

<p align="center">PORTLAND CITY COUNCIL AGENDA The Portland Building – 1120 SW Fifth Avenue</p> <p align="center"><i>Council Chambers in City Hall will be updated with new audio technology March 1-April 14. City Council meetings will be held in the Portland Building Auditorium on the 2nd floor while the changes are made.</i></p> <p align="center"><u>WEDNESDAY, 9:30 AM, MARCH 15, 2017</u></p>	<p align="center">Disposition:</p>
<p align="center">TIMES CERTAIN</p> <p>242 TIME CERTAIN: 9:45 AM – Energy Trust of Oregon Awards the Portland Water Bureau \$499,999 for Energy Efficiency (Presentation introduced by Commissioner Fish) 15 minutes requested</p>	<p>The \$499,999 award from Energy Trust of Oregon to PWB helps to offset the \$1.3 million incremental cost of investing in more energy efficient pumps at the Hannah Mason Pump Station.</p>
<p>*243 TIME CERTAIN: 10:00 AM – Declare Elk Rock Island surplus property and authorize an Intergovernmental Agreement for Parks & Recreation to dispose of the property by the transfer of Elk Rock Island to the City of Milwaukie (Ordinance introduced by Commissioner Fritz) 30 minutes requested</p>	<p>This transfer of property will occur without compensation to the City; however, the City will no longer be financially responsible for maintaining the property.</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>*244 Authorize an exception to the Voluntary Retirement Incentive Program to allow for the rehire of Timothy Hunt for a period not to exceed 6 months (Ordinance)</p>	<p>There is no direct fiscal impact associated with authorizing the exception to the VRIP program requirements. If rehired, this individual will earn roughly \$14,801, assuming 350 hours are spent on the project.</p>
<p>245 Authorize an Intergovernmental Agreement with TriMet to provide detuning work on the Mt. Scott radio tower and reimbursement to the City in the amount of \$44,132 (Second Reading Agenda 225)</p>	<p>This action will result in reimbursement from TriMet for costs associated with the work, currently estimated at \$44,132.</p>
<p align="center">Commissioner Dan Saltzman</p>	

Portland Fire & Rescue		
*246	Authorize application to the Oregon Office of State Fire Marshal 2017 Hazardous Materials Emergency Preparedness Grant in the amount of \$15,500 for intermediate and advanced air monitoring training for the Portland Fire & Rescue HazMat Team (Ordinance)	If this grant is awarded, the bureau will receive \$15,500 for training expenses.
City Auditor Mary Hull Caballero		
247	Amend the Regulation of Lobbying Entities code to correct duplication error and align requirements for lobbying registration (Ordinance; amend Code Chapter 2.12)	No fiscal impact.
REGULAR AGENDA		
Mayor Ted Wheeler		
Bureau of Planning & Sustainability		
248	Improve City tree regulations through the Regulatory Improvement Code Amendment Package 8 – Technical Amendments (Second Reading Agenda 229; amend Title 11)	No fiscal impact anticipated.
Bureau of Police		
249	Amend an agreement with San Diego Police Equipment Co. in the amount of \$2,000,000 to provide training ammunition for the Police Bureau (Ordinance; amend Contract No. 31000502)	This action increases the not to exceed amount on the contract from \$2,000,000 to \$4,000,000. The bureau has noted that there is sufficient budget in FY 2016-17 to fund this increase.
Office of Management and Finance		
250	Accept bid of T Edge Construction, Inc. for the Colonel Summers Park Splash Pad and Portland Loo Installation Project for \$673,530 (Procurement Report – Bid No. 00000499)	The engineer's estimate of this project was \$576,242; however, due to the high demand for construction services, the estimated contract is \$673,500. This project will be funded by the 2014 Parks Replacement Bond. O&M funding of \$10,395 was included in the bureau's FY 2016-17 Adopted Budget.

