

# ANNOTATED MINUTES

Tuesday, October 12, 1999 - 9:30 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## BOARD BRIEFING

*Chair Beverly Stein convened the meeting at 9:32 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.*

- B-1 Continuation of Facilities Briefings: Public Safety Bond Projects (Rivergate Corrections and Alcohol and Drug Facility and Justice Center Booking Remodel) and Certificate of Participation Financial Update and Projects (East County Sheriff's Patrol Operations, Columbia River Patrol Facility, and Sheriff's Records Office. Presented by Larry Nicholas, Mike Oswald and MCSO Staff.

**MIKE OSWALD, DAN NOELLE, BOBBI LUNA, BOB NILSEN, GINGER MARTIN, JIM CARLSON, RON BISHOP, DAVE BOYER, CURT HANSON, DAN OLDHAM, PIETER VANDYKE, BOB OBERST, PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. CONSENSUS DIRECTION GIVEN FOR STAFF TO COME BACK TO BOARD FOR DECISION ON NUMBER OF BEDS FOR NEW JAIL AND ALCOHOL AND DRUG FACILITY IN DECEMBER OR JANUARY; BOARD CONSENSUS DIRECTION FOR STAFF TO PROVIDE MORE FINANCIAL DETAIL PRIOR TO MOVING FORWARD ON JUSTICE CENTER BOOKING REMODEL; CONSENSUS THAT BOARD REVISIT STRATEGIC SPACE PLAN POLICY ISSUES IN THE NEAR FUTURE; BOARD CONSENSUS TO DISCUSS JOINT SITING WITH GRESHAM BEFORE LOOKING FOR A STAND ALONE FACILITY AND TO LOOK AT INTERIM LOCATION AS WELL AS CUSTOMER SERVICE ISSUES AND FINDING A MORE CENTRAL LOCATION FOR THE ALARM UNIT AND GUN**

**REGISTRATION UNIT REGARDING THE EAST COUNTY SHERIFF'S PATROL OPERATIONS; BOARD CONSENSUS THAT MOVING FORWARD WITH COLUMBIA RIVER PATROL FACILITY IS A LOW PRIORITY AT THIS TIME; BOARD CONSENSUS FOR STAFF TO PROCEED WITH NEGOTIATIONS CONCERNING POSSIBLE COUNTY PURCHASE OF JUSTICE FACILITY CONDOMINIUM SPACE.**

*There being no further business, the meeting was adjourned at 11:35 a.m.*

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Tuesday, October 12, 1999 - 11:45 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **EXECUTIVE SESSION**

*Chair Beverly Stein convened the meeting at 11:37 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.*

- E-1 The Multnomah County Board Of Commissioners Will Meet in Executive Session Pursuant to ORS 192.660(1)(e) to Deliberate with Persons Designated to Negotiate Real Property Transactions. Only Representatives of the News Media and Designated Staff are allowed to Attend. Representatives of the News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Executive Session Presented by Bob Oberst.

## **EXECUTIVE SESSION HELD.**

*There being no further business, the meeting was adjourned at 12:07 p.m.*

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Wednesday, October 13, 1999 - 9:30 AM  
Portland City Hall, Third Floor Rose Room  
1221 SW Fourth Avenue, Portland

## **TSCC PUBLIC HEARING**

*TSCC convened the meeting at 9:40 a.m. with TSCC Commissioners Richard Anderson, Charles Rosenthal, Nancy Conrath and Anthony Jankans, TSCC staff Linda Burglehaus and Tony Barnes, Multnomah County Vice-Chair Diane Linn and Commissioners Lisa Naito and Serena Cruz and Multnomah County staff Carol Ford and Dave Boyer present, and Chair Beverly Stein and Commissioner Sharron Kelley excused.*

PH-1 The Tax Supervising and Conservation Commission Will Meet to Conduct a Public Hearing on the 1999-00 Multnomah County Supplemental Budget. A Quorum of the Multnomah County Board and County Financial Staff Will Attend to Respond to TSCC Questions.

**CAROL FORD PRESENTED OVERVIEW OF THE SUPPLEMENTAL BUDGET WHICH IS RECORD PERS BONDS TO PAY THE PERS LIABILITY. DAVE BOYER EXPLAINED THE COUNTY WILL GO FOR A COMPETITIVE SALE IN NOVEMBER AND THEY ARE ESTIMATING THE LIABILITY IS APPROXIMATELY \$175 MILLION, AND THAT THEY WILL CHECK IT JUST BEFORE THE SALE. COMMISSIONER ANDERSON ASKED IF THE COUNTY HAS AN ESTIMATE ON THE PRESENT VALUE SAVINGS FROM ISSUING THE PENSION BOND VERSUS FUNDING THE LIABILITY USING PERS? DAVE BOYER EXPLAINED THEY ARE ESTIMATING APPROXIMATELY \$30 MILLION, AND THAT THIS WILL BE DEPENDANT UPON WHAT INTEREST RATES DO. MR. BOYER ADDED THEY HAVE TRIED TO ESTIMATE CONSERVATIVELY. COMMISSIONER ANDERSON ASKED THAT IF THE BONDS ARE ISSUED AND THE FUNDS ARE DEPOSITED WITH PERS PRIOR TO 12-31-99, WILL INTEREST BE CREDITED ON THE DEPOSIT USING CURRENT PERS RULES THAT CREDIT A FULL YEAR OF INTEREST TO**

**ALL FUNDS IN THE ACCOUNT AS OF THE LAST DAY OF THE YEAR? DAVE BOYER ADVISED THAT AT THIS POINT THEY DO NOT KNOW, THAT ORIGINALLY THAT WAS HOW IT WAS TO BE DONE BUT NOW PERS IS WAFFLING ON CREDITING THE INTEREST, ADDING THAT IT WILL BE A POINT OF FURTHER DISCUSSIONS. AS A FOLLOW-UP TO A DISCUSSION FROM THE CITY OF PORTLAND SUPPLEMENTAL HEARING, COMMISSIONER LINN EXPLAINED THE AGREEMENT THAT THE COUNTY IS ENTERING INTO WITH PORTLAND PUBLIC SCHOOLS FOR USE OF THE FACILITIES AT PPS ADMINISTRATION BUILDING.**

*There being no further business, the meeting was adjourned at 9:55 a.m.*

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Thursday, October 14, 1999 - 9:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **REGULAR MEETING**

*Chair Beverly Stein convened the meeting at 9:04 a.m., with Vice-Chair Diane Linn, Commissioners Sharron Kelley, Lisa Naito and Serena Cruz present.*

### **CONSENT CALENDAR**

**UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER LINN, THE CONSENT CALENDAR (ITEMS C-1 THROUGH C-2) WAS UNANIMOUSLY APPROVED.**

### **DEPARTMENT OF HEALTH**

- C-1 Budget Modification HD 3 Approving a Net Reduction of .2 FTE in Various Job Classes in the North Portland Primary Care Clinic and an Increase of \$13,791 in Supplies Funded within the Current Budget

### **DEPARTMENT OF ENVIRONMENTAL SERVICES**

- C-2 RESOLUTION Authorizing Private Sale of Certain Tax Foreclosed Property to Robert Schlichting, Michele Miller, Chris Cooksy, Carolyn Holzman, Stanley Ezenhus, Jr. and Nancy Ezenhus, Including Direction to Tax Title for Publication of Notice Pursuant to ORS 275.225

***RESOLUTION 99-199.***

**REGULAR AGENDA**

**PUBLIC COMMENT**

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

***NO ONE WISHED TO COMMENT.***

**DEPARTMENT OF SUPPORT SERVICES**

- R-2 RESOLUTION Adopting Increases to Multnomah County Sheriff's Office Command Staff Pay Ranges and Adopting Pay Schedule. Presented by Vickie Gates with Fernando Conill, Jennifer Huntsman and Dan Noelle.

***COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-2. VICKIE GATES INTRODUCED SHERIFF NOELLE, JENNIFER HUNTSMAN AND FERNANDO CONILL. VICKIE GATES AND DAN NOELLE, EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION REGARDING RETROACTIVITY AND NEED TO DEVELOP STRATEGIES FOR COUNTYWIDE CLASSIFICATION/COMPENSATION STUDY. TOM SPONSER RESPONSE TO BOARD QUESTION CONCERNING JULY 1, 1999 RETROACTIVITY. BOARD COMMENTS IN SUPPORT. RESOLUTION 99-200 UNANIMOUSLY APPROVED. SHERIFF NOELLE THANKED AND ACKNOWLEDGED SUPPORT SERVICES AND SHERIFF'S OFFICE STAFF, INCLUDING TIM MOORE, AS WELL AS THE BOARD.***

- R-3 Results from RESULTS: Community Banking Investment Program Presentation by Harry Morton and Tom Landye

***TO BE RESCHEDULED.***

**PUBLIC CONTRACT REVIEW BOARD**

- R-4 ORDER Exempting from the Formal Competitive Bid Process a Contract for a Construction Manager/General Contractor for the Construction of a New Correctional Facility

***COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-4. FRANNA HATHAWAY PRESENTATION AND EXPLANATION OF THE PROCESS IN RESPONSE TO A QUESTION OF COMMISSIONER NAITO. ORDER 99-201 UNANIMOUSLY APPROVED.***

**DEPARTMENT OF JUVENILE AND ADULT COMMUNITY JUSTICE**

- R-5 Budget Modification DCJ00\_02 Adding \$41,501 Federal Title V Juvenile Delinquency Prevention Program Grant Revenue to the Counseling/Court Services Division Budget to Fund Program for At-Risk Girls

***COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-5. JOANNE FULLER EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND COMMENTS IN SUPPORT. BUDGET MODIFICATION UNANIMOUSLY APPROVED.***

**NON-DEPARTMENTAL**

- R-6 PROCLAIMING the Week of October 10 through 16, 1999 as OREGON FOOD BANK WEEK and NATIONAL FOOD BANK WEEK in Multnomah County, Oregon

***COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-6. RACHEL BRISTOL VIDEO PRESENTATION, EXPLANATION AND READING.***

**COMMISSIONER CRUZ COMMENTS IN SUPPORT.  
PROCLAMATION 99-202 UNANIMOUSLY  
APPROVED.**

R-7 Second Reading of an ORDINANCE Amending County Forfeiture Law (MCC 15.350, et seq.) [Vehicle Forfeiture for Repeat Driving Under the Influence or Driving While Suspended or Revoked]

**UPON MOTION OF COMMISSIONER NAITO,  
SECONDED BY COMMISSIONER LINN, THE  
ORDINANCE WAS UNANIMOUSLY POSTPONED  
INDEFINITELY.**

**UPON MOTION OF COMMISSIONER NAITO,  
SECONDED BY COMMISSIONER LINN,  
CONSIDERATION OF THE FOLLOWING ITEM  
WAS UNANIMOUSLY APPROVED.**

**NON-DEPARTMENTAL**

UC-1 RESOLUTION Affirming Continued Support of Efforts to Deal with Intoxicated Drivers in Collaboration with Local Jurisdictions within the Parameters of HB 3304 Authorizing Seizure and Forfeiture of Vehicles Operated by Drunk Drivers Convicted of Certain Crimes

**COMMISSIONER NAITO MOVED AND  
COMMISSIONER LINN SECONDED, APPROVAL  
OF UC-1. COMMISSIONER NAITO EXPLANATION  
AND COMMENTS IN SUPPORT, ADVISING SHE  
WILL BE WORKING WITH LEGISLATORS  
REGARDING CHANGES TO HB. TIANA TOZER  
TESTIMONY IN SUPPORT. COMMISSIONER  
LINN COMMENTS IN SUPPORT. IN RESPONSE  
TO A QUESTION OF CHAIR STEIN, SHERIFF DAN  
NOELLE ADVISED THAT DISTRICT ATTORNEY  
MIKE SCHRUNK, SIX POLICE CHIEFS AND  
HIMSELF WILL BE SPENDING THE NEXT THREE  
WEEKS EXPLORING WAYS TO DEAL WITH  
INTOXICATED DRIVERS WITHIN THE  
PARAMETERS OF HB 3304 AND OTHER STATE  
LEGISLATION, AND IDENTIFYING A SELF-  
SUPPORTING PROPOSAL. CHAIR STEIN**

**REQUESTED THAT THE BOARD BE KEPT INFORMED OF THE GROUP'S PROGRESS. COMMISSIONERS CRUZ, KELLEY AND NAITO COMMENTS IN SUPPORT. RESOLUTION 99-203 UNANIMOUSLY APPROVED. SHERIFF NOELLE COMMENTS IN SUPPORT.**

**DEPARTMENT OF ENVIRONMENTAL SERVICES**

- R-9 RESOLUTION Authorizing Execution of Amendment 4 to Lease Agreement 301615-8 with American Property Management for Children and Family Services Space at the Commonwealth Building

**COMMISSIONER KELLEY MOVED AND COMMISSIONER LINN SECONDED, APPROVAL OF R-9. ROBERT OBERST AND IRIS BELL EXPLANATION AND RESPONSE TO BOARD QUESTIONS. COMMISSIONER CRUZ MOVED AND COMMISSIONER LINN SECONDED, AMENDMENT CORRECTING THE SQUARE FOOTAGE FROM 800 TO 2,323. AMENDMENT UNANIMOUSLY APPROVED. RESOLUTION 99-204 UNANIMOUSLY APPROVED, AS AMENDED.**

**COMMISSIONER COMMENT/LEGISLATIVE ISSUES**

- R-8 Opportunity (as Time Allows) for Commissioners to Comment on Non-Agenda Items or to Discuss Legislative Issues.

**NO ONE WISHED TO COMMENT.**

*The regular meeting was adjourned at 10:35 a.m.*

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Thursday, October 14, 1999 - 11:00 AM  
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **BOARD BRIEFING**

*Chair Beverly Stein convened the briefing at 10:37 a.m., with Vice-Chair Serena Cruz, Commissioners Sharron Kelley, Diane Linn and Lisa Naito present.*

B-2 Recommendations for Inclusion of Domestic Violence Funding in the Year 2000 Community Safety Levy. Presented by Chiquita Rollins and Invited Others.

