



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

July 23, 2014

12:00 PM **CITY COUNCIL WORK SESSION**
Harris Hall
125 East 8th Avenue
Eugene, Oregon 97401

Meeting of July 23, 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 |

CITY COUNCIL WORK SESSION
Harris Hall

12:00 p.m. A. A. WORK SESSION:
Joint Meeting with Eugene Water & Electric Board

**time approximate*

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).

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

JOINT ELECTED OFFICIALS AGENDA ITEM SUMMARY



Work Session: Joint Meeting with Eugene Water & Electric Board

Meeting Date: July 23, 2014
 Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: A
 Staff Contact: Lisa Gardner
 Contact Telephone Number: 541-682-5245

ISSUE STATEMENT

This is a joint meeting of the local elected officials of the City of Eugene and the Eugene Water & Electric Board (EWEB) to discuss inter-jurisdictional issues. The focus of this work session is to provide status reports and updates on some key projects of mutual interest.

Agenda topics include:

1. Meeting Opening and Introductions (10 minutes)

2. Wastewater Facility Energy Reduction Video (5 minutes)

The Eugene-Springfield Water Pollution Control Facility in Eugene, Oregon, collects wastewater from local homes, businesses and industries 24/7, 365 days a year. Through advanced technology and processes, the facility treats up to 38 million gallons of wastewater every day -- enough to fill 106 Olympic-sized swimming pools -- before returning cleaned water, known as effluent, to the Willamette River.

As part of a recent demand response pilot project with the Eugene Water & Electric Board, Metropolitan Wastewater Management Commission and Bonneville Power Administration, the plant was put through a series of tests to find out if it could quickly reduce its energy consumption during periods of high demand and limited flexibility on the Northwest electric power system. The project was sponsored by BPA's Technology Innovation Office.

3. Vulnerability Assessment Key Findings and Emergency Planning Partnerships (20 minutes)

- Presentation (Jill Hoyenga)

The cities of Eugene and Springfield have conducted a community-wide climate and hazards vulnerability assessment. The assessment was conducted in partnership with EWEB and dozens of local businesses, non-profits, and agencies, and identifies both strengths and potential weaknesses within 12 community systems. Attachment A provides a summary of the assessment.

Multiple agencies are involved in the Emergency Planning Partnerships in an effort to create a culture of emergency preparedness within Eugene/Springfield. The partnerships support improved personal, business, and agency preparedness and enhanced interagency collaboration.

4. Downtown Fiber Pilot Partnership (15 minutes)

- Presentation (Denny Braud and Dean Ahlsten)

The City of Eugene is engaged in an Intergovernmental Agreement (IGA) with Lane Council of Governments (LCOG) to deploy additional fiber optics into two downtown buildings: the Broadway Commerce Center and the Woolworth Building. LCOG oversees the contractual arrangement with EWEB for the design, procurement and installation of “last mile” fiber optic cable infrastructure. Installation is projected to be complete by September, and leases of fiber offered by EWEB in October. Additional information regarding the pilot project is included in Attachment B.

5. Riverfront Redevelopment Update (30 minutes)

- Presentation (Jeanine Parisi and Denny Braud)

For more than a decade, EWEB, the City of Eugene, and the community have envisioned creating a vibrant, mixed-use “people place” on the utility’s downtown riverfront property. This vision fulfills a long-standing goal of connecting the city’s downtown core with the Willamette River. The Riverfront Master Plan has been adopted and progress is being made towards this shared community goal. EWEB recently issued a Request for Qualifications (RFQ) seeking interest from development teams with the requisite experience and financial capacity to convert the property into a vibrant, economically viable, well designed, urban mixed-use neighborhood. Responses to the RFQ are currently undergoing a comprehensive review process. EWEB and City of Eugene staff will be providing an update on the riverfront redevelopment project.

6. Follow-up Questions and Closing (10 minutes)

This is an opportunity for board members and councilors to ask questions of staff or raise issues for follow up, as time allows.

BACKGROUND

The Eugene City Council schedules occasional joint meetings with the EWEB Board to discuss issues and projects involving both bodies and to share information on items of mutual interest. The City Council and EWEB Board last met on June 28, 2010.

RELATED CITY POLICIES

There are no specific City policies to be considered by the City Council at this meeting; it is a status update on several topics.

COUNCIL OPTIONS

No formal action is requested at this meeting. This meeting is for discussion purposes only.

CITY MANAGER'S RECOMMENDATION

Not applicable.

SUGGESTED MOTION

No motion is required.

ATTACHMENTS

- A. Vulnerability Assessment Summary
- B. Broadband Initiative Pilot Partnership Summary

FOR MORE INFORMATION

Staff Contact: Lisa Gardner
Telephone: 541-682-5245
Staff E-Mail: lisa.a.gardner@ci.eugene.or.us



ATTACHMENT A

Memorandum

Date: July 11, 2014
 To:
 From: Matt McRae (541)682-5649
 Climate and Energy Analyst
 Subject: Eugene/Springfield Climate and Hazards Vulnerability Assessment

The Cities of Eugene and Springfield are in the process of updating the Eugene/Springfield Multijurisdictional Natural Hazards Mitigation Plan (NHMP), a plan that identifies a priority list of actions to be taken now that will help avoid some of the worst impacts associated with natural hazards like flooding, wildfires, winter storms, and earthquakes.

To inform the update of the NHMP, the two cities have conducted a community-wide climate and hazards vulnerability assessment with help from the Oregon Partnership for Disaster Resilience, a program of the Community Service Center at the University of Oregon.

The assessment was conducted in partnership with EWEB and dozens of local businesses, non-profits, and agencies, and identifies both strengths and potential weaknesses within 12 community systems: Drinking water, Electricity, Health Care and Public Health, Transportation, Food, Housing, Communication, Public Safety, Natural Systems, Stormwater, Fossil Fuels, and Wastewater.

During the assessment, experts familiar with each system were asked about the current condition of their system, the ability of the system to adapt to changes, and the likely impacts to their system from a number of specific natural hazards.

The vulnerability assessment was completed in June, 2014 and the findings are being used to inform the development and refinement of several hazard mitigation actions that will be included in the update of the NHMP.

Some of the key findings from the Eugene/Springfield Climate and Hazards Vulnerability Assessment include:

1. There is a unique culture of collaboration and information sharing prevalent within Eugene/Springfield. Overall, this increases our adaptive capacity in a number of areas. Information sharing is particularly notable within the *health, public safety, electricity, and transportation* sectors.
2. Many sectors are heavily dependent on *resources* and *decisions* made *outside* of the Eugene/Springfield area, most notably the food, electricity, and fossil fuel sectors.
3. There are three sectors that are fundamental to the operation, maintenance, and restoration of all other sectors; those are: *Electricity, Transportation, and Fossil Fuels*.

