the discussion next time. Thank you mayor for your willingness to be flexible and also to make sure when we do adopt changes to the code that they will not be challenged in court or in the land use system. Aye.

Hardesty: I'm sorry, I missed that conversation. It sounds like it was a doozy. I am happy to know that people spoke from their heart and the city council heard loud and clear. We will be ready to do the work starting in january and I thank all of you, because you set the city audit. Two audits today. You sat through a presentation on this book, right? And yet you still were fired up for the things that you came to talk about. So thank each and every one of you for being here. I'm feeling lots of love. This is the first time since i've been here that people thanked us for staying late.

Wheeler: I don't think mr. Walsh was thanking us for staying late.

Wheeler: I'm going to keep it short. Thank you to the bureau of development services staff. I want to thank emily, sandy and kimberly. Our city has worked very hard on this. I share my colleagues and bob's well wishes for commissioner Fish. I'm confident that we all can work together and develop a resolution that is worthy of this discussion. So thank you all for staying late. I vote aye. The ordinance is adopted as amended. We are adjourned.

Council adjourned at 5:55 p.m.