**CHIQUITA ROLLINS, GARY OXMAN, JOANNE FULLER, JUDY PHELAN AND LANA MCKAY PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. BOARD CONSENSUS TO DISCUSS STRATEGIC APPROACH TO LEVY PRIOR TO MAKING LEVY DECISIONS.**

*Chair Stein was excused at 11:22 a.m.*

*There being no further business, the meeting was adjourned at 11:35 a.m.*

OFFICE OF THE BOARD CLERK  
FOR MULTNOMAH COUNTY, OREGON

**Deborah L. Bogstad**

Deborah L. Bogstad



**Multnomah County Oregon**

## **Board of Commissioners & Agenda**

*connecting citizens with information and services*

### **BOARD OF COMMISSIONERS**

#### **Beverly Stein, Chair**

1120 SW Fifth Avenue, Suite 1515

Portland, Or 97204-1914

Phone: (503) 248-3308 FAX (503) 248-3093

Email: [mult.chair@co.multnomah.or.us](mailto:mult.chair@co.multnomah.or.us)

#### **Diane Linn, Commission Dist. 1**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5220 FAX (503) 248-5440

Email: [diane.m.linn@co.multnomah.or.us](mailto:diane.m.linn@co.multnomah.or.us)

#### **Serena Cruz, Commission Dist. 2**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5219 FAX (503) 248-5440

Email: [serena.m.cruz@co.multnomah.or.us](mailto:serena.m.cruz@co.multnomah.or.us)

#### **Lisa Naito, Commission Dist. 3**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5217 FAX (503) 248-5262

Email: [lisa.h.naito@co.multnomah.or.us](mailto:lisa.h.naito@co.multnomah.or.us)

#### **Sharron Kelley, Commission Dist. 4**

1120 SW Fifth Avenue, Suite 1500

Portland, Or 97204-1914

Phone: (503) 248-5213 FAX (503) 248-5262

Email: [sharron.e.kelley@co.multnomah.or.us](mailto:sharron.e.kelley@co.multnomah.or.us)

**ANY QUESTIONS? CALL BOARD  
CLERK DEB BOGSTAD @ 248-3277**

Email: [deborah.l.bogstad@co.multnomah.or.us](mailto:deborah.l.bogstad@co.multnomah.or.us)

**INDIVIDUALS WITH DISABILITIES  
PLEASE CALL THE BOARD CLERK  
AT 248-3277, OR MULTNOMAH  
COUNTY TDD PHONE 248-5040, FOR  
INFORMATION ON AVAILABLE  
SERVICES AND ACCESSIBILITY.**

**OCTOBER 12-14, 1999**

### **BOARD MEETINGS**

#### **FASTLOOK AGENDA ITEMS OF INTEREST**

Pg. 2	9:30 a.m. Tuesday Facilities Briefing
Pg. 2	11:45 a.m. Tuesday Executive Session
Pg. 2	9:30 a.m. Wednesday TSCC Hearing
Pg. 3	9:00 a.m. Thursday MCSO Command Staff Class/Comp Study Implementation
Pg. 3	9:30 a.m. Thursday DSS RESULTS Presentation
Pg. 4	10:00 a.m. Thursday 2nd Reading Impoundment and Vehicle Forfeiture Law
Pg. 5	11:00 a.m. Thursday Recommendations for FY 2000 Domestic Violence Funding
Pg. 6	<b>Board Meeting Cancellation Notice</b>
*	<b>Check the County Web Site: <a href="http://www.co.multnomah.or.us/">http://www.co.multnomah.or.us/</a></b>

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30

Friday, 10:00 PM, Channel 30

Sunday, 1:00 PM, Channel 30

Produced through Multnomah Community  
Television

Tuesday, October 12, 1999 - 9:30 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **BOARD BRIEFING**

- B-1 Continuation of Facilities Briefings: Public Safety Bond Projects (Rivergate Corrections and Alcohol and Drug Facility and Justice Center Booking Remodel) and Certificate of Participation Financial Update and Projects (East County Sheriff's Patrol Operations, Columbia River Patrol Facility, and Sheriff's Records Office. Presented by Larry Nicholas, Mike Oswald and MCSO Staff. 2 HOURS, 15 MINUTES REQUESTED.
- 

Tuesday, October 12, 1999 - 11:45 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **EXECUTIVE SESSION**

- E-1 The Multnomah County Board Of Commissioners Will Meet in Executive Session Pursuant to ORS 192.660(1)(e) to Deliberate with Persons Designated to Negotiate Real Property Transactions. Only Representatives of the News Media and Designated Staff are allowed to Attend. Representatives of the News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Executive Session Presented by Bob Oberst. 30 MINUTES REQUESTED.
- 

Wednesday, October 13, 1999 - 9:30 AM  
Portland City Hall, Third Floor Rose Room  
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## **TSCC PUBLIC HEARING**

- PH-1 The Tax Supervising and Conservation Commission Will Meet to Conduct a Public Hearing on the 1999-00 Multnomah County Supplemental Budget. A Quorum of the Multnomah County Board and County Financial Staff Will Attend to Respond to TSCC Questions. 30 MINUTES REQUESTED.

Thursday, October 14, 1999 - 9:00 AM  
Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **REGULAR MEETING**

### **CONSENT CALENDAR - 9:00 AM**

#### **DEPARTMENT OF HEALTH**

- C-1 Budget Modification HD 3 Approving a Net Reduction of .2 FTE in Various Job Classes in the North Portland Primary Care Clinic and an Increase of \$13,791 in Supplies Funded within the Current Budget

#### **DEPARTMENT OF ENVIRONMENTAL SERVICES**

- C-2 RESOLUTION Authorizing Private Sale of Certain Tax Foreclosed Property to Robert Schlichting, Michele Miller, Chris Cooksy, Carolyn Holzman, Stanley Ezenhus, Jr. and Nancy Ezenhus, Including Direction to Tax Title for Publication of Notice Pursuant to ORS 275.225

### **REGULAR AGENDA - 9:00 AM**

#### **PUBLIC COMMENT - 9:00 AM**

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

#### **DEPARTMENT OF SUPPORT SERVICES - 9:00 AM**

- R-2 RESOLUTION Adopting Increases to Multnomah County Sheriff's Office Command Staff Pay Ranges and Adopting Pay Schedule. Presented by Vickie Gates with Fernando Conill, Jennifer Huntsman and Dan Noelle. 30 MINUTES REQUESTED.
- R-3 Results from RESULTS: Community Banking Investment Program Presentation by Harry Morton and Tom Landye. 10 MINUTES REQUESTED.

### **PUBLIC CONTRACT REVIEW BOARD - 9:40 AM**

- R-4 ORDER Exempting from the Formal Competitive Bid Process a Contract for a Construction Manager/General Contractor for the Construction of a New Correctional Facility

**DEPARTMENT OF JUVENILE AND ADULT COMMUNITY JUSTICE - 9:45 AM**

- R-5 Budget Modification DCJ00\_02 Adding \$41,501 Federal Title V Juvenile Delinquency Prevention Program Grant Revenue to the Counseling/Court Services Division Budget to Fund Program for At-Risk Girls

**NON-DEPARTMENTAL - 9:50 AM**

- R-6 PROCLAIMING the Week of October 10 through 16, 1999 as OREGON FOOD BANK WEEK and NATIONAL FOOD BANK WEEK in Multnomah County, Oregon
- R-7 Second Reading of an ORDINANCE Amending County Forfeiture Law (MCC 15.350, et seq.) [Vehicle Forfeiture for Repeat Driving Under the Influence or Driving While Suspended or Revoked]

**COMMISSIONER COMMENT/LEGISLATIVE ISSUES - 11:00 AM**

- R-8 Opportunity (as Time Allows) for Commissioners to Comment on Non-Agenda Items or to Discuss Legislative Issues.

**DEPARTMENT OF ENVIRONMENTAL SERVICES**

- R-9 RESOLUTION Authorizing Execution of Amendment 4 to Lease Agreement 301615-8 with American Property Management for Children and Family Services Space at the Commonwealth Building

Thursday, October 14, 1999 - 11:00 AM  
**(OR IMMEDIATELY FOLLOWING REGULAR MEETING)**

Multnomah County Courthouse, Boardroom 602  
1021 SW Fourth Avenue, Portland

## **BOARD BRIEFING**

- B-2 Recommendations for Inclusion of Domestic Violence Funding in the Year 2000 Community Safety Levy. Presented by Chiquita Rollins and Invited Others. 1 HOUR REQUESTED.



