

## MINUTES

Eugene City Council  
McNutt Room—City Hall

April 8, 1996  
5:30 p.m.

**COUNCILORS PRESENT:** Tim Laue, Laurie Swanson Gribakov, Shawn Boles, Kevin Hornbuckle, Barbara Keller, Nancy Nathanson, Jim Torrey.

**COUNCILORS ABSENT:** Pat Farr

Her Honor Mayor Ruth Bascom called the meeting to order.

### I. APPROVAL OF AGENDA AND TIME ESTIMATES

Mayor Bascom asked to reverse the order of the first two items to allow the Sister City program participants to go first.

Mr. Laue moved, seconded by Ms. Swanson Gribakov, to approve the agenda as amended. The motion carried unanimously, 7:0.

### II. WORK SESSION: SISTER CITIES PROGRAM

Director of Library, Recreational and Cultural Services Jim Johnson told the council that the packet memorandum was intended to provide a broad overview and background of the program. He said he, as well as representatives from the program, were available to answer questions.

Mayor Bascom recognized Kathy Campbell, President of the Sister City Foundation. Ms. Campbell told the council about the organization's efforts to integrate with other community events, including First Night Eugene and the Asian Council. She then introduced the presidents of each of the sister city committees for comment. Peter Eberhart, President of the Eugene/Kakagawa Committee, Apple Oxman, President of the Eugene/Chinju Committee, and Gail Galena Grossa, President of the Eugene/Irkutsk Committee read statements to the council. The committee presidents stressed the importance of official contact with the sister cities. The benefits of the cultural, economic, and professional exchanges provided by the program were also emphasized.

Mayor Bascom noted a request for an added sister city relationship. Ms. Keller said the issue of extending the program should be discussed separately and prior to discussing a specific city. Ms.

Keller acknowledged the importance of official connections to other cultures, and said she understood first-hand the potential benefits of trade and economic connections, and sharing of expertise provided by the program.

Mr. Boles said the larger issue was the personal connection with other countries, and he complimented the committees on their work.

Ms. Swanson Gribkov asked how often the City sponsors a trip for a City representative. Mr. Johnson responded that there was no set pattern, but an average might be once per year.

Mr. Hornbuckle said he did not support the program, stating that only the "economic elite" are afforded the opportunity to go, and that inequalities and environmental damage resulted from the backing of business development interests.

Mr. Torrey recognized the benefits of the exchanges, but said he supported the move from public to private financing. Mr. Torrey suggested that the Metro Partnership and CVALCO were potential funding sources that should be explored.

Ms. Nathanson stated that a recent trip had included a retired educator, a homemaker, and a teacher. She added that athlete exchanges were an exciting addition to the program.

Mayor Bascom asked Mr. Eberhart to provide information to the council about the composition of the upcoming delegation trip to Kakagawa.

Ms. Keller disagreed that trips were limited to the "economic elite." She stressed the importance of City officials' presence on trips, and suggested the council set a policy concerning the number and the budget for sister city visits. She also suggested that in addition to the Mayor, councilor delegates should be selected based on fluency in the language rather than seniority.

Mr. Hornbuckle objected to the program, based on relationships to the CIA, the military industrial complex, and to imperialism evidenced by the dictatorship in Russia and the North American Free Trade Agreement (NAFTA).

Ms. Swanson Gribkov thanked members of the committees and staff for information. She supported the City's declining financial participation in the program, but agreed with the need for official contact with the cities. Mr. Laue related his experience with medical delegates whose interest he characterized as helping people in need.

Mayor Bascom thanked the committee members for their work, noting that the program offers many benefits for little money.

### III. WORK SESSION: POLICY REVIEW-PROPERTY TAX EXEMPTION FOR MULTI-UNIT HOUSING PROJECTS

Richie Weinman, Planning and Development, reviewed the background information provided in the packet. He noted that the exemption was provided by State statute which includes a "but for" clause (that the project would not be built but for the exemption). Mr. Weinman pointed out that the previous property tax exemption program was responsible for the creation of Broadway Center, Lawrence Court, and Washington Abbey. He also noted that two applications for the exemption were currently pending for a total of 88 units, most of which were downtown.

