

## MINUTES

Eugene City Council  
McNutt Room—City Hall

May 28, 1996  
5:30 p.m.

**COUNCILORS PRESENT:** Tim Laue, Laurie Swanson Gribakov (after 5:45 p.m.) Shawn Boles, Pat Farr, Kevin Hornbuckle, Barbara Keller, Jim Torrey

**COUNCILORS ABSENT:** Nancy Nathanson

### I. APPROVAL OF THE AGENDA AND TIME ESTIMATES

Mr. Laue moved, seconded by Mr. Torrey, to approve the agenda and time estimates as presented. The motion carried 5:1, with Ms. Keller voting in opposition.

### II. APPROVAL OF CITY COUNCIL MINUTES OF APRIL 15, 1996, SPECIAL MEETING; AND APRIL 17, 1996, LUNCH WORK SESSION

Mr. Laue moved, seconded by Mr. Boles, to approve the minutes as presented. The motion carried unanimously, 6:0.

### III. RESOLUTION CONCERNING MULTIPLE UNIT HOUSING PROPERTY TAX EXEMPTION PROGRAM

Richie Weinman, Planning and Development, reviewed the exemption program, noting that its intent was to promote housing in the downtown area. Mr. Weinman reported that the exemption for this property amounted to \$20,000 per year in property taxes, and a \$3,480 annual contribution to the low income housing fund. He pointed out that staff analysis indicated that the proposed housing project would not be built without the tax exemption.

Mr. Weinman then reviewed the comments from the West University Neighbors (WUN) Board as outlined in the letter from WUN in the agenda packet.

Ms. Keller distributed copies of the ordinance and site plan and read the City Code sections pertinent to the program. Ms. Keller asked how the project had met the public benefit criteria of the code. Mr. Weinman responded that the contribution to the low-income housing fund was considered a public benefit.

Mayor Bascom asked about covered parking. Philip Klingensmith, one of the developers for the project, discussed the covered parking on the plan.

Res. No. 4485—A resolution approving a multiple-unit property tax exemption for property located at 632 East 15th Avenue, Eugene, OR (Philip Klingensmith and Don McRae)

Mr. Laue moved, seconded by Mr. Boles, to adopt the resolution.

Ms. Keller opposed the resolution, stating that the proposed development did not meet the requirements of the code for public benefit. She added that it did not provide open space. Mr. Hornbuckle also opposed the resolution, stating that his reasons were the same as for the last proposal; the program amounts to the working class subsidizing landlords. He said the public interest was not served by this proposal.

Mr. Torrey supported the resolution, noting the benefit of compact urban growth by providing housing in the city's core. He added that more housing could help reduce overall housing costs. Mr. Torrey also argued that it would be wrong to change the rules after the developer had proceeded based on the program rules.

Mr. Boles said it was unfortunate the City had asked so little of developers in return for the exemption. However, he said he would reluctantly support the motion, since the application was among the last before the moratorium went into effect.

Mr. Farr supported evaluating the program, but said he would support applications processed under the current criteria.

(Ms. Swanson Gribakov arrived at 5:45 p.m.)

Mayor Bascom said she hoped the developers would continue to work with the neighbors to find a resolution to their concerns.

Ms. Keller noted that the developer had stated he would abandon the site if the council did not approve the resolution. She said this brought up a concern about the zoning code allowing a developer to leave a site in the condition of this one. Ms. Keller also expressed concerns about a fence in the right-of-way.

Ms. Swanson Gribakov asked staff to flag the key issues expressed when bringing a revised ordinance back to the council.

The motion carried 5:2, with Ms. Keller and Mr. Hornbuckle voting in opposition.

#### IV. RATIFICATION OF METROPOLITAN WASTEWATER MANAGEMENT COMMISSION BUDGET

Ed Black, City of Springfield Public Works, presented background on the Metropolitan Wastewater Management Commission (MWMC) budget. He pointed out that an intergovernmental contract specifies that the City of Springfield will provide administrative services, and the City of Eugene will provide operation and maintenance services for the regional wastewater treatment facility. Mr. Black said MWMC acts on the budget first, then sends it back to the cities, where it must be adopted before implementation.

Peter Ruffier, Public Works, provided additional information about the budget using overhead graphics.

In response to questions, Mr. Ruffier said evaluation of composting as a recycling method is still under evaluation. Mr. Torrey said it would be helpful for councilors to have a legal description of equalization funds and federal limitations. Ms. Keller requested information and discussion about estimated increased capacity needs due to the Hyundai plant. Ms. Norris responded that the issue of system development charges (SDCs) for wastewater discharge would be coming to the council.

Public Works Director Chris Andersen explained that rates are not intended to cover capital costs, but equipment replacement and ongoing maintenance. She said the next generation of users would, in effect, pay for any expansion when it is necessary.

Mr. Black told the council that when rates were set last year, some users experienced significant increases. He said MWMC has tried to make adjustments by charging parts of the program to higher-strength users. Mr. Farr asked for an estimate of usage by Hyundai when it begins production. Mr. Ruffier said that amount had been estimated at one time, but the loading and volumes had changed. He estimated Hyundai's use might amount to \$100,000 per month. Mr. Ruffier said a written estimate would be sent to council along with information about the SDCs.

Mr. Boles asked about the new categories of "very high" and "super high," asking at what point the plant would not be able to process discharge. Mr. Ruffier responded that the higher categories allowed a fee scale to charge more to higher-strength users. Mr. Boles asked whether a surcharge for pollutants was in place except for the biological oxygen demand (BOD) parameter. Mr. Ruffier answered that no surcharge is currently in place. Mr. Boles also pointed out that, while SDCs were forwarding-looking charges, equalization funds were backward looking. He asked that staff look at possibilities for full cost recovery.