<p>251 Direct the Office of Management and Finance to implement the space optimization proposal for the Portland Building and work with Portland Development Commission to implement a financing and occupancy plan for the Jasmine Block project with Portland State University (Resolution) 15 minutes requested</p>	<p>See below.</p>
<p>*252 Authorize limited tax revenue refunding bonds to obtain debt service savings on 2007 Series C Bonds, Archives Space Acquisition Project (Ordinance)</p>	<p>This refunding is estimated to result in savings of \$100,000 per year. Debt service costs are paid out of the Facilities Services Operating Fund and funded with rent payments from the Auditor's Office. CBO will explore capturing this savings through the FY 2017-18 budget process.</p>
<p>253 Authorize revenue bonds for affordable housing projects (Ordinance)</p>	<p>See below.</p>
<p>254 Authorize CityFleet to purchase replacement Asphalt Grinder for use by Bureau of Transportation at \$695,825 (Ordinance)</p>	<p>The cost of the vehicle will be \$695,825, funded from the CityFleet Operating Fund, where replacement funding has been collected per the interagency agreement between CityFleet and the Portland Bureau of Transportation.</p>
<p>255 Establish rules of conduct, ejection, and exclusion procedures for City Council meetings and at City Property and establish responsibilities of City Council Presiding Officer, the Bureau of Internal Business Services Director, and Persons in Charge for enforcement of rules and procedures (Second Reading Agenda 231; amend Code Chapters 3.02, 3.15, and 5.36; add Code Chapter 3.18)</p>	<p>No direct fiscal impact.</p>
<p>Commissioner Nick Fish Bureau of Environmental Services</p>	
<p>256 Authorize a contract with the lowest responsive bidder for construction of the SW 45th Avenue and Fanno Creek Culvert Replacement Project No. E08676 for an estimated cost of \$735,000 (Second Reading Agenda 233)</p>	<p>This capital improvement project replaces an undersized culvert crossing under SW 45th Avenue to reduce the risk of flooding and provide fish passage. The amount budgeted in BES's FY 2017-18 requested CIP is \$1 million. The project has a high level of confidence.</p>

<p style="text-align: center;">Water Bureau</p> <p>*257 Authorize contracts for historic preservation services with Akana in the amount of \$363,915 and for interpretive program development services with Historical Research Associates, Inc. in the amount of \$199,691 for the Mt. Tabor Reservoirs Preservation Project (Ordinance) 10 minutes requested</p>	<p style="text-align: center;">See below.</p>
<p style="text-align: center;">Commissioner Dan Saltzman Bureau of Transportation</p> <p>258 Vacate a portion of SW Hooker St east of SW Water Ave subject to certain conditions and reservations (Hearing: Ordinance; VAC-10105)</p>	<p>This street vacation is estimated with moderate confidence to cost approximately \$12,500. Revenue paid by the Petitioner will cover the actual expenditures incurred by City staff for the processing of this request. The revenue and expenses are occurring in FY 2015-16 and FY 2016-17.</p>
<p>259 Create a local improvement district to construct street improvements from NW 9th Ave to north of NW 19th Ave in the NW Front Ave - Naito Pkwy Local Improvement District (Second Reading Agenda 236; C-10056)</p>	<p>The LID Administrator's low confidence estimated cost of the improvements is \$2,608,417, not including the cost of utility relocation. The estimated amount of the future assessment for this single property owner LID is \$1,108,417, which will be eligible for system development charge credits. Additional funding of \$1.5 million for paving preservation was appropriated from the General Fund during the FY 2016-17 budget development process. All of the LID revenue (\$1,108,417) will be added to PBOT's FY 2017-18 budget.</p>
<p style="text-align: center;"><u>WEDNESDAY, 2:00 PM, MARCH 15, 2017</u></p> <p style="text-align: center;">DUE TO LACK OF AGENDA THERE WILL BE NO WEDNESDAY AFTERNOON SESSION</p>	

THURSDAY, 2:00 PM, MARCH 16, 2017

<p>260 TIME CERTAIN: 2:00 PM – Accept report on community engagement process for the Tax Increment Financing Lift in the Interstate, Gateway, and Lents Urban Renewal Areas (Report introduced by Mayor Wheeler) 45 minutes requested</p>	<p>No fiscal impact.</p>
<p>261 TIME CERTAIN: 2:45 PM – Accept N/NE Neighborhood Housing Strategy Oversight Committee 2016 report (Report introduced by Mayor Wheeler) 45 minutes requested</p>	<p>No fiscal impact to accept report.</p>