Mr. Weinman outlined the benefits and concerns about the program, and listed council options as 1) continue the program as is, 2) terminate the program, 3) change the boundary, 4) customize the program, or 5) add new criteria.

Mr. Boles asked how the amount of lost tax revenue compared with the fee assessed for developments without 50 percent low-income renters. Mr. Weinman responded that the fee was set at about 10 percent of the expected tax revenue at the time. He added that the issue of charging a fee versus making the low-income provision a requirement had been discussed at length by the Planning Commission. Mr. Weinman said at the time, there was a perception that requiring the low-income clause would have resulted in no development.

Ms. Keller said the program had been very important for the downtown area, but had been "counter-productive" in the West University neighborhood. She supported increasing the fees and changing the boundary. Ms. Keller also stressed that the "but for" clause be enforced.

Ms. Nathanson requested a review of potential negative impacts of increasing the rent-to-own ratio in neighborhoods. She said the issue needed to be pursued through the Intergovernmental Relations Committee (IGR).

Mr. Boles said he had voted against the program initially because the penalties were too low, adding that they were even more inappropriate now. He supported "substantial" changes in the fees.

Mr. Hornbuckle said the program subsidizes landlords at the expense of renters.

Mr. Torrey said he would not support changing a policy to deal with a specific case. He agreed with the need to put a "tight screen" around the "but for" clause, but said the program should not be changed without adequate notice to applicants. Mr. Torrey also stressed the need to acquire land for affordable housing projects.

Ms. Swanson Gribskov agreed with the need to review the policy, but said the council should not be engaging in "retroactive policy making." She supported maximizing opportunities for low-income housing.

City Attorney Bill Gary clarified that the State statute allows for some negotiation within the administrative rules. However, he said there was not a provision to allow less than a 100 percent exemption for the period specified.

Ms. Keller moved, seconded by Mr. Torrey, to continue the existing program, and bring back the issues of 1) boundary, 2) associated fees, and 3) possibilities for negotiation and criteria, for discussion.

Mr. Boles asked whether any changes made by council would apply to pending applications. Mr. Gary answered that he was not sure. Mr. Boles said he would support the motion, but would be unable to support the pending applications unless changes were applied to them.

The motion carried 6:1, with Mr. Hornbuckle voting in opposition.

#### IV. BRIEFING: STATUS OF LANE COUNTY ROAD FUND CONTRIBUTIONS TO CITIES

Public Works Director Chris Andersen reported that she and Councilor Torrey had attended a meeting of the Lane County Finance and Audit Committee, along with representatives of the other Lane County cities. Ms. Andersen said the committee had been reviewing options, both of which would have resulted in reductions for FY97. She said the cities were unanimous in recommending that the current level of funding be continued while the issue was evaluated. Ms. Andersen said the meeting had concluded with a proposal to commit to a work plan to review system-wide needs and additional transportation system requirements to determine future funding levels. She said Lane Council of Governments (L-COG) would be assisting the group to develop the proposal for presentation to the Board of County Commissioners on April 17.

Mr. Torrey added that the meeting had resulted in acknowledgment that the cities are partners in this effort. He urged councilors to lobby commissioners for their support of the proposal.

Mr. Boles asked that any motion to endorse the recommendation include a clause that the dollars would be dedicated to maintenance of existing roads, not new infrastructure.

Commissioner Cindy Weeldreyer joined the meeting and was recognized by Mayor Bascom. Ms. Weeldreyer told the council that its endorsement could be forwarded to the board in the form of a letter to be included in the Board packet. She also invited councilors to testify during the three-minute public comment period at the beginning of the meeting.

Ms. Keller moved, seconded by Ms. Nathanson, to ask the Mayor to draft a letter requesting the County to: 1) continue the current level of road fund distributions for the next fiscal year, and 2) enter into cooperative discussions on the provision of adequate funding for maintenance for City and County roads in future years.