[Type text]

4. For several sector managers, finding and keeping qualified staff is an important concern over the next decade, with few obvious solutions.

Specific hazards of lower concern:

5. While flood and wildfire events have the potential to cause severe loss and damage in localized areas as well as inconvenience for many and a drain on emergency response resources, these hazards are *not* likely to result in systemic failures across multiple sectors.

Specific hazards of greater concern:

6. Both severe earthquake *and* severe winter storm events have the potential to cause region-wide cascading system failures.
7. Much of our regional capacity to manage hazard situations stems from our ability to draw resources, personnel, and expertise from nearby communities. This capacity is *severely restricted* during region-wide events like a Cascadia earthquake, and severe winter storm events.

Climate Change:

8. The sectors likely to experience the most negative impacts associated with climate change are *natural systems* and *drinking water*, with the greatest potential negative impact on regional forest and water resources, specifically. Climate change also poses significant challenges to the *food*, *electricity*, and *public health* systems.
9. There is an existing conflict among fresh water users that are all critically dependent on summer water availability for:
 - Fisheries,
 - Hydroelectricity,
 - Water for municipal use, and
 - Water for agricultural irrigation.

All of those freshwater demands and existing conflicts are expected to be exacerbated by:

- Reduced snowpack,
- Increased summer temperatures, and
- Extended summer drought

Fossil Fuel dependency:

10. All but one group indicated their sectors rely *heavily* or *entirely* on fossil fuels and fossil fuel-derived products to operate. Health care, food, water, transportation, public safety, electricity, and housing appear most dependent while Natural Systems are least dependent on fossil fuels to function.

For more information regarding the Eugene/Springfield Climate and Hazards Vulnerability Assessment, contact City of Eugene Climate and Energy Analyst, Matt McRae. Matt.a.mcrae@ci.eugene.or.us or (541)682-5649.

ATTACHMENT B

Broadband Initiative

Broadband is vital 21st century infrastructure for economic prosperity and competitive advantage. The City of Eugene, Lane Council of Governments (LCOG), and Eugene Water & Electric Board (EWEB) are all committed and partnering to improve the quality of broadband service for our businesses and in our communities. To realize their goals of expanded access to the highest speed, lowest cost internet service, public entities will need to creatively assess how to use its existing infrastructure, technical support and resources to partner with private industry. As a community with a public utility, Eugene has more options at its disposal than cities that do not.

Pilot Project Overview

Currently, the City of Eugene is engaged in an Intergovernmental Agreement (IGA) with LCOG to deploy additional fiber optics into two downtown buildings: the Broadway Commerce Center and the Woolworth Building. LCOG oversees the contractual arrangement with EWEB for the design, procurement and installation of “last mile” fiber optic cable infrastructure; EWEB will retain ownership of the fiber installed within their existing electrical conduit system.

In other words, the City, LCOG and EWEB are partnering their resources to provide for additional fiber optic internet connectivity for businesses in downtown buildings in which the City already has made sizeable financial investment. The fiber will run in existing EWEB electrical conduit, avoiding the expense of trenching or directional boring, down Willamette Street to LCOG’s Willamette Internet Exchange (WIX). The prime intent is to confer augmented broadband benefits to high-tech companies tenanted in these buildings. Added motivation for the City is assisting its partners to assess alternatives in a shared pursuit of encouraging competition and local choice in internet service provision.

Installation is projected to be complete by September, and leases of fiber offered by EWEB in October.

Benefits of the Pilot Project

There are three anticipated, immediate benefits from this partnership:

- Lower cost, higher speed broadband services for businesses in City-assisted buildings
- Improved understanding of technical issues and local market conditions
- Demonstration of the benefits of alternative fiber optics to internet service providers

The fiber optic cables will be installed “dark,” which means they will be “lit” by competitive internet service providers (ISPs). EWEB will retain ownership of the fiber cables running in their electrical conduits and then lease the fiber strands to private ISPs. The costs of materials and installation will be funded by City telecom tax funds and passed onto end-user companies as subscription savings. EWEB is also contributing capital funding in exchange for future use of a portion of the fiber conduit capacity. Competition between ISPs over the “neutral” fiber infrastructure to the WIX (the roadways and on-ramps to the internet superhighway) will ensure the best broadband deals possible for businesses.

Since many software publishers either require or value redundant connections to the internet—in a manner analogous to manufacturers wanting fail-safe electrical systems—businesses already receiving service are anticipated to enter new, secondary contracts. Projections that businesses will receive higher

Item A.

speeds at lower costs will then be tested in the marketplace. Meanwhile, EWEB crews and staff will learn more of the technical aspects of placing fiber in existing infrastructure and gain telecom market insights to determine if viable business models can be developed and sustained over time.



Downtown Fiber Pilot Project

A Partnership of the City of Eugene,
Eugene Water & Electric Board, &
Lane Council of Governments
July 2014

Pilot Project Goals



- Improved understanding of technical issues and local market conditions
- Lower cost, higher speed service
- Demonstration of the benefits of dark fiber infrastructure provided direct to businesses
- Analyze cost effectiveness of utilizing existing infrastructure
- Develop viable business models for scaling the benefits downtown and region-wide
- ***Move towards a world class fiber network which supports regional prosperity***