## **MULTNOMAH COUNTY COMMISSIONERS** **BOARD MEETING CANCELLATION NOTICE**

Thursday, November 11, 1999

Veterans Day - Offices Closed

Thursday, November 18, 1999

Annual AOC Conference

Thursday, November 25, 1999

Thanksgiving - Offices Closed

Tuesday, December 21, 1999

Briefing Meeting Cancelled

Thursday, December 23, 1999

Regular Meeting Cancelled

Tuesday, December 28, 1999

No Meeting Scheduled

Thursday, December 30, 1999

Regular Meeting Cancelled

Any Questions, please call Deb Bogstad @ (503) 248-3277

MEETING DATE: OCT 12 1999  
AGENDA NO: B-1  
ESTIMATED START TIME: 9:30

(Above Space for Board Clerk's Use ONLY)

**AGENDA PLACEMENT FORM**

**SUBJECT:** Continuation of Facilities Briefing: Public Safety Bond Projects and Certificate of Participation Projects

**BOARD BRIEFING:** DATE REQUESTED: October 12, 1999  
REQUESTED BY: Chair Stein  
AMOUNT OF TIME NEEDED: ~~2.5 hrs~~ 2 hrs, 15 mins

**REGULAR MEETING:** DATE REQUESTED:  
AMOUNT OF TIME NEEDED:

**DEPARTMENT:** Non-Departmental **DIVISION:** Office of the Chair  
**CONTACT:** Carol M. Ford **TELEPHONE #:** 248-3956  
**BLDG/ROOM #:** 106/1515

**PERSON(S) MAKING PRESENTATION:** Larry Nicholas, Mike Oswald, County and Sheriff staff assigned to projects.

**ACTION REQUESTED:**

☐ INFORMATIONAL ONLY ☒ POLICY DIRECTION ☐ APPROVAL ☐ OTHER

**SUGGESTED AGENDA TITLE:**

Continuation of Facilities Briefings:  
Public Safety Bond Projects (Rivergate Corrections and A&D Facility and Justice Center Booking Remodel) and Certificate of Participation Financial Update and Projects (East County Sheriff Patrol Operations, Columbia River Patrol Facility, and Sheriff's Records Office)

**SIGNATURES REQUIRED:**

**ELECTED OFFICIAL:** Beverly Steinberg  
**(OR)**  
**DEPARTMENT**  
**MANAGER:**

BOARD OF  
COUNTY COMMISSIONERS  
99 OCT - 6 AM 8:34  
MULTNOMAH COUNTY  
OREGON

**ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES**  
**Any Questions: Call the Board Clerk @ 248-3277**



## Beverly Stein, Multnomah County Chair

Room 1515, Portland Building  
1120 S.W. Fifth Avenue  
Portland, Oregon 97204

Phone: (503) 248-3308  
FAX: (503) 248-3093  
E-Mail: [mult.chair@co.multnomah.or.us](mailto:mult.chair@co.multnomah.or.us)

### **STAFF SUPPLEMENTAL MEMORANDUM**

TO : Board of County Commissioners

FROM : Carol M. Ford 

DATE : October 5, 1999

RE : Continuation of Facilities Briefing: Public Safety Bond Projects and Certificate of Participation Projects

#### **I. Recommendation/Action Requested:**

This is a continuation of the Facilities Briefings, as per Budget Notes. We originally scheduled discussion of all Certificate of Participation funded projects for this date. But due to the carryover of Public Safety bond projects and in order to provide the Board with sufficient time to discuss projects, briefings have been rescheduled as follows:

#### **A. October 12 Facilities Briefing** *(Times approximate for scheduling purposes)*

##### **Public Safety bond projects**

- Rivergate Corrections and A&D facility (25 mins)
- Justice Center Booking Remodel (25 mins)

*(Information on A&D Transitional Housing project not ready; briefing to be scheduled at a future date)*

##### **Certificates of Participation projects (COP's)**

- COP Financial Update (10 mins)
- East County Sheriff Patrol Operations (30 mins)
- Columbia River Patrol Facility (30 mins)
- Sheriff's Records Office (30 mins)



## October 12 Facilities Briefing

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### **B. Future Project Briefings**

#### **Certificates of Participation projects (COP's)**

- Rockwood Neighborhood Access Facility. Impact of multi-agency service delivery approach on facility planning in Rockwood. (October 28).
- North Portland Adult Community Justice office (to be scheduled)
- Two Main Place (to be scheduled)

#### **Public Safety bond projects**

- Child Receiving Center Siting Committee report (November 2).
- Alcohol & Drug Transitional Housing (to be scheduled; project information not ready for October 12 briefing)

### **C. Progress Reports** (Written project reports included in Facilities Project Notebook. Commissioner briefings scheduled if needed/requested)

#### **Certificates of Participation projects (COP's)**

- Multnomah Building
- Mead Building
- Blanchard Building
- East County Health facility

### **D. Future Concept Discussions** (*to be scheduled*)

- Candidate Leases for Replacement with County Owned Facilities
- East County Courts and Community Justice

### **E. Facilities Overall Framework and Management Structure Briefing – November 23**

## **II. Background/Analysis:**

See attachments:

- Overview of Facility Projects summary (page 1)

## October 12 Facilities Briefing

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- Executive Summary from Facilities Project Notebook (complete notebook previously distributed to Board and Department) (page 3)
- *COP Funded CIP Projects Overview*, October 5, 1999 memorandum from Dave Warren (page 16)

**III. Financial Impact:** Project-related. See individual Project Summary reports.

**IV. Legal Issues:** Project-related. See individual Project Summary reports.

**V. Controversial Issues:** Project-related. See individual Project Summary reports.

**VI. Link to Current County Policies:** Project-related. See individual Project Summary reports.

**VII. Citizen Participation:** Project-related. See individual Project Summary reports.

**VIII. Other Government Participation:** Project-related. See individual Project Summary reports.

### Attachments:

Overview of Facility Projects

Executive Summary from Facilities Project Notebook (complete notebook previously distributed to Board and Department)

*COP Funded CIP Projects Overview*, October 5, 1999 memorandum from Dave Warren



## Overview of Facility Projects

October 7, 1999

### Public Safety General Obligation Bond Projects

#	Project	Client	Action Requested	Approved	Today's Request	Total	Board Action
1	New Corrections and Alcohol and Drug Facility - Rivergate	Sheriff	Approval to apply additional earned Bond interest to project	55,838,200	3,000,000	58,842,075	Continued to 10/12/99
2	Justice Center Booking Remodel	Sheriff	Approval to apply additional earned Bond interest to project	750,000*	3,348,344*	5,905,284*	Continued to 10/12/99
3	A & D Transitional	DCJ	Unknown	0	Unknown		Discussion
4	Child Receiving Center	District Attorney	Approval to apply additional earned Bond interest to project	4,000,000	Pending	-	Siting Committee to report back
5	Justice Center Detention Electronics and Fire System	Sheriff	Approval to apply additional earned Bond interest to project	2,500,000	1,291,600	3,791,600	Approved 9/9/99
6	Jail Technology	Sheriff	Approval to apply additional earned Bond interest to project	-	582,000	-	Approved 9/9/99



