



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Parks Replacement Bond Community Oversight Committee

MEETING #11: February 9, 2018: 2:00– 4:00 pm

Matt Dishman Community Center, Craft Room

PURPOSE:

- Oversight Committee Members Terms: June 30, 2018
- Bond Program Report
- Review Outreach and Transparency Effort

AGENDA

2:00 PM	Welcome	Dion Jordan
2:03 PM	Approval of Minutes from September 2017	Dion Jordan
2:05 PM	2017 Bond Oversight Committee Council Presentation	Dion Jordan
2:10 PM	Report on the Bond Phase I and II Progress	Lauren McGuire
	Jonath Colón Council Reappointment	Bond Timeline
	New Contact Sheet and Biography	RACC Report
	Appointment Renewals	Audit Update
	Progress to date (PPT)	ADA Accounting
	Challenges to date (PPT)	Are there any clarifications or questions?
	Bond At-A-Glance	Does the committee have any concerns with the progress of the Bond Program?
2:55 PM	Second Issuance by Debt Management	Josie Kostylo
3:00 PM	Outreach and Transparency Effort Discussion	Maija Spencer & Kerri Anderson
3:50 PM	Next Meeting	Dion Jordan
4:00 PM	Adjourn	

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ATTACHMENTS

- September Agenda Meeting Notes
- BOC Contact Sheet
- BOC Biography Sheet
- January Bond At A Glance
- January Bond Timeline
- Outreach & Transparency Handout

IN ATTENDANCE

Oversight Committee (OC) Members

- Dion Jordan, Zari Santner, Ken Richardson, Jonath Colón

Parks & Recreation (PP&R) Staff

- Lauren McGuire, Josie Kostylo, Maija Spencer, Kerry Anderson, Elizabeth Specht

TIMEKEEPING

- The meeting began at 2:00 pm
- The meeting adjourned at 4:00 pm

Approval of Meeting Minutes

- Ken Richardson motioned to approve September's meeting minutes as written, Zari Santner seconded the motion.

DISCUSSION

2017 Bond Oversight Committee Council Presentation

Dion Jordan

- Council was pleased with the report and gave their appreciation to the Bond Oversight Committee.
- Jonath has a new position as Director of Centro de Prosperidad Economic Empowerment Center, a program of Centro Cultural de Washington County in Hillsboro. Staff will update his contact information.

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Report on the Bond Phase I and II Progress

Lauren McGuire

- Bond Projects by the numbers:

Total Projects	Phase 1	Phase 2
53	35	18
Completed – defined as open to the public		
20	20	

Challenges:

- The Pools theme has experienced budget difficulties, it has been adjusted by allocating money from the contingency fund.
- The Protect Workers theme has had issues with Land Use and Historic reviews with the Bureau of Development Services (BDS)
 - A Living Wall may replace a Green Roof design at Mt. Tabor Maintenance Facility to follow the city's Green Building policy.
 - BDS suggested adding parking lot screening for Mt. Tabor Yard.
 - Public involvement proved challenging with Mt. Tabor Yard project and the "Long Block" (between SE Harrison and SE Lincoln streets east of SE 60th Ave.) Neighbors saw it as a functional open space for pets and people according to Maija Spencer with Parks Community Relations.
 - Urban Forestry Headquarters at East Delta Park faces potential added environmental zone cleanup requirements.
 - Removal of discarded playground equipment and other debris from the Columbia Slough environmental zone as part of Land Use requirements.
 - Management of run off from a gravel parking lot and driveway near the slough.
- Contracting with professional design teams for Phase 2 in some cases has been difficult; some have said they are too busy to accept more work.

Progress:

- Argay Tennis Courts Project renovated courts that are the only Portland Parks and Recreation (PPR) tennis courts east of I-205. Argay neighborhood was without tennis courts for the past few years before this project was completed.
 - By next quarter, all Bond projects should be underway.