251 Direct the Office of Management and Finance to implement the space optimization proposal for the Portland Building and work with Portland Development Commission to implement a financing and occupancy plan for the Jasmine Block project with Portland State University (Resolution) 15 minutes requested

CBO Analysis: The current design plans of the Portland Building Reconstruction project are dependent on pursuit of space optimization as outlined by this resolution. The universal use of a standardized kit of furniture parts will allow for approximately 400 additional employees (220 “growth” employees for bureaus currently in the Portland building and 192 employees currently in leased space) to be located in the reconstructed Portland building. The \$18.8 million in anticipated costs will cover 1) the cost of new furnishings for an estimated 1,744 total employees in the reconstructed Portland building, 2) tenant improvements and build-out of 2.5 floors of space that is not covered by the \$195 million project budget as scoped, and 3) a study to determine future tenancies of the Portland building, 1900 building, and the potential Jasmine Block building.

OMF’s analysis of the financial benefits of space optimization are based on growth assumptions provided by bureaus. The analysis indicates that, in addition to avoiding \$1.2 million in annual lease costs for 192 employees currently in leased space, future space costs for 220 projected “growth” employees will be lower if these employees are located in the Portland building. The net present value of anticipated costs savings is \$32 million (compared to a leased space option) and \$29.7 million (compared to a new construction option).

OMF intends to finance the \$18.8 million cost of furnishings and tenant improvements over 7 years, and is requesting to include this debt issuance in the City financial forecast. While the actual costs to the General Fund will fluctuate until employee counts and bureau square footage allocations are finalized, the current estimated ongoing impact to the General Fund for financing this project is \$750,000 beginning in FY 2020-21. If approved by Council, this resolution will increase the current FY 2017-18 General Fund deficit from \$4.3 million to \$5.1 million. Barring a significant bump in ongoing revenue in the spring financial forecast, additional cuts will be required during the budget development process for FY 2017-18 to achieve a balanced Adopted Budget, or costs will need to be absorbed within bureaus.

This resolution also solidifies the City’s intent to pursue a potential partnership between the City of Portland and PSU in co-locating in newly constructed space in the Jasmine Block. The current basis of this potential partnership is a letter of intent signed in October 2014. At this point in time, it is unclear what the financing plan or tenancy plan would be for such a project. The request for \$50,000 tenancy study for the Portland building, 1900 building, and Jasmine Block building is intended to address this question.

253 Authorize revenue bonds for affordable housing projects (Ordinance)

CBO Analysis: The currently requested FY 2017-18 budget assumes the use of \$8.7 million in funding from these revenue bonds for property acquisition for housing development. Assuming an interest rate of 2.62%,

MARCH 15-16, 2017

OMF estimates debt service to total \$10 million over ten years (including \$1.3 million in interest payments). The first \$1 million payment is also currently included in the FY 2017-18 requested budget.

***257** Authorize contracts for historic preservation services with Akana in the amount of \$363,915 and for interpretive program development services with Historical Research Associates, Inc. in the amount of \$199,691 for the Mt. Tabor Reservoirs Preservation Project (Ordinance) 10 minutes requested

CBO Analysis: This project is a result of Council Resolution No. 37146 which makes financial obligations and other commitments for work at Mount Tabor. The resolution included a provision that the City shall allocate at least \$4 million over the next four years to the maintenance, repair and preservation work identified in the 2009 Mount Tabor Reservoirs Historic Structures Report. The resolution did not specify the funding source. In FY 2016-17 budget, the Water Bureau requested and received \$750,000 in General Fund resources to fund the first year's activities to fulfill this obligation.

Concurrently, as part of the Mount Tabor land use review that the City Council approved in August 2015 (LU 14-218444), the City is required, within 5 years of approval, to develop an interpretive program related to the Mount Tabor Reservoirs Historic District. The Council resolution directed the Water Bureau to collaborate with the neighborhood association to develop the interpretive program. The resolution does not include a monetary commitment for these activities, and they are not part of the initial \$4.0 million allocation for preservation work.

The \$363,915 contract with Akana is for historic preservation services at Mount Tabor. The contract with Historical Research Associates, Inc. is for interpretative services at the reservoirs in the amount of \$199,691. Funding for the historic preservation services has been approved in Water's FY 2016-17 budget. Funding for the interpretative work will be requested in the FY 2016-17 Spring BMP.