



**Eugene City Council**

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www.eugene-or.gov

# EUGENE CITY COUNCIL AGENDA

June 25, 2014

12:00 PM CITY COUNCIL WORK SESSION

Harris Hall

125 East 8<sup>th</sup> Avenue

Eugene, Oregon 97401

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Meeting of June 25, 2014;  
Her Honor Mayor Kitty Piercy Presiding

**Councilors**

George Brown, President	Pat Farr, Vice President
Mike Clark	George Poling
Chris Pryor	Claire Syrett
Betty Taylor	Alan Zelenka

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**CITY COUNCIL WORK SESSION**

**Harris Hall**

- 12:00 p.m.    **A.    ACTION:**  
**An Ordinance Amending Ordinance No. 20508 to Extend the Temporary Suspension of Multiple Unit Property Tax Exemptions (MUPTE) under Sections 2.945 and 2.947 of the Eugene Code, 1971, through November 30, 2014**
- 12:30 p.m.    **B.    EXECUTIVE SESSION: Pursuant to ORS 192.660(2)(i)**
- 12:30 p.m.    **C.    WORK SESSION:**  
**Police Auditor Annual Performance Review**

*Mayor: The Eugene City Council will now meet in Executive Session to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed. The executive Session is held pursuant to ORS 192.660(2)(h).*

*Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.*

*\*time approximate*

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The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

City Council meetings and work sessions are broadcast live on the City's Web site. In addition to the live broadcasts, an indexed archive of past City Council webcasts is also available. To access past and present meeting webcasts, locate the links at the bottom of the City's main Web page ([www.eugene-or.gov](http://www.eugene-or.gov)).

El Consejo de la Ciudad de Eugene aprecia su interés en estos asuntos de la agenda. El sitio de la reunión tiene acceso para sillas de ruedas. Hay accesorios disponibles para personas con afecciones del oído, o se les puede proveer un interprete avisando con 48 horas de anticipación. También se provee el servicio de interpretes en idioma español avisando con 48 horas de anticipación. Para reservar estos servicios llame a la recepcionista al 541-682-5010. Todas las reuniones del consejo estan gravados en vivo en Metro Television, canal 21 de Comcast y despues en la semana se pasan de nuevo.

**For more information, contact the Council Coordinator at 541-682-5010,**

**or visit us online at [www.eugene-or.gov](http://www.eugene-or.gov)**

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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Action: An Ordinance Amending Ordinance No. 20508 to Extend the Temporary Suspension of Multiple Unit Property Tax Exemptions (MUPTE) under Sections 2.945 and 2.947 of the Eugene Code, 1971, through November 30, 2014

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Meeting Date: June 25, 2014  
 Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
 Staff Contact: Denny Braud  
 Phone: 541-682-5536

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### ISSUE STATEMENT

The council is asked to consider an ordinance extending the suspension of the Multi-Unit Property Tax Exemption (MUPTE) program. The suspension would provide additional time for the council to consider options for modifying the MUPTE program criteria.

### BACKGROUND

The MUPTE program is enabled by state legislation and designed to encourage higher density housing and redevelopment in the core area and along transit corridors. The program provides a tax exemption for up to 10-years on qualified, new multi-unit housing investments that occur within a targeted area, meet program requirements, and are reviewed and approved by the council. MUPTE works by lowering the operating cost enough to make a project financially feasible.

On February 27, 2013, the council approved an ordinance suspending the Multi-Unit Property Tax Exemption (MUPTE) program to provide the time needed for the council to conduct a detailed evaluation of the program and determine if modifications should be made. On July 24, 2013, the council approved an ordinance extending the sunset date for the MUPTE program suspension to July 31, 2014, to provide an opportunity to engage stakeholders in the process.

The council provided direction to reach out to the neighborhood organizations to secure their input on the various program revisions that are being considered. In May, two meetings were held to collect feedback from neighborhood leaders on proposed changes. Revisions to the program are still underway, and an additional meeting with neighborhood leaders is scheduled for June 25 from 7:00 – 8:30 p.m. at the Downtown Public Library Tykeson Room.

Based on the input received so far, it is evident that more time is needed to work with neighborhood leaders on issues related to MUPTE and Envision Eugene and for them to work with

their memberships. Therefore, an extension of the MUPTTE program suspension is needed. In order to extend the suspension while the revision process continues, the council will hold a public hearing on extending the suspension until November 30, 2014. A public hearing on the proposed ordinance was held on July 22, 2013.

**COUNCIL OPTIONS**

The council can: a) approve the suspension extension ordinance included in Attachment A; b) approve the suspension extension ordinance with modifications, or c) take no action, which would make the suspended program go back into effect on August 1, 2014.