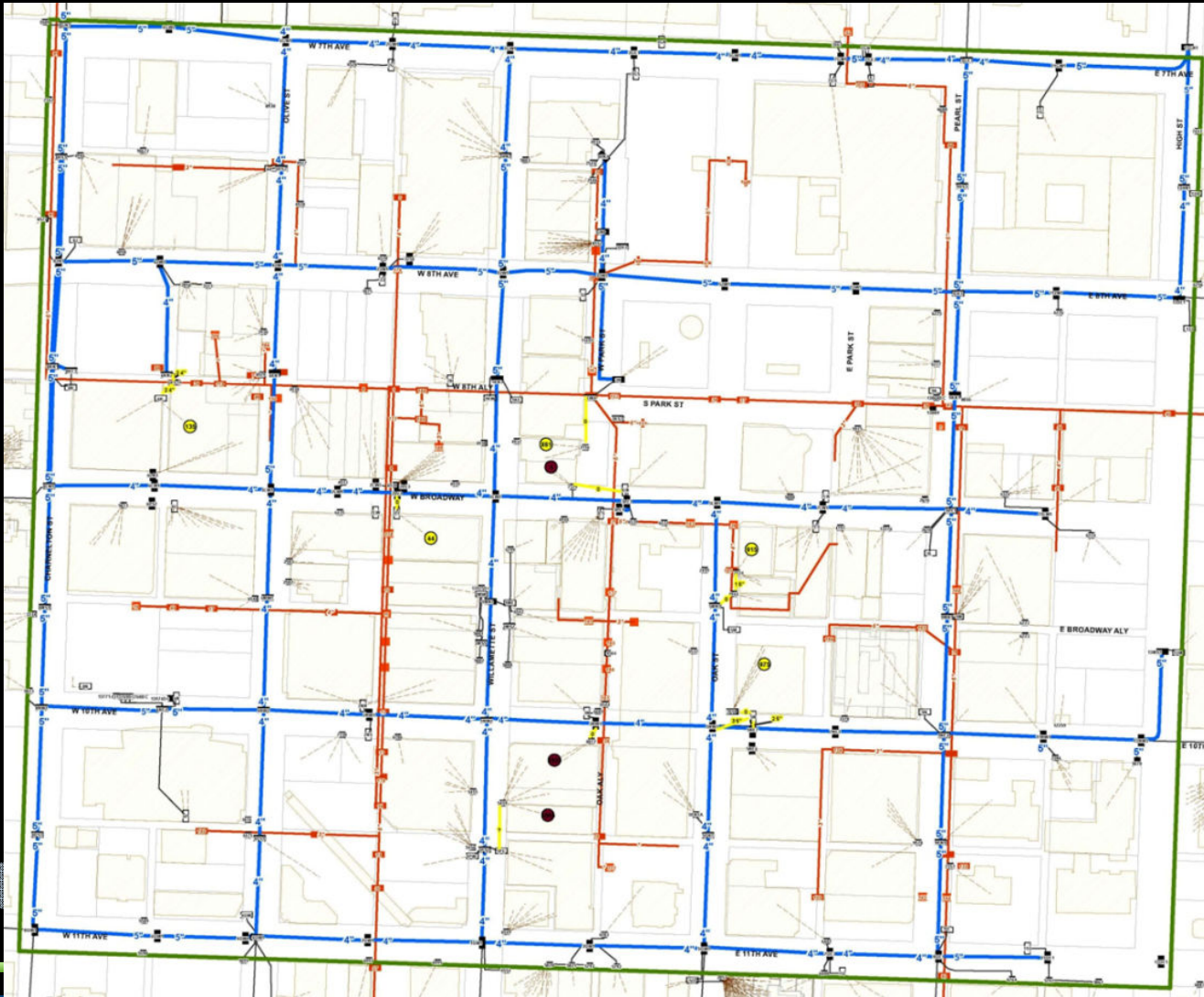
Partnering for Regional Prosperity



- Support and accelerate key Industries - productivity and wages
- Robust, growing community of custom software firms
- Over 80 high-tech companies, many with vast data needs, in downtown
- Build cost-effective last yard connections for companies

EWEB Infrastructure in Downtown

Spare Electric Ducts and Steam Pipes



Downtown Fiber Pilot Project



8th Street

Olive St

Willamette St

LCOG WIX

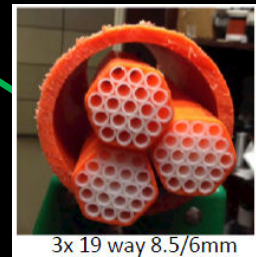
Broadway
Commerce
Center

Woolworth
Building

Broadway

2014 - LCOG Willamette Internet Exchange (WIX) to Broadway Commerce and Woolworth Buildings

“Micro-Tube” Network



3x 19 way 8.5/6mm

Timeline and Next Steps



- Agreement between the City, LCOG and EWEB
- Design work completed
- Materials ordered
- Installation by September... Contracts for dark fiber offered by October

Partnerships to Create a Culture of Preparedness



Preparedness is a Shared Responsibility

- Personal preparedness
- Business preparedness
- Public agency preparedness



Personal Preparedness

- Emergency water supply bottle sale a public/private sector partnership
- Key message: Store a minimum of one gallon/person/day for three days
- Participants enter into an MOU with the American Red Cross to manage the project



In 2014, EWEB and the Red Cross will begin selling discounted 3-gallon storage containers with preparedness “how-to” tips.

Business Preparedness



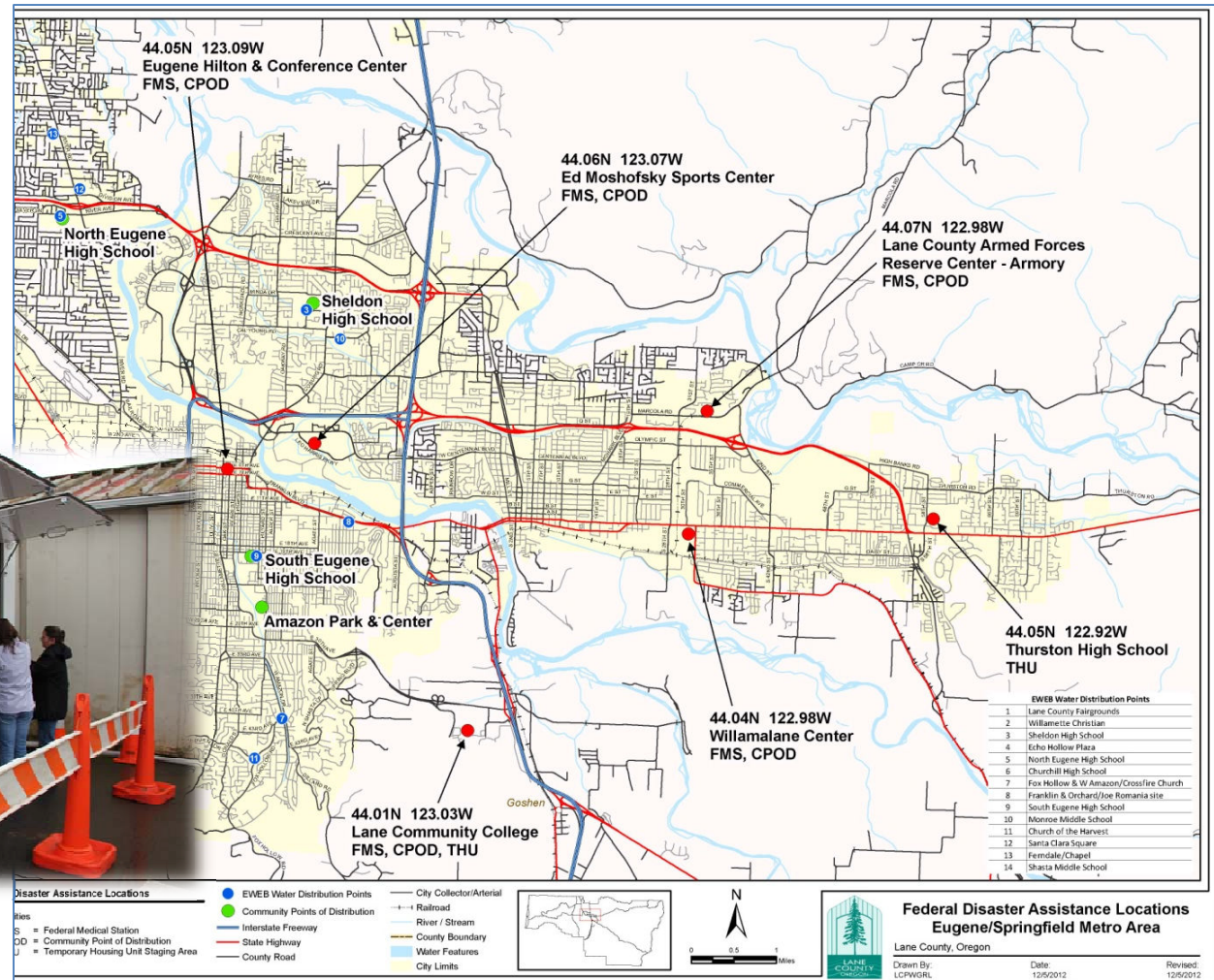
Example: It would be good for local businesses to find out if emergency mobile ATMs are part of the business continuity planning for their bank.