## Overview of Facility Projects

October 7, 1999

### Certificates of Participation Projects

#	Project	Client	Action Requested	Approved	Today's Request	Total	Board Action
1	Sheriff Patrol Operations (East County Justice Center)	Sheriff	Policy Direction from Board: Separate from E. Co. Justice	800,000	10,200,000	11,000,000	
2	Columbia River Patrol Facility	Sheriff	Policy Direction from Board	360,000	0	360,000	
3	Sheriff Record's Office (Santana's)	Sheriff	Policy Direction from Board: Decision to purchase property	1,100,000	1,050,000	2,150,000	
4	East County Health, Aging and Disability Service Building	Health ASD	Information Update	17,900,000	0	17,900,000	Approved in Budget
5	Multnomah Building	Multiple	Information Update	36,018,663	0	36,018,663	Approved in Budget
6	Mead Building	DCJ	Information Update	2,684,000	0	2,684,000	Approved in Budget
7	N Portland Health Clinic	Health	Info Update	6,054,384	0	6,054,384	Approved in Budget
8	Blanchard Building (Port. Public Sch)	Chair, DES	IGA, Additional Funds	4,600,000	Subject to IGA	Subject to IGA	M.O.U. Signed
9	McCoy Retail Space	Chair, Health	Info Update	600,000	0	600,000	APP Negotiations
10	Adult Community Justice Office - North Portland	DCJ	Policy Direction from Board: Decision to purchase property	0	650,000	650,000	
11	2 Main Block	Multiple	Policy Direction from Board	0			
12	Rockwood Neighborhood Access	Health	Policy Direction from Board: scope, lease, purchase	TBD	TBD	-	
13	East County Courts/Community Justice	Courts DCJ,DA	Policy Direction from Board: Separate from E. Co. Justice	0			
14	Candidate Leases for Replacement	Multiple	Policy Direction from Board: Continue to lease or purchase	NA			



MULTNOMAH COUNTY, OREGON

# Facilities Project Notebook

FY 1999-2000  
October 1, 1999



Prepared by Facilities & Property Management Division  
Department of Environmental Services October 1, 1999

# **Facilities Project Notebook**

October 7, 1999

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# MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES  
DIVISION OF FACILITIES AND  
PROPERTY MANAGEMENT  
2505 S.E. 11TH AVENUE  
PORTLAND, OREGON 97202  
(503) 248-3322

## MEMO

To: Chair and Board of County Commissioners  
Multnomah County Sheriff  
Multnomah County District Attorney  
Multnomah County Auditor

From: Mike Oswald, Acting Director  
Facilities and Property Management Division

Date: October 6, 1999

RE: FACILITIES PROJECT SUMMARIES NOTEBOOK

In preparation for the Project Briefings scheduled for October 12 and thereafter, we have prepared summaries of all the major Facilities projects undertaken or considered in support of Department operations. The only exception is that all Libraries projects will be dealt with separately, in a briefing to be coordinated with the Department of Libraries.

The conceptualization, approval, and progression of projects is a continuous process. Therefore, the status of projects in this Notebook varies widely: some have key decisions and approvals behind them, and only an update of progress is provided; others are at a critical juncture requiring your decision; still others are ideas not yet fully defined.

Driven by County growth and absorption of former State agencies, good new program concepts, Bond approvals, and the need to replace some deficient facilities, the number of projects being funded or considered at one time has become quite large. This Notebook is an attempt to communicate more effectively with you about each one and simultaneously provide a context within which you can consider the functional and financial decisions yet to be made.

Feel free to contact me if questions arise. We look forward to dialogue on these projects in upcoming briefings.



## Overview of Facility Projects

October 7, 1999

### Public Safety General Obligation Bond Projects

#	Project	Client	Action Requested	Approved	Today's Request	Total	Board Action
1	New Corrections and Alcohol and Drug Facility - Rivergate	Sheriff	Approval to apply additional earned Bond interest to project	55,838,200	3,000,000	58,842,075	Continued to 10/12/99
2	Justice Center Booking Remodel	Sheriff	Approval to apply additional earned Bond interest to project	750,000*	3,348,344*	5,905,284*	Continued to 10/12/99
3	A & D Transitional	DCJ	Unknown	0	Unknown		Discussion
4	Child Receiving Center	District Attorney	Approval to apply additional earned Bond interest to project	4,000,000	Pending	-	Siting Committee to report back
5	Justice Center Detention Electronics and Fire System	Sheriff	Approval to apply additional earned Bond interest to project	2,500,000	1,291,600	3,791,600	Approved 9/9/99
6	Jail Technology	Sheriff	Approval to apply additional earned Bond interest to project	-	582,000	-	Approved 9/9/99



## Overview of Facility Projects

October 7, 1999

### Certificates of Participation Projects

#	Project	Client	Action Requested	Approved	Today's Request	Total	Board Action
1	Sheriff Patrol Operations (East County Justice Center)	Sheriff	Policy Direction from Board: Separate from E. Co. Justice	800,000	10,200,000	11,000,000	
2	Columbia River Patrol Facility	Sheriff	Policy Direction from Board	360,000	0	360,000	
3	Sheriff Record's Office (Santana's)	Sheriff	Policy Direction from Board: Decision to purchase property	1,100,000	1,050,000	2,150,000	
4	East County Health, Aging and Disability Service Building	Health ASD	Information Update	17,900,000	0	17,900,000	Approved in Budget
5	Multnomah Building	Multiple	Information Update	36,018,663	0	36,018,663	Approved in Budget
6	Mead Building	DCJ	Information Update	2,684,000	0	2,684,000	Approved in Budget
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9	McCoy Retail Space	Chair, Health	Info Update	600,000	0	600,000	APP Negotiations
10	Adult Community Justice Office - North Portland	DCJ	Policy Direction from Board: Decision to purchase property	0	650,000	650,000	
11	2 Main Block	Multiple	Policy Direction from Board	0			
12	Rockwood Neighborhood Access	Health	Policy Direction from Board: scope, lease, purchase	TBD	TBD	-	
13	East County Courts/Community Justice	Courts DCJ,DA	Policy Direction from Board: Separate from E. Co. Justice	0			
14	Candidate Leases for Replacement	Multiple	Policy Direction from Board: Continue to lease or purchase	NA			

# EXECUTIVE SUMMARY

In 1912, the Multnomah County Courthouse was constructed as the seat of County government. For over 60 years, this historic landmark housed core County functions, in addition to courts. To the local citizenry, the Courthouse was Multnomah County! Since the early 1970s, the face of Multnomah County changed dramatically. Several factors contributed to a more geographically dispersed County government. In addition, growth in the courts forced County functions out of the Courthouse, displacing programs into a myriad of owned and leased spaces, to create the hodge-podge of County facilities that exist today.

Several space plans were developed since the early 1970s. Central questions included how to provide for expanding needs of the courts and the public safety system, as well as the administrative needs of the County. The most recent study was completed in 1995, and the Board of County Commissioners adopted its recommended goals.

The purpose of the 1998 Multnomah County Strategic Space Plan is to update information and make recommendations regarding the County's space and facility needs, based on changes since the adoption of the 1995 Strategic Space Plan. The structure of the report is as follows:

**Introduction** - describes the history of Multnomah County facilities; the project approach, team and scope; and plan flexibility.

**Overview** - provides an overview of Multnomah County, including organizational structure, services provided, description of County facilities, and budget information.