**CITY MANAGER'S RECOMMENDATION**

The City Manager recommends approving the suspension extension ordinance included in Attachment A.

**SUGGESTED MOTION**

Move to adopt Council Bill 5122, an ordinance included in Attachment A to extend the program suspension to November 30, 2014.

**ATTACHMENTS**

A. Ordinance

**FOR MORE INFORMATION**

Staff Contact: Denny Braud  
Telephone: 541-682-5536  
Staff E-Mail: [denny.braud@ci.eugene.or.us](mailto:denny.braud@ci.eugene.or.us)

ATTACHMENT A

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE NO. 20508 TO EXTEND THE TEMPORARY SUSPENSION OF MULTIPLE UNIT PROPERTY TAX EXEMPTIONS UNDER SECTIONS 2.945 AND 2.947 OF THE EUGENE CODE, 1971, THROUGH NOVEMBER 30, 2014.**

**The City Council of the City of Eugene finds as follows:**

**A.** The City's Multiple Unit Property Tax Exemption Program under Sections 2.945 and 2.947 of the Eugene Code, 1971 (the MUPTE program), which is enabled by state statute, was first implemented by the City in July of 1977. Since its initial implementation, the MUPTE program has been modified various times.

**B.** On February 27, 2013, Ordinance No. 20508 was adopted suspending the MUPTE program until July 1, 2013, to allow Council time to evaluate the MUPTE program and determine whether changes should be made to the program. Since that time, suspension of the MUPTE program has been extended, most recently by Ordinance No. 20515, which extended the sunset date of the MUPTE program suspension to July 31, 2014.

**C.** The suspension should be extended until November 30, 2014, to allow Council more time to develop and adopt revisions to the program and have the revisions become effective before the suspension expires.

**NOW, THEREFORE,**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The findings set forth above are adopted.

**Section 2.** Section 3 of Ordinance No. 20508 is amended by extending the sunset date to November 30, 2014.

**Passed by the City Council this**

**Approved by the Mayor this**

\_\_\_ day of June, 2014

\_\_\_ day of June, 2014

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**City Recorder**

\_\_\_\_\_  
**Mayor**



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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### Work Session: Police Auditor Annual Performance Review

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Meeting Date: June 25, 2014  
 Department: Central Services, Human Resources  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: C  
 Staff Contact: Denise Smith  
 Contact Telephone Number: 541-682-5731

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#### **ISSUE STATEMENT**

Mark Gissiner was hired as the City of Eugene Police Auditor on June 29, 2009. This agenda item is for the council to conduct Police Auditor Gissiner's annual performance review. The two-part format includes an executive session followed by a public session. During these sessions councilors will review the results of the gathered feedback, share their overall performance feedback, and discuss any compensation adjustments.

#### **BACKGROUND**

The evaluation process includes the results of feedback solicited from the Civilian Review Board (CRB) by Mr. Gissiner, a summary of feedback collected in a survey from a list of citizens, and a self-evaluation submitted by Mr. Gissiner. A summary of this feedback and the Police Auditor's self-evaluation were sent to the council in advance of this work session. City Councilors were also asked to fill out their own performance dimension forms in rating Mr. Gissiner's performance.

Human Resource staff has compiled all of this information to support the City Council in getting a well-rounded view of the performance of the Police Auditor this year.

For background information regarding the compensation portion of the discussion, Human Resources has conducted a market survey each year regarding the Police Auditor position salary. A summary of that data is included with the feedback summaries.

The contract with Police Auditor Gissiner provides that with respect to an annual Cost of Living Adjustment (COLA) "the City Council will consider cost of living adjustments for Gissiner at the same time that other exempt employees receive cost of living adjustments." Any COLA for the Police Auditor should be deferred until such a time that a decision is made about non-represented exempt employees receiving a COLA.

#### **RELATED CITY POLICIES**

The City Council conducts an annual performance review of the Police Auditor, aligned with their desire to offer formal feedback.

**COUNCIL OPTIONS**

Performance Review:

- The council may discuss the evaluation, provide feedback and direct staff accordingly.

**ATTACHMENTS**

Each Councilor will receive a notebook under separate cover containing the following information:

- A. Copies of the compiled feedback summaries
- B. Individual and overall summary of councilor's comments and ratings
- C. Self-evaluation by Mark Gissiner
- D. Review by CRB
- E. Summary of current compensation information

**FOR MORE INFORMATION**

Staff Contact: Denise Smith, Human Resources  
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Staff E-Mail: [Denise.d.smith@ci.eugene.or.us](mailto:Denise.d.smith@ci.eugene.or.us)

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