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- Projects completed between April 2017 and February 2018:

Colonel Summers Loo (and splashpad thru SDC funding)	Sellwood Bathhouse Roof
Lents playground renovation	Mary Rieke Soccer Field renovation
Ventura playground renovation	Bloomington Restroom renovation*
Argay Tennis court renovation	Glenwood Restroom Renovation*
Tabor Summit Restroom	Pioneer Courthouse Square
Washington Park Rose Garden ADA improvements	St Johns Community Center – HVAC

(*These projects are substantially completed as of end of 2017)

- For the Mary Rieke Soccer Field renovation a lot of soil was replaced, an ADA pathway from the parking lot was added. The park is in Southwest Portland.
- Community input for the all user restrooms at Pioneer Courthouse Square (PCS) was helpful. The design has separate user stalls, and community sinks. There is also a restroom attendant working for Pioneer Courthouse Square.
- Projects near completion:
 - Bridges in Forest Park: Maple Trail and Lower Macleay Park

Questions:

Zari: How much does a Loo cost?

- Up to \$500,000 including utilities, \$100,000 for the Loo structure.

Zari: There was contention around Couch Park, what is the progress for the park?

- We added a Loo to the park and are renovating the associated plaza.
- We are working with Metropolitan Learning Center (MLC), Harper’s Playground, and PBOT regarding a potential bikeway through the park at NW 20th Ave.
- There were issues about tree removal in the park but we have redesigned the park to avoid tree removal and had an elm with co-dominant stems braced for safety and retainment.
- MLC raised \$500,000 for an ADA playground with Harper’s Playground.

Zari: Can we expand the North Parks Playground with Bond funds?

- The North Park Blocks is about to go out to bid so it is unlikely that the playground will be expanded.

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Dion: At Pioneer Courthouse Square, when the crews replace the bricks in the Square, are they replacing the names also?

- Yes, they are, they are going to have a map indicating the exact placement of the named bricks. The bricks are being carved on site.
- PCS is also selling new bricks.

Bond Tracking Documents:

- Phase 1 and Phase 2 projects listed on documents.

Questions:

- What is the timeline for Peninsula Pool renovations?
 - Hopefully it will be out to bid this spring/summer, then construction will start in the fall once the swimming season closes.
- Is there a zero-depth option for the design?
 - No there was not enough room to create a zero depth, we went as shallow as design would allow for.
- Is the Fernhill splash pad and ADA upgrades on track for 2020?
 - Yes

RACC Report:

- The report states PPR locations contributing to the RACC budget.
 - Funds are consolidated to specific parks: Ventura, Lynchview, Mt. Tabor Maintenance Yard, and Glenhaven.
 - The total contribution to RACC for all Bond projects is \$515,000, of which \$325,000 will go towards art. The remaining funds will pay for some administration costs of the art installation per the agreement with RACC.
- All Bond Repair Projects do not incur the 2% art fee of the construction costs to RACC, only those projects with expanded capacity or new facilities will pay 2% to RACC.
- Jonath asked if there were any Art Tax dollars involved.
 - There are not.

Second Issuance by Debt Management

Josie Kostylo

- Projections for bond spending are good.
- Percentages: Fiscal Year 2018 (July 2017 – December 2017)
 - Administration Expenses: 2.2%
 - Construction Costs: 81.8%

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- Professional Services: 16%
- Percentages: Program Running Total (July 2015 – December 2017)
 - Administration Expenses: 5.1%
 - Construction Costs: 69.2%
 - Professional Services: 25.7%
- Bond Issuances:
 - 1st: 28 million
 - 2nd: 24.5 million
 - 3rd: 15 million
- Contingency of 2 million set aside.
 - Many projects are coming in a little lower than projected for costs.
- The difference between Spending and Cumulative is spending does not include interest rates.
 - Zari asked if the full bond issuance included interest.
 - Yes, it does.
 - We make \$30,000 monthly on interest.

ADA Update:

- The Parks bureau has 20,000 identified barriers.
 - Many barriers are at SUN schools, which we are not responsible for.
- 17,008 remaining after SUN school barriers removed from our count.
- Dion asked the most common barriers.
 - Sidewalks, and access points such as doors or pathways.
 - Many are inexpensive fixes and half are addressed through maintenance.

