

<p style="text-align: center;"><b>PORTLAND CITY COUNCIL AGENDA</b>  <b>City Hall - 1221 SW Fourth Avenue</b>  <b><u>WEDNESDAY, 9:30 AM, JULY 18, 2018</u></b></p>	<p style="text-align: center;"><b>Disposition:</b></p>
<p><b>TIMES CERTAIN</b></p>	
<p><b>*743 TIME CERTAIN: 9:45 AM</b> – Amend Human Resources Administrative Rule – 6.04 Sick Leave to increase calendar year maximum for dependent care from 40 hours to 104 hours of accrued leave (Ordinance introduced by Mayor Wheeler; amend HRAR – 6.04) 15 minutes requested</p>	<p>The fiscal impact is unknown. To the degree that lesser amounts of vacation accruals are used for dependent care, it is possible that vacation payout costs could increase.</p>
<p><b>744 TIME CERTAIN: 10:00 AM</b> – Amend Human Resources Administrative Rule – 6.03 Vacation to reflect necessary changes as recommended by the Vacation Leave Workgroup, effective the beginning of the first full pay period of January 2019 (Ordinance introduced by Mayor Wheeler; amend HRAR – 6.03) 30 minutes requested</p>	<p>Within the Portland Police Bureau, overtime costs are estimated to increase by \$127,000 to \$190,000 as a result of having to fill additional shifts that were vacated as vacation accruals increase. Shift replacement costs may increase within other areas of the City, but to a much lesser extent. Costs of vacation payouts may also increase, but this impact has not been calculated. In addition to these “hard costs,” productive time will decrease as City employees have greater number of vacation hours to use.</p>
<p><b>*745 TIME CERTAIN: 10:30 AM – RESCHEDULED TO AUGUST 8, 2018</b></p>	
<p><b>AT 9:45 AM TIME CERTAIN</b> Initiate foreclosure action on four properties for the collection of delinquent City liens placed against the properties (Previous Agenda 703; Ordinance introduced by Auditor Hull Caballero)</p>	

<p><b>*746 TIME CERTAIN: 10:35 AM</b> – Authorize purchase of certain real property located at 5827 NE Prescott St at a price and closing costs not to exceed \$558,000 to develop new affordable housing (Ordinance introduced by Mayor Wheeler) 15 minutes requested for items 746 and 747</p>	<p>See below.</p>
<p><b>*747</b> Authorize Portland Housing Bureau to assume certain contracts that will be assigned to the Housing Bureau in connection with acquisition of real property located at 5827 NE Prescott St (Ordinance introduced by Mayor Wheeler)</p>	<p>Current operating expenses will be fully cost recovered through rent. Future development will include programming for a unit/income mix that will cover operating costs for 20 years.</p>
<p><b>CONSENT AGENDA – NO DISCUSSION</b></p> <p><b>Mayor Ted Wheeler</b></p>	
<p><b>Office of Management and Finance</b></p>	
<p><b>*749</b> Pay claim of Claudiu Milea in the sum of \$10,000 for bodily injuries sustained in a motor vehicle collision involving Portland Police Bureau (Ordinance)</p>	<p>\$10,000 will be paid from the Insurance &amp; Claims Operating Fund.</p>
<p><b>*750</b> Pay property damage claim of Kathryn Venator in the sum of \$9,679 involving the Portland Water Bureau (Ordinance)</p>	<p>\$9,679 will be paid from the Insurance &amp; Claims Operating Fund.</p>
<p><b>*751</b> Pay settlement of employment practices lawsuit of Kathleen Preston in the sum of \$25,000 involving the Portland Parks Bureau (Ordinance)</p>	<p>Settlement costs will be funded within the Insurance and Claims Operating Fund and Portland Parks &amp; Recreation's personnel services budget.</p>
<p><b>752</b> Extend term of franchise granted to Northwest Metal Fab &amp; Pipe, Inc. to construct, operate and maintain a conduit system within City streets (Ordinance; amend Ordinance No. 180044)</p>	<p>The City will continue to receive franchise fees for use of the right of way from Northwest Metal Fab &amp; Pipe of approximately \$20,000 per year.</p>
<p><b>Commissioner Dan Saltzman</b></p> <p><b>Bureau of Transportation</b></p>	
<p><b>*753</b> Amend an Intergovernmental Agreement with the Oregon Department of Transportation in the amount of \$20,700 to fund work by City staff on the Pedestrian Master Plan (Ordinance; amend Contract No. 30006077)</p>	<p>Total project cost is amended to \$370,700. The increase of \$20,700 is from the increase of grant funds for the project. Grant and match amounts are budgeted in</p>

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PBOT's FY 2018-19 budget using General Transportation Revenue funds.