- Water Forum
November 2013
 - Learning from our business customers
- Business Continuity Planning Workshop
August 13, 2014
 - Sponsored by Lane Preparedness Coalition
 - Lead facilitator from UO

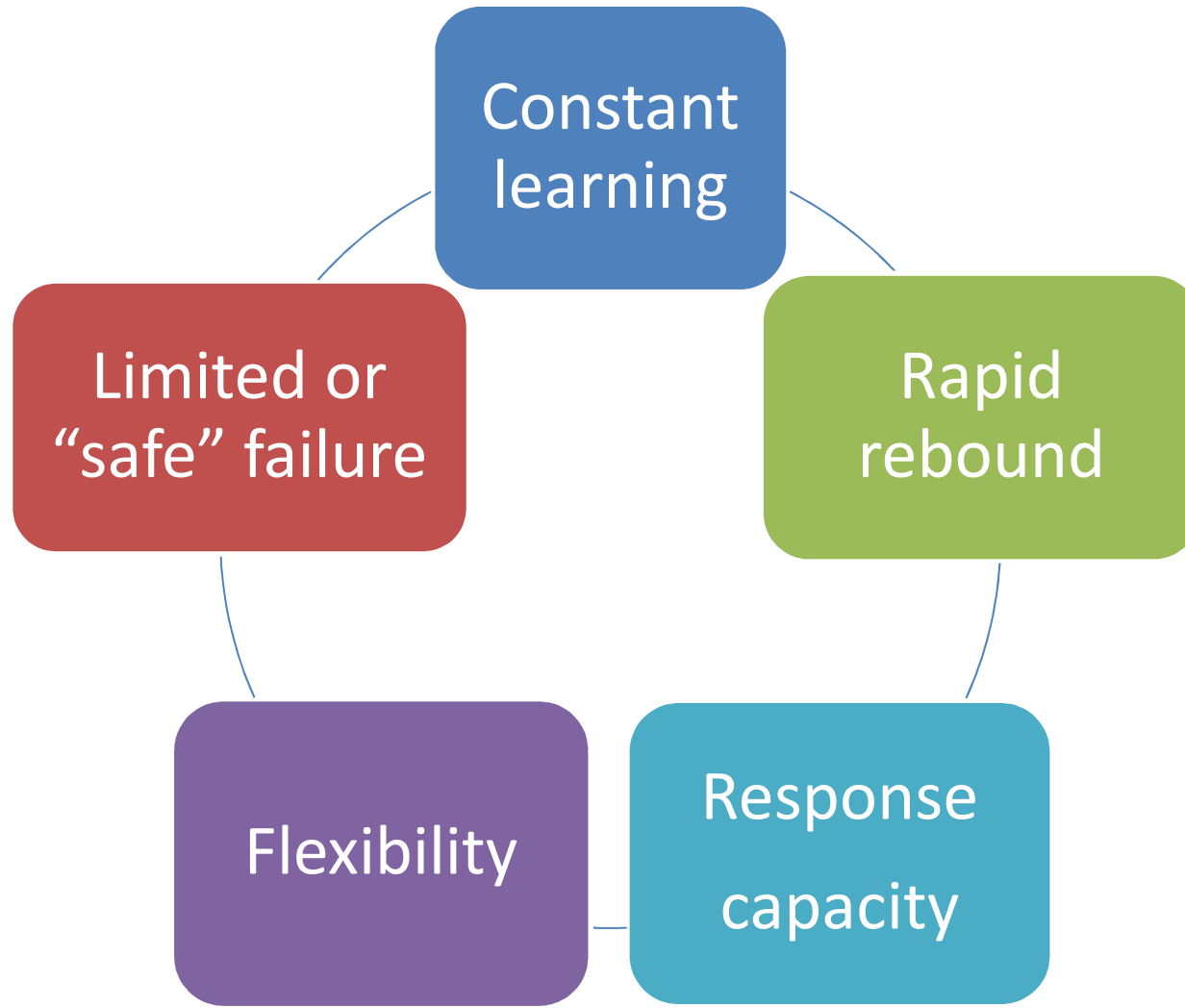
Public Agency Preparedness

- Inter-agency planning & resource coordination
- Inter-agency mutual aid agreements

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Culture of Preparedness



Partnerships Open Opportunities

- Natural Hazard Mitigation Plan submittal is a prerequisite for Federal funds eligibility
- Successful grant applicants have demonstrated robust local partnerships