Mr. Boles moved, seconded by Ms. Keller, to amend the motion to add, "and assure the County that the City of Eugene would use the money solely for maintenance of existing facilities."

Ms. Andersen cautioned the council that traffic enhancements could be affected by this restriction. Mr. Torrey spoke against the amendment, stating that it should be part of the budget discussion. Ms. Swanson Gribakov also spoke against the amendment, stating that the word "solely" could limit the council's

flexibility. Ms. Keller supported the amendment, saying it was appropriate and consistent with the argument to impose a restriction that would keep the City from expanding its road base without the funding to maintain it.

The amendment failed 3:4, with Mr. Hornbuckle, Ms. Keller, and Mr. Boles voting in favor.

The main motion carried 5:2, with Mr. Hornbuckle and Mr. Boles voting in opposition.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

*Linda H. Norris*

Linda H. Norris  
City Manager pro tem

(Recorded by Hannah Bradford)  
cc08.046

## MINUTES

Eugene City Council  
Council Chamber—City Hall

April 8, 1996  
7:30 p.m.

**COUNCILORS PRESENT:** Tim Laue, Laurie Swanson Gribkov, Shawn Boles, Kevin Hornbuckle, Barbara Keller, Nancy Nathanson, Jim Torrey.

**COUNCILOR ABSENT:** Pat Farr

Her Honor Mayor Ruth Bascom called the meeting to order at 7:35 p.m.

### I. PUBLIC FORUM

Mayor Bascom opened the public forum.

Dave Sweet, 651 East 32nd Avenue, spoke of the responsibility of city councilors to listen to the citizens of the community. He suggested that current members of the council listen regarding issues of air pollution, paving-over of open spaces, and public safety. He made an accusation of a City settlement attempt over an incident at Maurie Jacobs Park.

Ervel Goberman, 2111 Lincoln Street, invited councilors to "get energized" through his method of physical and mental fitness which involves relaxation, self-massage, and exercise. He suggested that the City would save as much as 50 percent of its health benefit costs by developing a program incorporating his fitness methods.

Jim Hale, 1995 Terresa Avenue, supported the Sister City relationships of Eugene. He urged consideration of the values such relationships provided for citizens and community business leaders.

Wayne Ford, 1019 Fillmore Street, expressed appreciation to the council for placing consideration of the prohibited camping ordinance on the agenda of its April 24, 1996, meeting. He stated that an Oregon statute required cities and counties to develop policies about eviction of persons from camping in public places. He reported that the Eugene/Springfield Homeless Action Coalition would challenge policies developed by the Eugene police when they were submitted to the council for approval.

Shane Rhodes, 4392 North Shasta Loop, stated that he was employed by Peddlers Express, a nonprofit program of the Center for Appropriate Transport. He said Peddlers Express was a working example of a means to encourage development of alternative modes of transportation. He encouraged the council to increasingly utilize the service in City deliveries.

Yuri Samer, 3940 Hilyard Street, described his experience at a City park of observing persons engaged in a violent disagreement over what appeared to be the possession of illegal drugs. He strongly encouraged councilors to require decisive, resolute enforcement of drug laws. He supported strict prosecution of those buying and selling prohibited substances.

Carole K. Bruhl, 708 West 4th Avenue, encouraged attention to the public costs of the use of alcohol and tobacco. She stated that protected classes of people, such as children and persons with disabilities, were homeless in Eugene. She reported there was less acceptable homeless shelter space available in the Eugene area than was needed, especially for single persons.

Ron "Misha" Seymour, 1313 Lincoln Street #306, identified his concerns as inappropriate tax subsidies for area businesses, locked rest room facilities at his neighborhood park, the removal of benches at the Red Apple Market, and the unfairness of the State of Oregon Enterprise Zone program.

Noting that there were no other persons wishing to speak, Mayor Bascom closed the public forum.

Ms. Keller requested that councilors be provided information about whether a settlement offer was made by the City in a suit regarding the police use of mace in an incident in Maurie Jacobs Park as identified by Mr. Sweet. She also requested information about the policy being developed by police regarding eviction of persons camping in public places identified by Mr. Ford.