<p><b>*754</b> Authorize a license agreement and its renewal with InfoGroup and pay an invoice in the amount of \$15,000 for the purchase of mail lists (Ordinance)</p>	<p>The invoice amount, \$15,000, will be paid for through PBOT's FY 2018-19 SmartTrips program budget.</p>
<p><b>*755</b> Authorize a contract with the lowest responsible bidder for the St Johns Truck Strategy, Phase II project, total project cost is \$4,143,000 (Ordinance)</p>	<p>Total project cost for the St Johns Truck strategy is estimated to be \$4,143,000 and is budgeted in PBOT's FY 2018-19 capital improvement plan list of projects. Funding comes from federal grants (\$3,002,357) and PBOT's system development charges (estimated at \$1,144,000).</p>
<p><b>*756</b> Authorize an Intergovernmental Agreement with the Oregon Department of Transportation to build bicycle and pedestrian crossing improvements at SE 130th and US26 Powell Blvd for \$47,500 (Ordinance)</p>	<p>This Intergovernmental Agreement (IGA) will be for a maximum \$47,500. PBOT will fund this IGA with Fixing our Streets (FOS) gas tax revenues to jointly make safety improvements for pedestrians and bicyclists on Powell Blvd. The FOS funds will be expended against the ODOT Partnership line item as an allowable use of funds.</p>
<p><b>757</b> Authorize a contract with the lowest responsible bidder for the Highway Safety Improvement Program Bike &amp; Pedestrian project for an estimated \$1,463,940 (Ordinance)</p>	<p>Total project cost is estimated at \$1,463,940. PBOT has received \$1,350,045 in federal Highway Safety Improvement Program grant funds and PBOT will contribute the matching funds using system development charge revenues, \$113,895 for the project.</p>

<p><b>758</b> Authorize a contract with the lowest responsible bidder for the Marine Drive Path: NE 112th Ave-185th Ave project (Ordinance)</p>	<p>Total project cost is \$1,077,400. The project has received \$966,000 in funding from a Congestion Mitigation Air Quality (CMAQ) grant awarded to the Portland Parks &amp; Recreation bureau. The Parks bureau is contributing \$110,649 in match for the project. The project and the funds have now been contracted to PBOT to complete the work and is budgeted in its FY 2018-19 budget.</p>
<p><b>759</b> Authorize a contract with the lowest responsible bidder for the NE Columbia Blvd at OR 99E/MLK Jr Blvd project (Ordinance)</p>	<p>The project has received \$3,163,001 in federal grant funds and PBOT is contributing \$362,020 in system development charge revenue. Funds are budgeted in PBOT's FY 2018-19 budget.</p>
<p><b>Commissioner Chloe Eudaly</b> <b>Bureau of Development Services</b></p>	
<p><b>*760</b> Authorize an Intergovernmental Agreement with the State of Oregon on behalf of Portland State University, for the use of parking permits and access cards at the 4th Ave Garage (Ordinance)</p>	<p>See below</p>
<p><b>Commissioner Amanda Fritz</b></p>	
<p><b>*761</b> Authorize the position of Deputy Program Director under the Open and Accountable Elections Program within Special Appropriations (Ordinance)</p>	<p>No direct fiscal impact to the General Fund as funding for this position exists within the Public Elections Fund.</p>
<p><b>Commissioner Nick Fish</b> <b>Water Bureau</b></p>	
<p><b>762</b> Authorize an Intergovernmental Agreement for \$60,000 with Portland State University to Research Future Extreme Rainfall and Large-Scale Meteorological Patterns over the Bull Run Watershed (Ordinance)</p>	<p>This legislation authorizes an intergovernmental agreement with PSU for the not to exceed amount of \$60,000 over a two year period. \$30,000 is budgeted in the bureau's FY 2018-19 Adopted</p>

Budget for this work. The bureau will request the additional funding in FY 2019-20.