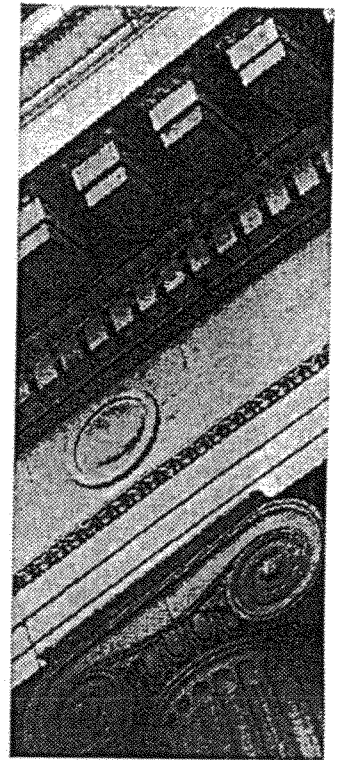
**Issues** - identifies issues that are affecting County facilities. Issues identified in the 1995 report continue to be of concern. In addition, new issues have emerged since 1995 that must be considered to fully address County facility needs.

**How is the County Doing?** - provides an assessment of the County's progress in achieving the facilities goals established in 1995. Significant achievements have been made, but there are still many areas for improvement.

**Strategic Directions** - provides recommendations in three main areas: financial, quality of facilities, and facilities planning. These are summarized below.

**Next Steps** - suggests near-term actions to be taken to implement the strategic directions.

Based on the findings and issues identified in the body of this report, the planning team **recommends that the Board of County Commissioners adopt the following strategic directions** as guidelines against which County facility decisions are evaluated. Future facility acquisitions, whether by construction, purchase, or lease, and dispositions should support the adopted strategies. These strategic directions are intended to be long-term, covering a span of five years or more and are grouped into three categories: financial, quality, and planning.



*"We shape our  
buildings:  
thereafter they  
shape us."  
Sir Winston  
Churchill*

## SUMMARY

### ISSUES AFFECTING SPACE

- Increasing Space Pressure
- Community-based Services
- Effects of Measures 47/50
- Metro's 2040 Growth Plan
- Facility Siting Difficulties
- Real Estate Market Conditions

## Recommended Strategic Directions

### Financial

1. **Manage the County's asset portfolio to maintain or create value.** Deterioration of many County facilities has created a situation in which they have become financial liabilities. Investments to preserve or increase facility value ensures a future return to the County, either to replace obsolete facilities and/or provide a return to the General Fund.
2. **Locate long-term County programs in owned, not leased, space.** Leasing of space for long-term, permanent programs should only be contemplated as an interim step toward locating those programs in County-owned space.
3. **Pursue innovative arrangements for financing approaches.** Although traditional financing methods may still be appropriate in most cases, other strategies, such as development offerings and public partnerships, may enhance the County's ability to fund capital needs.

### Quality

4. **Adopt standards for minimum acceptable space and quality levels.** Lack of facility standards has inhibited achievement of facility goals. Standards are recommended for occupancy, space, and furniture.
5. **Provide well-located, accessible, safe and efficient facilities.** A 1995 wayfinding audit identified several public access issues which must be addressed to provide quality customer service and promote visibility of Multnomah County in the community. Achievement of this strategic direction can also enhance employee productivity.
6. **Incorporate environmentally sensitive and energy efficient systems into County facilities.** To support this strategy, formalized environmental and energy standards are recommended.
7. **Respond to technological innovations.** Seek instances where electronics can substitute for space.

### Planning

8. **Accommodate current space needs to reduce overcrowding, and meet future space needs.** The development of service delivery plans by the departments is recommended to ensure consistency with the strategic directions.
9. **Support Metro's 2040 Plan.** Multnomah County can support the 2040 Plan in siting and developing facilities by encouraging mixed-use development, parking reduction, and efficient land use.
10. **Co-locate appropriate County services.** This strategic direction is intended to maximize efficiencies, minimize costs, and provide accessible services to the community.

To promote a systematic approach and consistent effort to achieve these strategic directions, annual work plans are recommended to identify specific tasks, roles and responsibilities to be achieved in that year. The First Year Agenda is provided in this Strategic Space Plan binder.



# MULTNOMAH COUNTY, OREGON

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**BOARD OF COUNTY COMMISSIONERS**

BEVERLY STEIN  
DIANE LINN  
SERENA CRUZ  
LISA NAITO  
SHARRON KELLEY

**BUDGET & QUALITY**

PORTLAND BUILDING  
1120 S.W. FIFTH - ROOM 1400  
P. O. BOX 14700  
PORTLAND, OR 97214  
PHONE (503) 248-3883

---

TO: Board of County Commissioners  
FROM: Dave Warren  
DATE: October 5, 1999  
SUBJECT: COP Funded CIP Projects Overview

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Attached are three documents that I hope will help you understand the COP situation of the County.

1. The first document, **1999-00 Borrowing Capacity**, is Dave Boyer's summary computation of the 1999-00 borrowing cap. As you know, the Board's policy is to limit borrowing so that debt payments do not exceed 5% of general operating costs. The computation shows that as of July 1999, Multnomah County had \$63.9 million of borrowing capacity available within this cap. You received this summary in June 1999 as part of the budget work session on facilities.

2. The second document, **COP Projects and Cap Calculation**, is also Dave Boyer's. It is more complex, but also more pertinent to the briefing. It has several sections.

- **COP Requests for 99-00** summarizes two categories of requests – those that have been discussed and, presumably, approved by the Board and those where the Board has been informed on the facilities but has not taken a position. For each category, Dave Boyer shows the amount budgeted in 1999-00 and, where relevant, estimates of what will be required in future years.

The line titled "Subtotal COP Issue" for 1999-00 is the amount Multnomah County will borrow in January 2000 based on prior Board approval – \$38,700,000. [Note that it includes \$8 million for the Integrated Enterprise System, which is not part of any other documents, or discussion for October 12].

Below that line are listed projects that may be included in this year's COP issue or not, depending on the Board's decisions. These projects are:

- Sheriff's Records Office
- Columbia River Patrol Facility
- Sheriff's Patrol and Operations
- Rockwood Neighborhood Access Site
- Adult Community Justice – North Portland
- Blanchard Building

October 5, 1999

- 2 Main Place

If all these projects are approved as proposed, the County will borrow an additional \$10,100,000 this year and will require an estimated \$18,500,000 in the future.

*The Board briefing on October 12 will largely be concerned with the first three of these proposals. Others will be scheduled on future Board agendas.*

- **Borrowing Cap** compares the current \$63.9 million available for borrowing within the cap with the COP issues now contemplated for 1999-00. It shows that even if the Board approved all the proposals, \$15.1 million remains available *within the cap* in 1999-00.

Of course, this means that the cap is not the controlling variable. We also need to take into account the ability to repay whatever additional debt we incur, even though we will stay within the policy guideline.

- The final section, **Future Events**, shows how the cap will change in the next five years. It shows the effects of growth in overall general operations (adding \$26 million to the cap), amounts freed up by final payments of borrowings from former years (which add \$16.3 million to the cap), and compares the resulting estimate to future projected costs of proposals begun in 1999-00. The result is that we will have \$37.8 million available, *within our policy limits*, to be borrowed during the next five years *over and above* the estimates for projects we are currently aware of.

Again, this means that the cap is not the controlling variable. What we will have to take into account is the availability of revenue to repay the debt we incur within the policy guideline.

3. The final document, **COP Projects and Debt Repayment**, gets at the question of how much of existing revenue streams we want to allocate to finance these projects. It shows that the projects already approved by the Board commit the County to \$7.4 million of annual debt payments. All of these debt payments are covered in the current budget or have been planned in building future budgets.