American Red Cross
Oregon Pacific Chapter

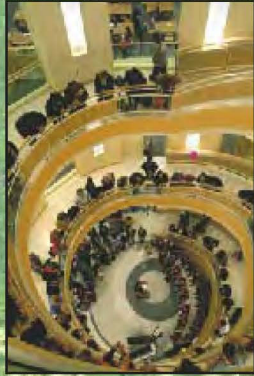


Riverfront Property Update

July 2014

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EUGENE DOWNTOWN PLAN



Downtown Eugene



A. WestTown on 8th



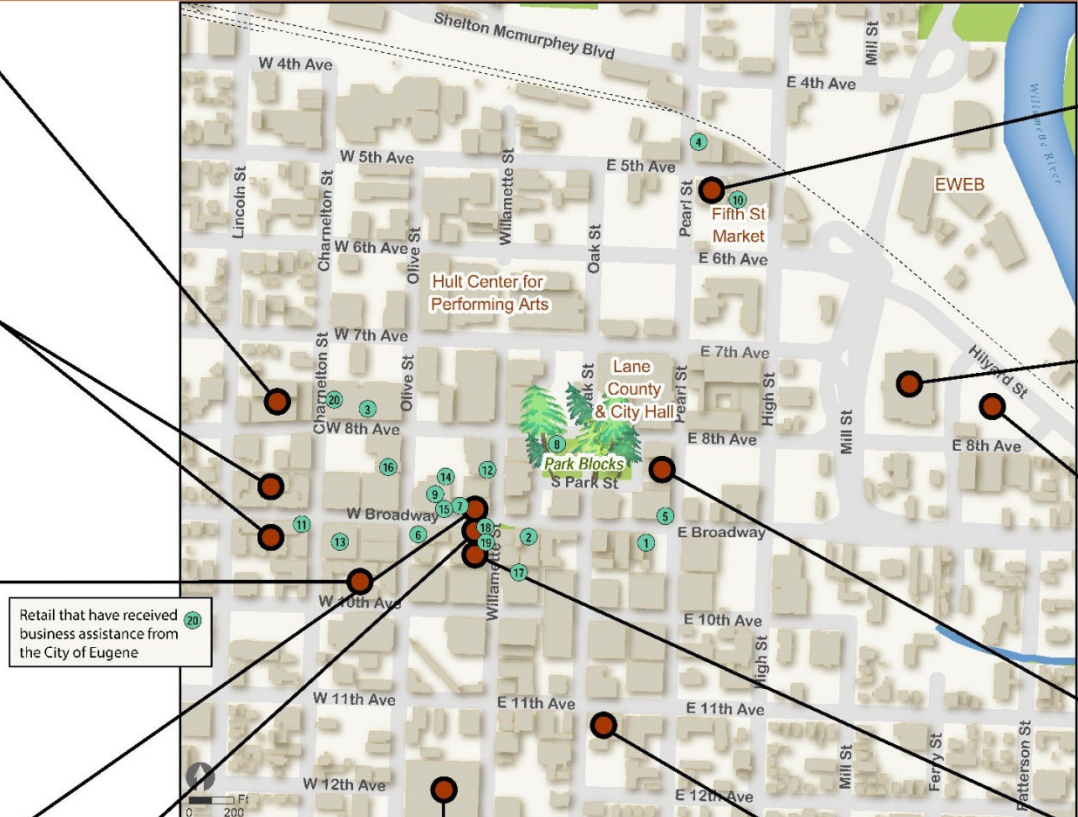
B Broadway Place



C. Lane Community College



D. Broadway Lofts



Retail that have received business assistance from the City of Eugene



E. Broadway Commerce Center



F. 13th & Olive



G. Aurora Building



H. Woolworth Building



L. Inn at the 5th



K. Wayne Morse Federal Courthouse



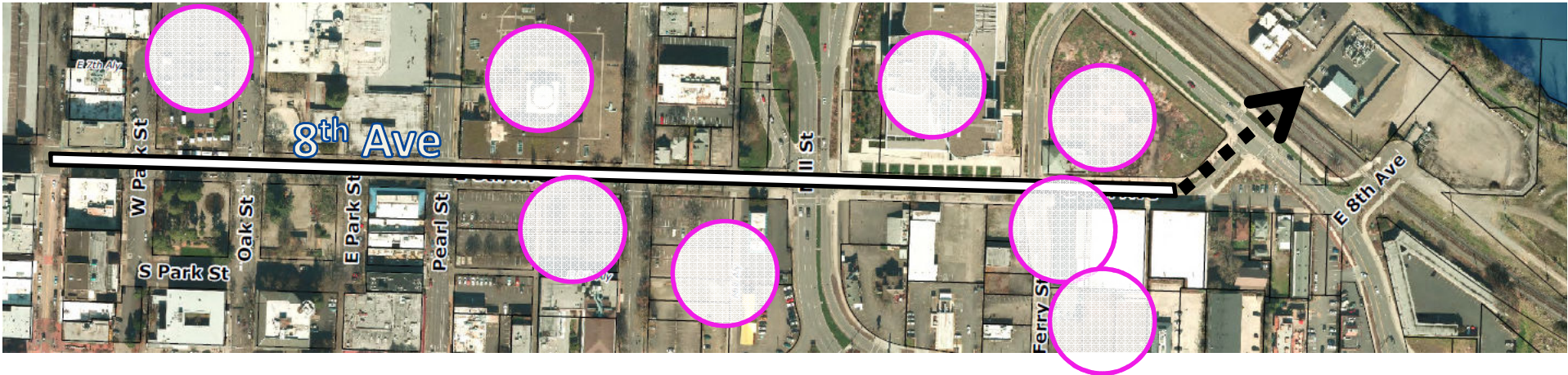
J. Northwest CCU



I. Park Place Apartments

2/11/14 Caution: This map is based on imprecise source data, subject to change, and for general reference only.