**REGULAR AGENDA  
Morning Session  
Mayor Ted Wheeler**

**Bureau of Police**

**\*764** Accept and appropriate a grant in the amount of \$30,000 and authorize an Intergovernmental Agreement with the Oregon Department of Transportation, Transportation Safety Division, for the 2018 Motor Carrier Safety Action Plan for commercial motor vehicle inspections by the Police Bureau Traffic sworn personnel (Ordinance) 15 minutes requested

ODOT will reimburse the City a maximum of \$30,000 at a rate of \$113.75 per Qualifying Safety Stop (QSS). The City will incur personnel expenses over and above the reimbursement rate, which will be absorbed within existing bureau resources. There is no local match required by the grant program.

**Office of Management and Finance**

**765** Accept proposal of Gresham Ford for Mobile Data Computers for the Portland Police Bureau for an initial term of five years not to exceed \$2,000,000 (Procurement Report - RFP No. 0000658) 15 minutes requested

The FY 2017-18 Spring Budget Monitoring Process made available \$2,717,225 in cash transfer revenue from the BTS equipment replacement reserves (\$1.4 million) the Public Safety Technology reserve (\$1 .1 million) and Police Special Revenue Fund (\$217,225) to the General Fund to provide the resources for this project. Action to authorize carryover of the appropriation of these dedicated cash transfer amounts will be required in the FY 2018- 19 Fall Budget Monitoring Process. Ongoing operations and

	<p>replacement costs are expected to be in line with current costs, and are covered within existing bureau resources.</p>
<p><b>766</b> Accept bid of Corpac Construction Company for the NW 20th Ave LID Project for \$4,012,488 (Procurement Report - Bid No. 00000894)</p>	<p>Total project cost is estimated at \$5,716,203 and is budgeted in PBOT's five-year capital improvement plan for FY 2018-19. The bureau has sufficient project funds to cover construction bid of \$4,012,488. This project is funded with system development charge (SDC) revenue and local improvement district funds.</p>
<p><b>*767</b> Amend price agreement with G4S Secure Solutions USA, Inc. to increase contract by \$2,972,799 to provide for Uniformed Security Officer Services (Ordinance; amend Contract No. 31000537) 15 minutes requested</p>	<p>This price agreement amendment increases the annual not-to-exceed amount for security services to \$2,972,799. Inclusive of other agreement amendments, this is a 115% increase over the original annual not-to-exceed amount of \$1,380,713 established by the original price agreement in 2014. The current contract ends in May 2019, at which time a new request for proposals (RFP) will be issued for security services. Increased contract costs are funded by bureaus via interagency agreement payments for space rent or via direct requests for increased security services.</p>
<p><b>*768</b> Authorize a five-year lease agreement for office space located at 1001 SW 5th Ave to accommodate increased staffing and operations of the Bureau of Transportation estimated at an average annual cost of \$612,500 (Ordinance) 10 minutes requested</p>	<p>The average annual cost of this five-year lease is \$612,500. The shortfall for this fiscal year is \$25,000 and PBOT plans to make a budget adjustment during the Fall Budget Monitoring Process using General Transportation Revenue (GTR) funds to cover this</p>

	<p>cost. This lease agreement will have sustained financial impact over the next five years for PBOT. The bureau plans to use GTR and Regulatory Fee revenues to cover the cost of the additional space. Leased space is required to accommodate additional employees in the near term, as no City-owned space is available. CBO notes that the long term space needs of bureaus in the downtown core, inclusive of this new leased space, should be included in the evaluation of downtown core tenancy evaluation per Resolution 37274. That space study is intended to determines the optimal tenancies of City-owned spaces in the downtown core.</p>
<p><b>769</b> Authorize limited tax revenue bonds to provide up to \$18.3 million to finance tenant space buildout and furnishings in the Portland Building (Ordinance)</p>	<p>See below.</p>
<p><b>770</b> Authorize a Development Agreement with Portland State University, Oregon Health Sciences University and Portland Community College for the development and creation of a new commercial multi-level condominium building, known as the Jasmine Block at 401 SW Harrison St (Second Reading Agenda 730)</p>	<p>See below.</p>
<p><b><u>WEDNESDAY, 2:00 PM, JULY 18, 2018</u></b></p>	
<p><b>772</b> Convene a Code Change Committee to update City Code Chapter 3.96 (Resolution introduced by Commissioner Eudaly)</p>	
<p><b>REGULAR AGENDA</b>  <b>Afternoon Session</b>  <b>Mayor Ted Wheeler</b></p>	