## II. CONSENT CALENDAR

Mr. Laus moved, seconded by Ms. Swanson Gribskov, that the following items contained in the proposed Consent Calendar be approved:

- A. Approval of City Council Minutes of February 12, 1996, Dinner Work Session; February 14, 1996, Lunch Work Session; February 21, 1996, Trimester Work Plan Session; and February 26, 1996, Meeting.
- B. Ratification of April 3, 1996, Council Officers' Recommendations.
- C. Adoption of Update to Financial Management Goals and Policies.
- D. Approval of Airport Commission Membership Criteria.
- E. Approval of Reimbursement for Mayoral Kakegawa Delegation Trip.

Mr. Hornbuckle requested that items B, D, and E be removed from the Consent Calendar motion for consideration at the end of the agenda.

Ms. Keller requested that City Council Minutes for February 21, and 26, 1996, be removed from the Consent Calendar motion for consideration at the end of the agenda.

Ms. Nathanson requested that City Council Minutes of February 14, 1996, be removed from the Consent Calendar motion for consideration at the conclusion of the meeting.

The motion to approve the items on the Consent Calendar after the removal of the requested items was adopted unanimously; 7:0.

### III. ROLE OF THE EAST ALTON BAKER PARK CITIZEN PLANNING COMMITTEE

Teresa Bishow, Planning and Development Department, stated that councilors were requested to determine the future role of the East Alton Baker Park Citizen Planning Committee (CPC). She described the eastern portion of the park as 237 acres of abundant natural resources for which the CPC had actively participated in developing a management and development plan.

She referred to a document entitled "Role of East Alton Baker Park Citizen Planning Committee" distributed with the agenda packet. She noted that the document had been prepared jointly by staff from the City of Eugene and Willamalane Park and Recreation District. She said that committee members were informed of its presentation the previous week. She said one member had requested that the council postpone the discussion of the role of the CPC until the committee had an opportunity to share with the council its perspective.

Mr. Boles stated that it was important for the council to hear from members of the CPC before acting on its future role. He suggested that the action was reconstituting of the committee and that proper procedures should be followed. Ms. Keller agreed.

Ms. Keller moved, seconded by Mr. Laue, that consideration of the role of the East Alton Baker Park Citizen Planning Committee be postponed until a report could be received from members of the existing committee. The motion was adopted unanimously, 7:0.

### IV. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

#### A. Minutes of February 14, 1996, Council Meeting

Ms. Nathanson requested that the following change be made to the eighth paragraph on the fourth page of the minutes of the February 14, 1996, meeting of the City Council:

Ms. Nathanson said she previously discussed ~~misuse~~ *conflicting uses* on bike paths with the City's Bicycle Coordinator and one of her suggestions was that they be called "paths" to instill in people the notion that they were intended to be intermodal.

Ms. Nathanson requested that the following changes be made to the fourth paragraph on the sixth page of the minutes of the February 14, 1996, meeting of the City Council:



Ms. Nathanson said it may be necessary *desirable* to change the mix on the CIC to five voter pool members and only four "insiders" from the current membership. She suggested as issues the group might be invited to analyze, the council's Monday public forums and automated information.

Mr. Laue moved, seconded by Ms. Swanson Gribskov, that the minutes of the February 14, 1996, meeting of the City Council be approved, as amended by Ms. Nathanson. The motion was adopted unanimously, 8:0.

B. Minutes of February 21, 1996, Council Meeting

Ms. Keller noted that the version of the minutes of the February 21, 1996, meeting of the City Council distributed with the agenda of the meeting had no printed material on page three. She requested that the minutes be reprinted and considered at a later meeting.

C. Minutes of February 26, 1996, Council Meeting

Ms. Keller requested that the following change be made to the seventh paragraph on the ninth page of the minutes of the February 26, 1996, meeting of the City Council:

Ms. Keller said she was disappointed that this discussion was not being held during a work session, which would have been more appropriate. She voiced her support and then listed her concerns as follows: 1) the concept of drugs and crime moving to the high school; 2) a concern regarding multiple unit subsidy; ~~specifically she wanted to see an urban renewal district, and also wanted to look at the concept of poverty in the area;~~ 3) the need to create a more equitable situation for the homeowners; 4) the concept of creating more fix-up incentives and perhaps increasing landlord accountability; and 5) the problem of having such a contiguous uniform zone in the commercial block. She noted her appreciation for the three percent of people who were homeowners in the area.