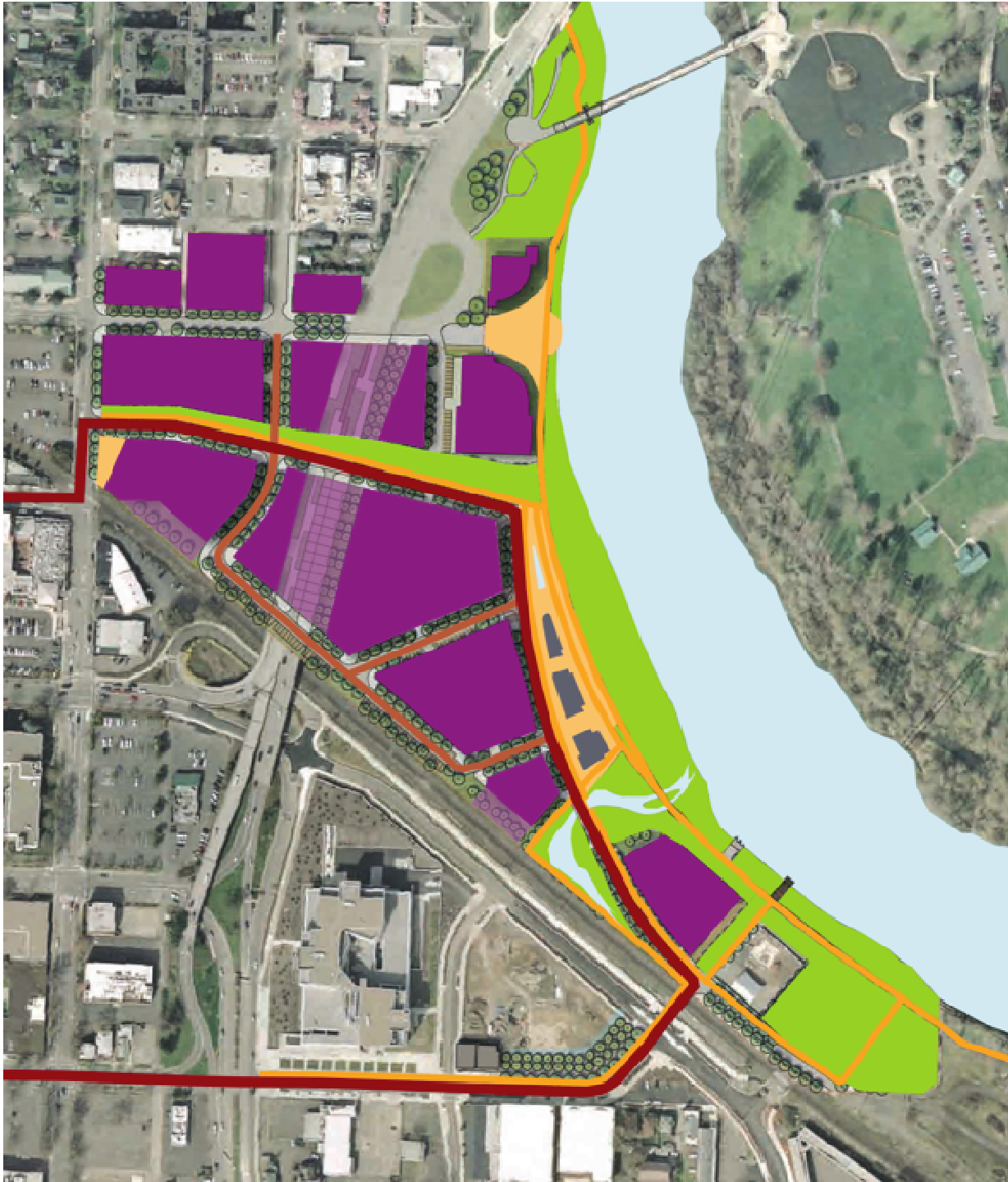




EWEB REDEVELOPMENT GOALS

- ❖ **Create Long-lasting Community Value**
 - high quality development meeting community vision
- ❖ **Maximize Financial Return for Ratepayers**
 - remove barriers to redevelopment
- ❖ **Get it Done!**





Key Master Plan Components

- **Redevelopment blocks w/residential component**
- **New street connections to site interior and riverfront open space**
- **‘Restaurant Row’ and retail opportunities**
- **Continuous bike path and protected riparian park**
- **Cultural Landscape w/adaptive re-use of buildings and historical interpretive sites**

- **Public Open Space**
- **Primary Paths + Boardwalks**
- **Redevelopment Blocks / Private Open Space**
- **Restaurant Row**
- **Riverfront Street / Great Loop**
- **Secondary Streets**
- **Water Features**
- **Public Plazas + Gathering Spaces**

Public Involvement in

Master Plan Design



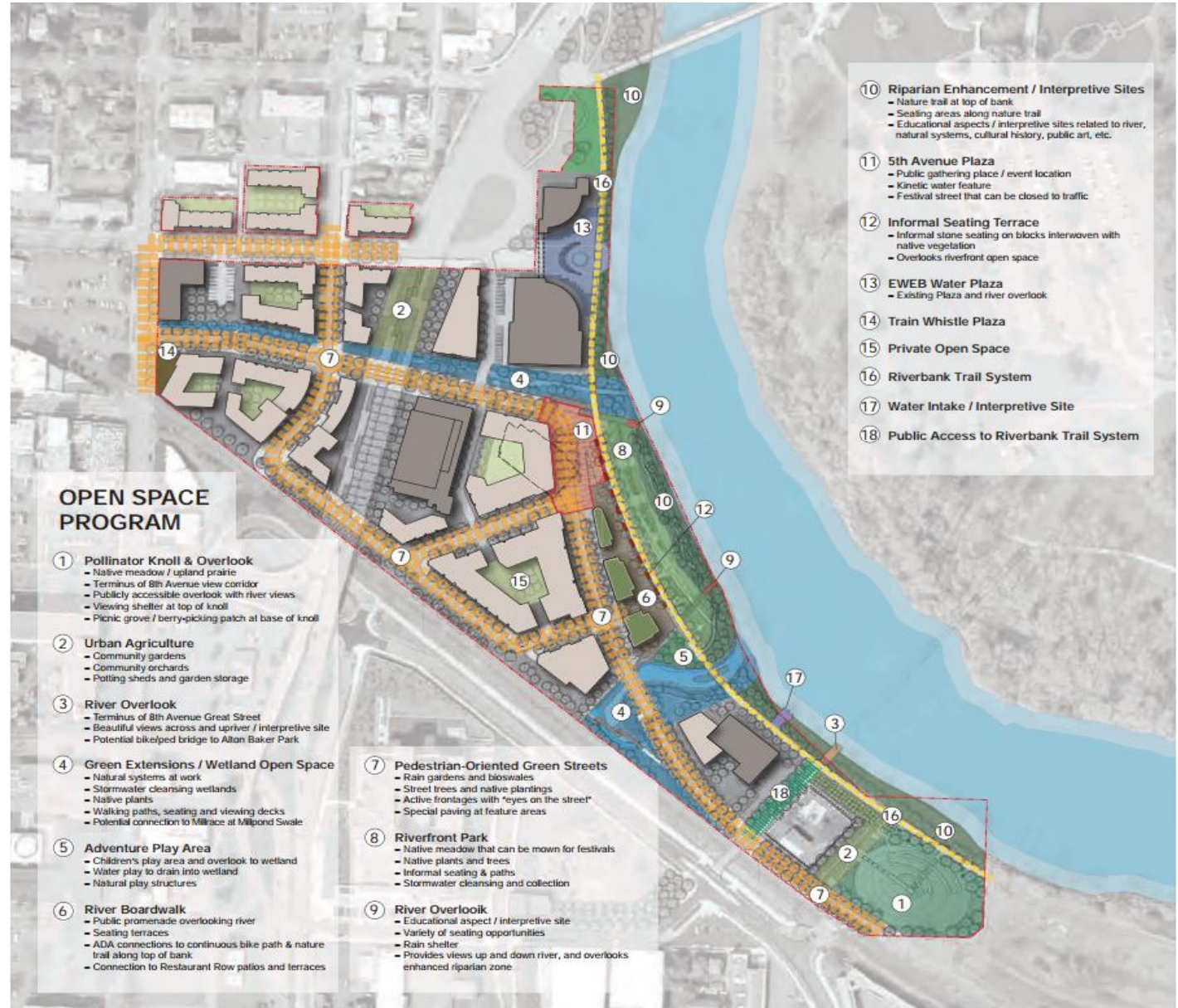
Conceptual Parks & Cultural Landscape Program