<b>Portland Housing Bureau</b>	
<p><b>*773</b> Amend Inclusionary Housing to make technical corrections to the fee-in-lieu payment following the implementation of the 2035 Comprehensive Plan and zoning code and to clarify that the calculation is based on gross residential and residential related square footage (Ordinance; amend Code Section 30.01.120) 10 minutes requested</p>	<p>See below.</p>
<p><b>*774</b> Amend Joint Office of Homeless Services Intergovernmental Agreement with Multnomah County to authorize FY18-19 budget allocation to the Joint Office of Homeless Services (Ordinance; amend Contract No. 30005335) 15 minutes requested</p>	<p>The City's total FY 2018-19 contribution to the Joint Office of Homeless Services is \$34.6 million, which includes a total of \$32.5 million in General Fund (\$7.9 million of which is one-time) and \$2.1 million in federal grant funding. This amendment also realigns \$100,000 in Emergency Solutions Grant (ESG) resources allocated as part of the City's federal contribution to the JOHS in FY 2017-18 back to the City for ServicePoint support staffing. The amendment additionally allocates \$65,000 in ESG resources for the same purpose in FY 2018-19.</p>
<p><b>*775</b> Authorize eleven subrecipient contracts totaling \$4,190,763 for services in support of providing affordable housing (Ordinance) 10 minutes requested</p>	<p>Funding has been allocated for this purpose in the bureau's FY 2018-19 Adopted Budget.</p>
<p><b>*776</b> Authorize twelve subrecipient contracts totaling \$4,323,463 for services in support of providing affordable housing (Ordinance) 10 minutes requested</p>	<p>776 is being referred back to the Mayor's Office as it is a prior version of item 775.</p>
<b>Commissioner Dan Saltzman</b>	
<b>Bureau of Transportation</b>	
<p><b>*777</b> Authorize a solicitation for Asphalt Concrete supply contracts estimated at \$15,500,000 for use on street maintenance and preservation projects (Ordinance)</p>	<p>This Ordinance would allow PBOT to enter into contracts for asphalt needs for an estimated need of \$15,500,000 for multiple five-year contracts. PBOT has budgeted in FY 2018-19 \$2,900,000 and will budget \$3,000,000 in</p>



	subsequent budget cycles to meet its asphalt maintenance needs through the five-year contract periods.
<p><b>Commissioner Nick Fish</b> <b>Bureau of Environmental Services</b></p>	
<p><b>*778</b> Authorize contract with GSI Water Solutions, Inc. for CERCLA and Risk Assessment Technical Assistance at the Portland Harbor Superfund Site for \$500,000 (Ordinance)</p>	See below
<p><b>*779</b> Authorize contract with GSI Water Solutions, Inc. for Source Control Technical Assistance at the Portland Harbor Superfund Site for \$300,000 (Ordinance)</p>	See below
<p><b>780</b> Authorize a contract with Brown and Caldwell, Inc. for professional engineering services for the Asset Management Program for Continuous Collections System Planning Project for a total not-to exceed amount of \$1,249,498 (Second Reading Agenda 734)</p>	The total not to exceed contract cost is \$1.2 million. Funding for services are included in the bureau's FY 2018-19 budget and the five year financial plan.
<p><b>Water Bureau</b></p>	The estimated five-year cost of the contract is \$7.5 million and estimated FY 2018-19 cost is included in the bureau's budget. Additional funding will be requested in the FY 2019-20 through FY 2022-23 budget processes.
<p><b>781</b> Authorize a competitive solicitation for utility bill presentment at an estimated cost of \$7,500,000 (Second Reading Agenda 737)</p>	
<p><b><u>THURSDAY, 2:00 PM, JULY 19, 2018</u></b></p>	
<p><b>DUE TO LACK OF AGENDA THERE WILL BE NO THURSDAY 2:00 PM MEETING</b></p>	