Mr. Laue moved, seconded by Ms. Swanson Gribskov, that the minutes of the February 26, 1996, meeting of the City Council be approved, as amended by Ms. Keller. The motion was adopted unanimously, 8:0.

D. Council Officers' Recommendations

Mr. Hornbuckle stated that he had requested individual consideration of the Consent Calendar proposal to ratify the April 3, 1996, Council Officers' Recommendations because he wished to disagree with the proposal to reconstitute the Council Committee for Affordable Housing.

Mr. Hornbuckle moved that the City Council be charged with reviewing the results of the Affordable Housing Utility Tax election survey, reviewing financing options, and preparing a recommendation before the summer council break.

Mayor Bazoom determined the matter was not under consideration by the council because there was no second to the motion.

Mr. Boles moved, seconded by Mr. Torrey, that the City Council prepare a charge for the Council Committee for Affordable Housing to be reconstituted for 30-90 days to review the results of the Affordable Housing Utility Tax election, review financing options, and prepare a recommendation before the summer council break. The motion was adopted unanimously, 7:0.

Mr. Laue moved, seconded by Ms. Swanson Gribskov that the April 3, 1996, City Council Officers' Recommendations be approved; with the exception of recommendation 6c, relating to the Council Committee for Affordable Housing. The motion was adopted unanimously, 7:0.

#### E. Airport Committee Membership

Mr. Hornbuckle stated that he had requested individual consideration of the Consent Calendar ratification of the request to permit recruitment of two members of the Airport Committee who may reside outside the urban growth boundary of the City of Eugene because he wished to vote against the proposal.

In response to a question from Mr. Boles, Christine Andersen, Public Works Department (PW), explained that the Airport Committee was a PW departmental advisory committee. She reviewed the recommendation of the Citizen Involvement Committee (CIC) to provide for geographic representation on the committee beyond the urban growth boundary.

Mr. Torrey said he supported the recommendation of the CIC.

Ms. Keller asked if public financial support for the airport was provided by any jurisdiction beside the City of Eugene. Ms. Andersen stated that financing of recent airport terminal expansion had involved issuing revenue bonds which were being paid for from airport revenue, and a general obligation (GO) bond which was being paid for by Eugene property owners. In addition, she said, funding for the project was provided by Lane County, State of Oregon Economic Development Fund, and the Federal Aviation Administration.

Mr. Laue moved, seconded by Ms. Swanson Gribskov, that the City Council finds that it is in the best interest of the purpose and function of the Airport Committee to waive the residency requirement for two positions on that committee. The motion was adopted; 6:1, with Mr. Hornbuckle voting no.

#### F. Mayoral Kakegawa Delegation Trip

Mr. Hornbuckle stated that he had requested individual consideration of the Consent Calendar approval of reimbursing the Mayor for expense incurred on her trip to Kakegawa, Japan, because he wished to vote against the proposal. He stated that the use of public funds to support such experiences only benefited the business sector of the community.


Ms. Keller stated that she appreciated the concern of Mr. Hornbuckle, but would vote for the proposal because it was inappropriate to expect elected officials to travel or incur other expenses for City affairs without reimbursement. She noted that to do so would limit participation in elected office to the affluent.

Mr. Hornbuckle stated that he agreed with the statement of Ms. Keller, but that he was opposed to the proposal because it had not been fully considered by the council.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to approve reimbursing the Mayor up to \$2,000 for her expenses as head of the Eugene delegation to Kakegawa Japan, April 17-24, 1996. The motion was adopted; 6:1, with Mr. Hornbuckle voting no.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

  
Linda H. Norris  
City Manager pro tem

(Recorded by Dan Lindstrom)  
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