The additional projects will require another \$2.5 million in principal and interest repayments. Approximately \$210,000 of this is identified in the current budget. The future costs have not yet been included in planning for budgets beginning in 2000-01.

# 1999-00 BORROWING CAPACITY

Description	Moody's Rating	Dated	Maturity Date	Amount Issued	Principal Outstanding	99 / 00 Prin & Int Payment
Short Term Notes "TRANS"	MIG 1	7/1/1999	6/30/1900	11,000	11,000	11,000
General Obligation Bonds	Aa1	10/1/1996	10/1/1916	79,700	34,465	5,433
	Aa1	10/1/1996	10/1/1916	29,000	14,570	4,136
	Aa1	3/1/1994	10/1/1913	22,000	6,865	1,153
	Aa1	9/1/1994	10/1/1914	9,000	2,155	420
	Aa1	2/1/1999	10/1/1916	66,115	66,115	3,407
				<u>205,815</u>	<u>124,170</u>	<u>14,549</u>
Revenue Bonds	A3	10/1/1998	10/1/2014	3,155	3,155	134
<b>CURRENT COPS AND LEASES</b>						
<b>Certificates of Participation</b>						
1992 Juvenile Justice Complex	Aa3	8/1/1992	8/1/1912	\$ 36,000	\$ -	\$ -
1993 A & B Health Facilities	Aa3	5/1/1993	7/1/1913	19,890	14,390	1,665
1990 Probation Building	Aa3	7/1/1990	7/1/1999	455	115	61
1995 Equipment	A1	3/1/1995	9/1/1999	2,455	535	548
1996 Equipment	A1	6/1/1996	12/1/1900	1,845	790	412
1998 COP Facilities Adv Refunding	Aa3	2/1/1998	8/1/1917	48,615	44,775	5,895
1999A COP Multnomah Building	Aa3	4/1/1999	8/1/1919	36,125	36,125	1,334
				<u>\$ 145,385</u>	<u>\$ 96,730</u>	<u>\$ 9,915</u>
<b>Less Internal Service Funds:</b>						
1995 Equipment					\$ (206)	\$ (211)
1998 COP Facilities Adv Refunding					\$ (3,506)	\$ (965)
Total Subject to County Debt Limit					<u>\$ 93,018</u>	<u>\$ 8,739</u>
<b>Leases and Contracts</b>						
Portland Building	N/A	1/22/1981	1/22/1908	\$ 3,475	\$ 2,024	\$ 332
Computer Leases	N/A	2/1/1994	2/1/1999	534	129	60
IBM Computer Leases	N/A	3/10/1999	4/1/1999	1,657	1,657	584
Ameritech Lease	N/A	1/10/1996	1/10/1900	317	70	74
				<u>\$ 5,983</u>	<u>\$ 3,880</u>	<u>\$ 1,050</u>
<b>Less Internal Service Funds:</b>						
Computer Leases					\$ (129)	\$ (60)
IBM Computer Leases					\$ (1,657)	\$ (584)
Total Subject to County Debt Limit					<u>\$ 2,094</u>	<u>\$ 406</u>
Lease Capacity Already Used					\$ 95,112	\$ 9,145

## REMAINING BORROWING CAPACITY

99-00 COP/Lease Capacity (Supported by Governmental Fund Types Only)

99-00 General Fund Resources	\$ 289,385
5% Limitation on Lease Payments	x 5%
Lease Capacity Already Used	\$ 14,469
Annual Payment Available	\$ (9,145)
Estimated Principal Value Available	\$ 5,324
	\$ 63,891

G. O. Bonded Debt Per Capita	\$ 193
Gross Debt Per Capita	\$ 355
Population	642,000

**MULTNOMAH COUNTY, OREGON**  
**COP PROJECTS AND CAP CALCULATION**

	Total Project Cost	Budgeted in 99-00	Needed in Future
<b>COP Requests for 99-00</b>			
Integrated Enterprise System	\$ 8,000,000	\$ 8,000,000	\$ -
Libraries	5,400,000	4,400,000	1,000,000
East County Health, Aging and Disability Services	17,900,000	15,500,000	2,400,000
Mead (Deferred Maintenance)	2,684,025	2,684,025	0
Multnomah Bldg (Deferred Maintenance)	3,800,000	3,800,000	0
Other Deferred Maintenance	9,515,975	9,515,975	0
East County Health, Aging and Disability Services (1)		(2,400,000)	(2,400,000)
Multnomah Building Reserves freed up Fall 1999 (2)		(2,800,000)	0
<b>Subtotal COP Issue</b>	<b>47,300,000</b>	<b>38,700,000</b>	<b>1,000,000</b>

Sheriff's Records Office	1,600,000	1,100,000	500,000
Columbia River Patrol Facility	2,500,000	300,000	2,200,000
Sheriff's Patrol and Operations	11,000,000	3,200,000	7,800,000
Rockwood Neighborhood Access Site	Unknown	0	Unknown
Adult Community Justice - North Portland	900,000	900,000	0
Blanchard Building	5,100,000	4,600,000	500,000
East County Courts and Community Corrections	Unknown	0	Unknown
2 Main Place	7,500,000	0	7,500,000
<b>Proposed Additional Projects</b>	<b>\$ 28,600,000</b>	<b>\$ 10,100,000</b>	<b>\$ 18,500,000</b>

**Borrowing Cap**

Remaining amount available	\$ 63,900,000
Less subtotal COP Issue	38,700,000
Less subtotal other COP Issues	10,100,000
<b>Balance remaining</b>	<b>15,100,000</b>

**Future events:**

Five year growth at 3% per year		26,000,000
Probation Bldg paid off 2000 -- annual payment	\$ 60,000	630,000
Computer paid off in 2000 -- annual payment	\$ 70,000	735,000
1995 COP paid off in 2000 -- annual payment	\$ 325,000	3,412,500
1996 Equip paid off in 2001 -- annual payment	\$ 412,000	4,326,000
1993 COP reserves freed up in 2004		1,900,000
1998 COP equip paid off in 2004 -- annual payment	\$ 500,000	5,250,000
Estimated amount available for future use		<b>\$ 57,353,500</b>

Projects identified and est. amount needed	19,500,000
Amount available for unidentified projects	<b>\$ 37,853,500</b>

- (1) \$2,400,000 of the East County Social Building COP's was issued with the Multnomah Building COP Issue  
(2) Because of a change in the Statutes, County will no longer have to fund a reserves on COP's

Prepared:

October 7, 1999



# MULTNOMAH COUNTY, OREGON

## DEPARTMENT OF SUPPORT SERVICES

### FINANCE DIVISION

#### COUNTY COMMISSIONERS

BEVERLY STEIN, CHAIR  
DIANE LINN, DISTRICT #1  
SERENA CRUZ, DISTRICT #2  
LISA NAITO, DISTRICT #3  
SHARRON KELLEY, DISTRICT #4

DIRECTORS OFFICE  
ACCOUNTS PAYABLE  
GENERAL LEDGER  
PAYROLL  
TREASURY  
LAN ADMINISTRATION

PORTLAND BUILDING  
1120 SW FIFTH AVENUE, SUITE 1430  
PO BOX 14700  
PORTLAND, OR 97293-0700  
PHONE (503) 248-3312  
FAX (503) 248-3292