**746 Authorize purchase of certain real property located at 5827 NE Prescott St at a price and closing costs not to exceed \$558,000 to develop new affordable housing**

CBO Analysis: The purchase cost includes the property and the single family home currently occupying the premises, but does not include the cost of redeveloping the property. As currently envisioned, the redevelopment would add 50-75 units to the bureau's affordable housing portfolio; the current low-confidence, rough estimate is approximately \$22.8 million to redevelop 75 units, with an earliest development start date of 2020. Acquisition costs (\$558,000) will be funded through the temporary loan from

the Development Services Fund. The loan will be repaid through affordable housing bond proceeds or other City financing.

**760 Authorize an Intergovernmental Agreement with the State of Oregon on behalf of Portland State University, for the use of parking permits and access cards at the 4th Ave Garage**

CBO Analysis: For various bureaus, BDS serves as the single point of contact with PSU regarding the usage of parking spaces. Monthly cost breakdown for the City during FY 2018-19 will be \$180 per space for non-reserved spaces, \$210 per space for reserved after 3 PM spaces, and \$250 per space for spaces reserved all hours. The resulting City costs in FY 2018-19, for full utilization of this contract, will be approximately \$32,360 per month for 170 City assigned vehicles. Funds for this IGA with PSU are available in the BDS FY 2018-19 budget. BDS is paying for the costs through IAs with the City bureaus and with permit fees.

**769 – Authorize limited tax revenue bonds to provide up to \$18.3 million to finance tenant space buildout and furnishings in the Portland Building.**

CBO Analysis: This ordinance authorizes the issuance of up to \$18.3 million in limited tax revenue bonds to pay costs related to the Portland Building Reconstruction project. These bonds will fund the build-out and tenant improvements of 2.5 floors of the Portland Building as well as furnishings for the entire building. This work, which is part of the reconstruction of the Portland Building, are issued in addition to the \$195 million in revenue bonds previously authorized by Council for the reconstruction project (Ordinance 187924).

Council previously considered the issuance of these bonds under Resolution 37274. At that time, it was understood that as many as 400 additional City employees could be accommodated in the reconstructed Portland Building via the Space Optimization project (200 in projected Portland Building tenant bureau growth and 200 employees in out-leased space). New estimates of Portland Building tenant bureau growth indicate that the reconstructed building will not be able to accommodate substantial numbers of employees previously located in leased space.

OMF intends to finance the \$18.8 million cost of furnishings and tenant improvements over 7 years, and debt service will be repaid via an increase in the downtown blended rental rate. 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. This has been accounted for in the City's financial forecast, but action is still required to adjust individual bureau Current Appropriation Levels (CAL).

**770 – Authorize a Development Agreement with Portland State University, Oregon Health Sciences University and Portland Community College for the development and creation of a new commercial multi-level condominium building, known as the Jasmine Block at 401 SW Harrison St.**

CBO Analysis: This ordinance authorizes the CAO to execute a development agreement with PSU, PCC, and OHSU for the development of a new commercial condominium building at 4<sup>th</sup> and Montgomery (Jasmine Block).

The City will own approximately 30,000 square feet of office space in the new building. The total cost to the City for this space is estimated at \$22.3 million. Payments to PSU for construction are estimated at \$15.6 million, while OMF has estimated that tenant improvements, furniture, and project management costs will total \$5 million. Base tenant improvements are included in the cost of the payments to PSU, per the development agreement. The total cost to the City for this space is approximately \$686 per square foot, exclusive of interim financing costs. The land at 4<sup>th</sup> and Montgomery, conveyed in 2018 to PSU by Prosper Portland, was not considered part of the City's contribution to the project during development agreement negotiations.

Ordinance 188401 previously authorized issuance of revenue bonds not to exceed \$20 million (plus related costs) to fund the project. Payments are due to PSU, per the development agreement, as follows: \$1 million upon signing of the development agreement, \$1 million in August 2018, and \$13.6 million in January 2019. OMF intends to issue \$20 million in bonds in FY 2018-19; these debt proceeds have been included in the FY 2018-19 Adopted Budget.