Features per Riverfront Master Plan include:

-Green streets, paths and river overlooks;

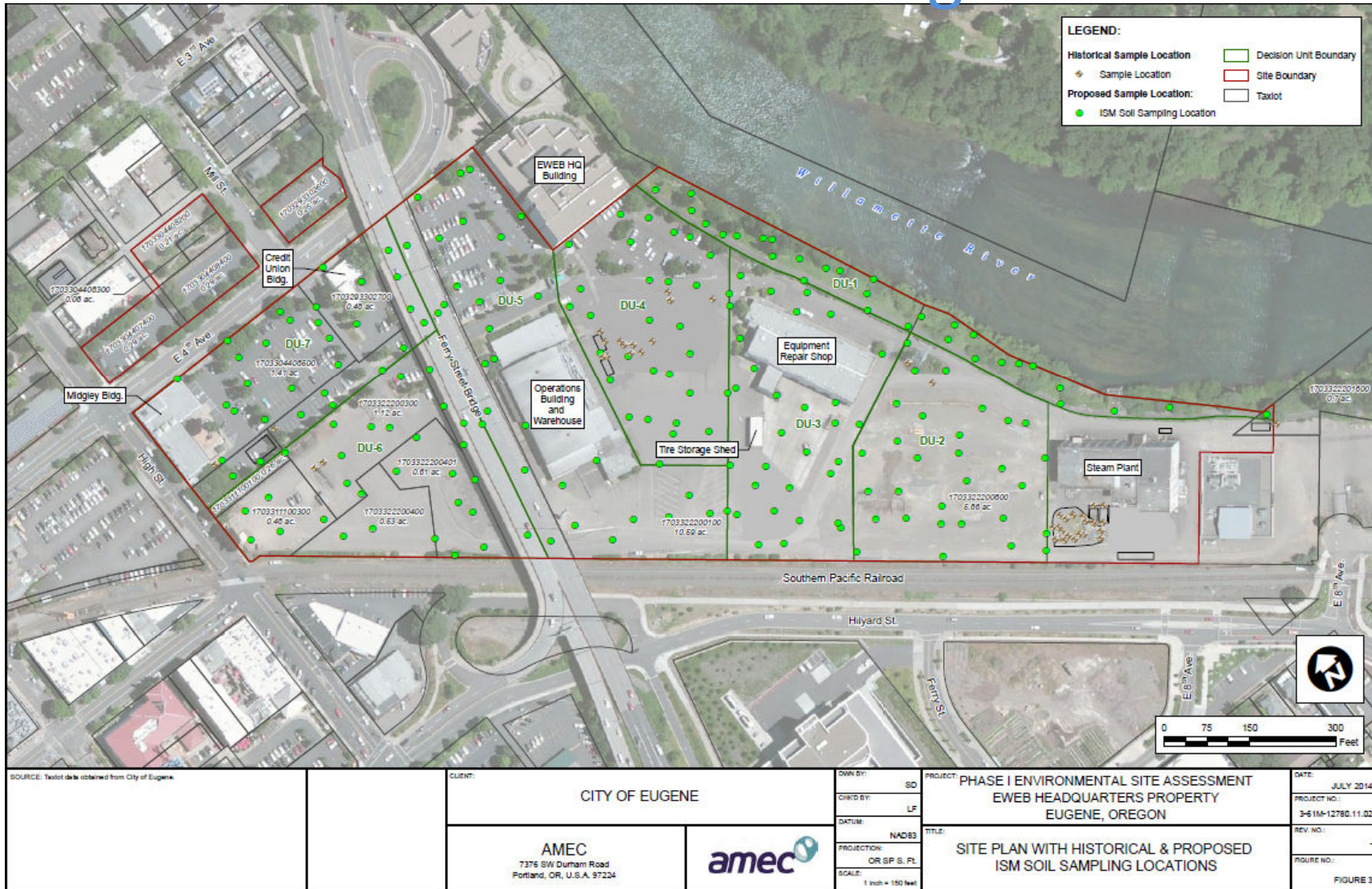
- new parks, plazas and boardwalk area;

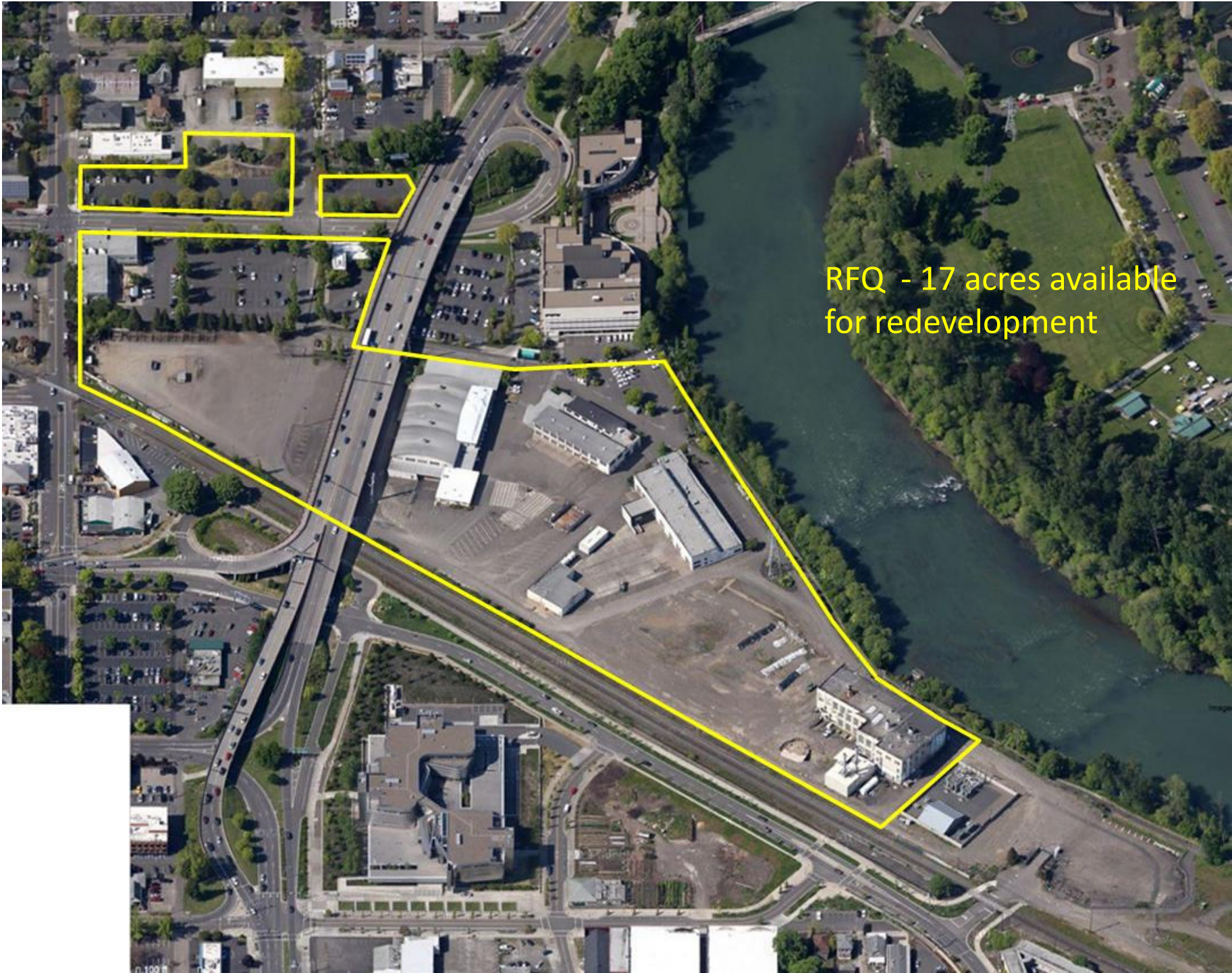
- locations for interpretive signage & historic artifacts.