CONTRACTS  
MATERIEL MANAGEMENT  
PURCHASING

FORD BUILDING  
2505 SE 11<sup>TH</sup> 1<sup>ST</sup> FLOOR  
PORTLAND, OR 97202  
PHONE (503) 248-5111  
FAX (503) 248-3252  
TDD (503) 248-5170

## MEMORANDUM

TO: Board of County Commissioners

FROM: Dave Boyer, Finance Director *DB*

DATE: September 7, 1999

SUBJECT: Public Safety Bond Expenditures

On October 1, 1996 the County issued \$79,700,000 in Public Safety General Obligation Bonds. The projects being financed and the original budget estimates are:

Description	Amount
Bond Technology	\$ 7,500,000
Inverness Jail	11,500,000
New Jail	30,730,000
A & D Beds	13,150,000
Children's Receiving Center	4,000,000
Juvenile Justice Complex	7,400,000
Inverness jail Storage	385,000
Court House Jail	350,000
Court House Detention Electronics	500,000
Justice Center Detention	2,500,000
Justice Center Intake Booking	750,000
Issue costs	935,000
Total	<u>\$79,700,000</u>

IRS rule states that at the time of issuance, using the entity's best judgement at the time of issuance, that the entity would spend the proceeds within a three year time frame. Every effort needs to be taken to expend the bonds within three years from the date the bonds were issued, which in this case would be September 30, 1999. If for some reason an unforeseen problem arose or unanticipated delays occur because of technical problems, the expenditures can occur over a five year time period. It is the Finance Division's belief that the complexity surrounding the public safety organizations technology needs and jail and A & D facility siting issues are legitimate reasons to spend the funds over five years. If the funds are not expended over a five year period we will not incur a penalty or need to refund any of the bond proceeds. Because arbitrage earnings are realized, we will need to file with the IRS and rebate any interest earnings that exceed the interest rates on the bonds.

The County is allowed to spend the interest earned, (the amount not subject to rebate to the IRS), on any of the related projects being financed by the bonds. The Finance Director, through the Chair has authorization to approve the use of interest earnings. The practice that is being used is that the Chair informs the Board of any expenditure requests to see if there are any concerns, objections or other requests prior to making a commitment. We are estimating that the County will earn about \$12 million in interest before the proceeds are completely spent. About \$800,000 of this interest earnings has previously been committed for covering administrative and procurement cost, covering short term interest costs on the Juvenile Justice Complex and additional equipment needed at the Inverness Jail. Any remaining bond proceeds or interest earnings not used for the bond projects are to be used to pay the principle and interest on the bonds. The ballot title and explanatory statement did not include any budget numbers for specific projects. Because budgets were not included in the ballot or explanatory statement, interest earned can be expended on any project that was included in the bond measure.

The Inverness Jail, Juvenile Justice Complex, Inverness jail storage, Court House Jail, and Court House detention electronics projects have been completed or are near completion and the current budgets are adequate to cover outstanding expenses. The remaining projects have had delays due to siting issues or have had a change in scope. Facilities Management, working with the project sponsors have prepared revised budgets and have identified a need for additional funds. The revised budgets for the new jail and ASD beds, Justice Center Detention Electronics, Justice Center Booking and Bond Technology include inflationary and contingency dollars. Both Facilities Management and/or the project sponsors recommend that the additional amounts being requested be approved by the Board of Commissioners. The total amount being requested is about \$8.6 million. If the Board approves these requests the balance of interest earnings not authorized to be expended will be about \$2.6 million.

Attached to this memo is a summary of the requests and a detailed schedule of the expense and revenues related to the Public Safety Bond Issue.

**MULTNOMAH COUNTY, OREGON**  
**PUBLIC SAFETY GENERAL OBLIGATION BONDS**  
**\$79,700,000 1996B Issue**

	Total Amount	Interest Earned	Bond Technology	Inverness Jail	New Jail	A & D Beds	Children's Assessment Center	Juvenile Justice Complex	Ct Hs, Inv Jail Justice Center	Issue Costs
October 1, 1996 Issue										
Proceeds budget	79,700,000	-	7,500,000	11,500,000	30,730,000	13,150,000	4,000,000	7,400,000	4,485,000	935,000
Sub-total Available for Construction	79,700,000	-	7,500,000	11,500,000	30,730,000	13,150,000	4,000,000	7,400,000	4,485,000	935,000
SB 1145 Funds						10,845,000				
Add:										
Interest Earned 1996/97	2,966,690	2,966,690								
Interest Earned 1997/98	3,897,812	3,897,812								
Interest Earned 1998/99	3,290,460	3,290,460								
Interest through June 30	2,200,000	2,200,000								
Projected interest for 1999/2000	169	169								
Less: Rebate Payable	(350,000)	(350,000)								
Total Available for Construction	91,705,131	12,005,131	7,500,000	11,500,000	30,730,000	23,995,000	4,000,000	7,400,000	4,485,000	935,000
Less:										
JJC Letter of credit interest	-	(120,671)						120,671		
Laundry Equip Inverness jail	-	(338,606)		573,061						(234,455)
Capital costs 1995/96	(482,778)	-	-	(451,264)	(704)					(30,810)
Capital costs 1996/97	(10,677,982)	-	(561,070)	(1,717,448)	(158,325)	(180,728)		(7,236,758)	(222,716)	(600,937)
Capital costs 1997/98	(10,483,049)	(111,555) <sup>(1)</sup>	(1,559,827)	(6,787,713)	(609,879)	(407,324)	(13,348)	(152,690)	(836,607)	(4,106)
Capital costs 1998/99	(7,515,107)	(104,622) <sup>(1)</sup>	(2,895,430)	(2,814,269)	(810,986)	(75,594)	(80,618)	(74,363)	(658,455)	(770)
Capital costs 1999/2000	(840,646)	(143,168) <sup>(1)</sup>	(182,782)	(7,205)	(286,322)	(140,870)		(60)	(80,222)	(17)
Corrections	-	-								
Balance Available	61,705,569	11,186,509	2,300,891	295,162	28,863,784	23,190,484	3,906,034	56,800	2,687,000	63,905
Interest to cover New Jail Costs	-	(3,000,000)			3,000,000					
Interest to cover additional bond technology	-	(582,000)	582,000							
Interest to cover MCDC booking	-	(3,749,000)							3,749,000	
Interest to cover MCDC Detention Electronics	-	(1,291,600)							1,291,600	
Child Receiving Center	-	-								
Adjusted Total Available	61,705,569	2,563,909	2,882,891	295,162	31,863,784	23,190,484	3,906,034	56,800	7,727,600	63,905
	Original Budget	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	Adjustments	Balance	Revised Budget	Difference
Justice Center Detention/Fire	2,500,000		(201,281)	(73,409)	(62,425)		(57,885)	2,105,000	3,396,600	1,291,600
Inv Jail Storage	385,000	(207,280)	(180,450)	(3,516)			6,246	-		
Ct House Jail	350,000	(15,328)	(362,796)	(5,999)			34,123	-		
Ct House Detention Elec	500,000	-	-	(517,422)	(94)		17,516	-		
Justice Center Intake Booking	750,000	(108)	(92,080)	(58,109)	(17,703)		550,000 <sup>(2)</sup>	1,132,000	4,881,000 <sup>(3)</sup>	3,749,000
	4,485,000	(222,716)	(836,607)	(658,455)	(80,222)		550,000	3,237,000		5,040,600

<sup>(1)</sup> Administrative costs for managing bonds and procurments.

<sup>(2)</sup> State Grant

<sup>(3)</sup> Includes \$900,000 for relocation costs

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