Outreach and Transparency Effort Discussion

Maija Spencer & Kerry Anderson

- Parks presents Bond work in multiple messaging ways.
 - Yard signs and fliers
 - Bond banners at construction sites
 - News coverage at events that reaches a larger audience.
 - Our Annual Bond Report
 - 4,000 copies for distribution at 40 sites.
- Options for signage and surveying:
 - Permanent or temporary signs at bond sites

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- 7500 – 11,000 for all sites
- Signs are passive, without an opportunity for feedback from users.
- There is a range of costs depending on material for permanent signs.
- Kerry Anderson is one of 3.5 full time analysts for Parks.
- Parks completed a Community Needs Survey 8 years ago in collaboration with PSU.
 - There were two response modes, phone, and mail with an online choice.
 - There was a good response level, including an instant response to the website.
 - Parks bought records of demographic information so we knew who we were surveying.
 - From the survey, we found white people went to the web.
 - We used that response rate to call communities of color.
 - There was a 28% response rate from communities of color.
 - Responses weighted by age, income level, neighborhood coalition, and gender.
 - Results:
 - 94% surveyed went to a park or natural area.
 - 30% of people had a concern of safety visiting parks.
 - In East Portland and with people of color there was a much higher rating for safety concerns while visiting a park.
 - 85% said they had a good or excellent experience
 - For long term planning people preferred to improve and maintain current Parks assets.
 - If there was a question of equity, people agreed acquiring land was important.
 - They agreed we should take care of what we have, but make sure all Portlanders have access to what we provide.
- Helpful marketing information:
 - How people know about Bond projects:
 - 76% word of mouth
 - 12% went to public meetings; 75% of people knew about the public meetings.
 - The website is important, public meetings are less important.
 - What Parks is working on for marketing an outreach:
 - How separate groups access information about Parks and Bond projects.
 - Public meetings are for critical items such as design or big projects. Good to gauge community interest in a project.
 - White people are likely to use the website.

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- People of Color prefer brochures, flyers, and television.
- Jonath asked if we can classify survey results by generation?
 - That is a good suggestion, we have data age and can break it into generational groups.
- Options for future surveying:
 - Include a simple post to the Annual Report
 - Create a multiple-choice option
 - Low-cost, in house and not representative of the community
 - Responses not guaranteed
 - Cost: \$5,000
 - Geographic survey
 - Compare 2 areas and ask about their perceptions of the Bond.
 - Labor intensive and lengthy process
 - Cost: \$15,000
 - Phone survey
 - Outside firm would conduct the survey.
 - More representative and broader range of respondents.
 - More efficient survey method with less bias.
 - Cost: \$50,000. Verify this is a proper use of Bond funds.
- Kerry suggested the Geographic Survey, using 2 divergently located groups in Portland to find service gaps.
- Response from Oversight Committee members:
 - Ken supports outreach in the forms of flyers to schools and community churches. He also felt signage at Bond funded parks with major renovations or expansions was a good idea.
 - A signage suggestion from Ken was to place a sticker close to Bond funded work stating this playground, field, restroom was paid for with the 2014 Parks Replacement Bond in X year. Ken said this will help people relate projects to Bond work when the next request for a Parks Bond is on the ballot.
 - Jonath stressed multiple communication channels for residents. Outreach and communication can't be the same for all users.
 - Zari would like to know that our outreach efforts reach a diverse group of residents.



- The group agreed the Bond needs taxpayer trust and needs transparency.
 - Balancing outreach and publicity expense with information on the effectiveness of the outreach is critical and key to transparency.

Audit Update

Lauren McGuire

- The City Auditor's Office has chosen not to perform an internal audit.
 - An external audit may cost \$80,000.
 - We have 2 audits to complete during the life of the Bond, one midway through the Bond, and one at the end.
 - Responding to the audit cost, Zari said it was warranted to maintain transparency and accounting objectives of the Bond's intentions.

The next Quarterly Meeting will be Thursday, May 3rd from 2-4:00 pm at Matt Dishman Community Center.

- For the next Quarterly Meeting Zari suggested reviewing outreach options presented by Kerry Anderson and Maija Spencer to decide which survey to conduct for Bond transparency information.
- All Oversight Committee members have agreed to terms ending December 2020.
- Dion Jordan is unable to continue after his current term ending May 2018.
- The Committee prefers afternoon meetings and would prefer not to have them on Fridays.

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