The City's tenant in the new office space is still being determined. Pursuant to Resolution 37274, OMF is performing a Citywide study to evaluate tenancies in the downtown core (the Portland Building, 1900 Building, and the Jasmine Block) at an estimated cost of \$50,000. Per the FY 2018-19 Adopted Budget, the Facilities Services Operating Fund will temporarily cover the cash financing and cash contribution components of project financing (estimated at \$2.6 million) until the tenancy evaluation is complete and reimbursement can be requested from the appropriate tenant fund.

The ongoing costs related to this project are estimated at \$2 million, which includes \$1.45 million in annual debt service for 18 years and \$600,000 in annual operations and maintenance. Per OMF, the operations and maintenance costs also include a major maintenance component. The repayment of the revenue-backed bonds, beginning in FY 2020-21 after two years of interest only payments, will be funded by an increase to the blended downtown core office space rates. Per OMF, of the \$2 million in increased annual costs, the estimated impact to General Fund bureaus is \$714,000, with the remainder of the increase borne by non-General Fund bureaus. Contrary to the fiscal impact statement submitted in the filed documents, no adjustment has been made to increase General Fund current appropriation levels (CAL) for the increased rental rates. Absent any Council action, bureaus will absorb the increased rental rates within existing resources. OMF plans to bring forward an action in the FY 2018-19 Fall BMP to request appropriation increases for General Fund bureaus.

The development agreement makes note of the fact that the current zoning of the project site does not allow for commercial office use, but the Central City 2035 Plan proposes to change the zoning of the property from Central Residential to Central Commercial. Per the development agreement, "if, at the time the Project opens for business, the zoning has not been changed to allow for commercial office use, PSU and the City will work together in good faith to reach agreement regarding the occupancy and ownership of the City Unit, which may include exchange of equivalent value of PSU owned or PSU acquired real property for the City Unit."

**773 Amend Inclusionary Housing to make technical corrections to the fee-in-lieu payment following the implementation of the 2035 Comprehensive Plan and zoning code and to clarify that the calculation is based on gross residential and residential related square footage**

CBO Analysis: These technical changes clarify the programmatic intent to apply fee-in-lieu calculations to gross residential and residential-related square footage only, rather than the entire square footage of a proposed development. The bureau anticipates that this clarification will allow more projects to move forward that might otherwise not be feasible if the fee-in-lieu were applied to the full square footage of the development. This could increase the amount of fee-in-lieu revenue paid to the City. To date, four permits have been approved to voluntarily pay the fee-in-lieu; these permits have not yet been issued, so no actual fee-in-lieu revenue has been received since the Inclusionary Housing Program went into effect in February 2017.

**778 Authorize contract with GSI Water Solutions, Inc. For CERCLA and Risk Assessment Technical Assistance at the Portland Harbor Superfund Site for \$500,000; and  
779 Authorize contract with GSI Water Solutions, Inc. For Source Control Technical Assistance at the Portland Harbor Superfund Site for \$300,000**

CBO Analysis: In October 2015, Council approved a contract extension with GSI Solutions Inc. through an eleventh year (2016) with options to renew for four additional one-year periods (2016-2020). Rather than enter into a contract extension, the contract should have been a sole source contract. Both Council Calendar items 778 and 779 provide an administrative correction to allow the City to enter into a sole source contract with GSI Water Solutions, Inc under the same terms as the current contract with an effective date of October 25, 2015.

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GSI provides technical assistance in the remedial investigation and feasibility study phases of the Portland Harbor Superfund cleanup and the development and implementation of the City's source control program for Portland Harbor. Item 778 authorizes the City to enter into a \$500,000 per year (not to exceed amount) contract for technical assistance related to CERCLA (Comprehensive Environmental Response, Compensation and Liability Act). Item no. 779 authorizes a separate contract with GSI for \$300,000 per year (not to exceed amount) to provide technical assistance related to the City's source control program for Portland Harbor. Both contracts are for a 1 year term with four one-year options to renew. The contracts are included in the Bureau's FY 2018-19 Adopted Budget.