Brownfield Grant for Environmental Investigation





RFQ - 17 acres available
for redevelopment

RFQ Evaluation Criteria

1. Principle team members depth of experience
2. Team's financial capacity & ability to secure necessary funding commitments
3. Comparable previous development experience
4. Preliminary development concept consistent with EWEB goals/master plan
5. Clarity of development approach and next steps if selected as master developer

Trammell Crow Company

- with GBD Architects (Portland), and local firms Pivot Architecture, Cameron McCarthy, and Cogito.



UO Foundation

- Spectrum Development Solutions (Seattle) as master developer, with Rowell Brokaw Architects, PWL Partnership (Vancouver, BC) and local developers Harris Hoffman, Mark Miksis, & Hugh Pritchard.



Williams/Dame & Associates

- with Otak (engineering and urban design), Bridge Housing Corporation, North American Senior Living and Zelman Development Companies.





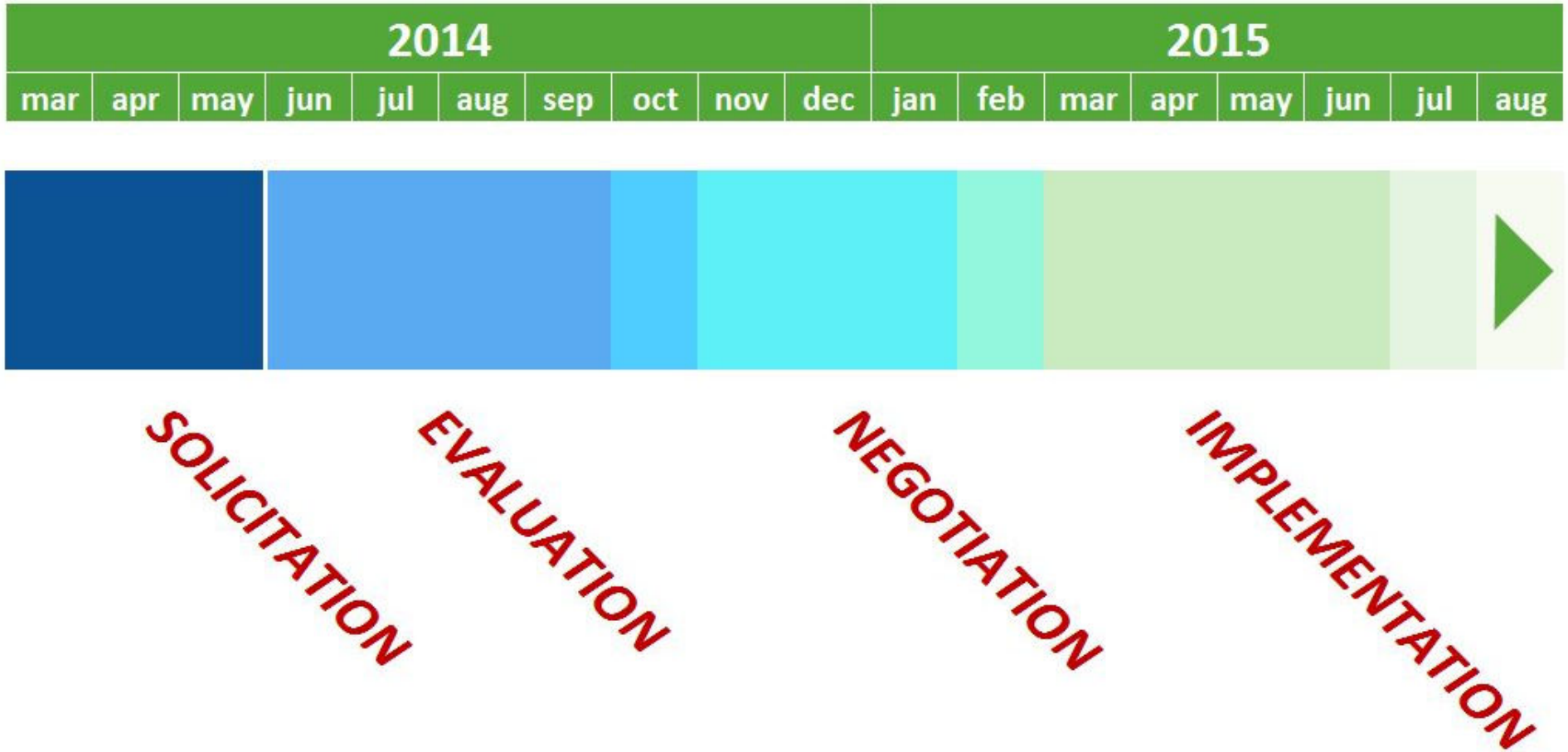
Finalist Presentations

July 30 @ EWEB North Building

INTERVIEW SCHEDULE

| | |
|------------------------------|--------------------------|
| Trammell Crow Company | 2:45 pm – 4:00 pm |
| Williams & Dame | 4:30 pm – 5:45 pm |
| <i>Dinner Break</i> | |
| UO Foundation | 6:30 pm – 7:45 pm |

Timeline



Questions?



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