Mayor Bascom asked that information about the equalization funds' relationship to the budget be included in the memo.

Mr. Laue asked whether reserves in the revolving construction fund were sufficient to cover expansion if needed. Ms. Andersen responded that the plan was not intended to cover expansion, only equipment replacement. Mr. Laue asked what strategy was in place to replace the plant at the end of its useful life. Ms. Andersen responded that the useful life was tied to capacity and maintenance. She noted that Environmental Protection Agency (EPA) funds would not likely be available to replace the plant. Mr. Laue asked when the plant was expected to reach its capacity threshold. Ms. Andersen said the year 2015 was estimated based on assumptions made under the

current Master Plan review. Mr. Ruffier said that capacity threshold for beginning the expansion planning was 85 percent, with the plant currently operating at 55-60 percent.

Mr. Laue moved, seconded by Mr. Boles, to extend the time on this item by five minutes. The motion carried unanimously, 7:0.

Ms. Keller expressed concerns about capacity issues and asked that the MWMC consider more stringent requirements, flow cut-downs, and SDC charges.

Mr. Laue moved, seconded by Ms. Swanson Gribakov, to ratify the FY97 Metropolitan Wastewater Management Commission budget. The motion carried 5:2, with Mr. Boles and Mr. Hornbuckle voting in opposition.

#### V. CONTINGENCY FUND REQUEST CONCERNING WOODMEN OF THE WORLD (WOW) HALL ROOF REPAIR

Linda Henry, Planning and Development, reviewed background information and options as outlined in the agenda packet memo. She noted that the request was for \$10,000 in contingency funds, with the remaining \$10,000 to be provided by way of a contract for services with the Library, Recreation and Cultural Services Department, funded with Transient Room Tax (TRT) funds.

Mr. Boles said he would like to see the council close on this issue, expressing a preference for option three, directing contingency funds to the Historic Loan Program. Ms. Keller asked whether other organizations were in line for funds from this program and about the criteria for the program. Ms. Henry responded that the program limits loans to \$20,000 per project. She said the program receives approximately \$2,000 per month from payments on existing loans.

Mr. Farr asked whether acting on option three would guarantee that the loan money would be directed to the WOW Hall. City Attorney Glen Klein responded that if other projects had applied that met the criteria, they would be in line to receive funding first. Ms. Henry told the council that the program had only one outstanding application, for which the fund had adequate funds.

In response to other questions, Ms. Henry said the WOW Hall would be asked to pay interest annually on the loan, and to pay back the principal if the building was sold or refinanced. Mr. Boles noted that WISTEC and the Masonic Cemetery were examples of other projects receiving loans through the program. Mayor Bascom stated that City funds energized those programs and that perhaps it could do the same for the WOW Hall.

Mr. Hornbuckle supported option three, noting that it would encourage a broader base of support for the Community Center for the Performing Arts (CCPA). He asked that the contract for services come back to the council for check-off. The council did not concur.

Ms. Swanson Gribakov asked whether the WOW Hall was asked to contribute to the repair. Mr. Boles said he had reviewed their budgets, and did not think it was reasonable to expect a contribution from them. Jon Pincus, CCPA Project Manager, told the council that the group had been planning a

campaign to restore the building with Historic Preservation funds, but the roof repairs were an urgent need.

Mr. Boles moved, seconded by Mr. Laue, to direct \$10,000 in General Fund Contingency Funds to the Historic Loan Program to be used to support the preservation of historic structures that meet the community's performing arts needs, and to direct staff to work on a contract basis to use TRT funds for services that would match the historic funds.

Ms. Keller expressed support for the motion. However, she said she hoped to see some changes in programming at the WOW Hall. Ms. Keller also noted that a small surcharge in ticket sales could have averted the current crisis.

Mr. Laue agreed with Ms. Keller's concern, adding that any building owner should build maintenance dollars into its budget. However, Mr. Laue said he would support the motion.

The motion carried unanimously, 7:0.

**VI. APPROVAL OF MINUTES, FINDINGS AND RECOMMENDATIONS OF HEARINGS OFFICIAL AND PASSAGE OF AN ORDINANCE LEVYING ASSESSMENTS FOR SANITARY SEWERS ON ABERDEEN STREET**

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to approve the Hearings Official's minutes, findings, and recommendations of May 10, 1996. The motion carried unanimously, 7:0.

**CB 4575**--An ordinance levying assessments for sanitary sewers on Aberdeen Street from Roosevelt Boulevard to 550 feet south; and declaring an emergency. (Contract 95-25) (Job #3340)

Mr. Laue moved, seconded by Ms. Swanson Gribkov, that the bill, with unanimous consent of the council, be read the second time by council bill number only and that enactment be considered at this time. The motion carried unanimously, 7:0.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, that the bill be approved and given final passage. The motion carried unanimously, 7:0 and became ordinance 40048.

**VII. PUBLIC INFORMATION PLAN FOR 1996 CONSTRUCTION PROJECTS**

Phil Weller, Administrative Services Department, presented information about construction projects planned for the summer. He told the council that 350+ parking spaces could be lost downtown due to the many projects. Mr. Weller distributed a map outlining the top 12 projects. He said staff was working directly with impacted parties to keep them informed.

Mr. Weiler said part of the plan was to encourage people to use alternative modes of transportation. To that end, several programs are being developed, including:

- a "rain check" program for people who give up their downtown parking spaces for three or six months, ensuring the parking space will be returned to them after the period of time;
- a bus shuttle from the fairgrounds to downtown, with a discounted bus pass for users; and
- a telephone hot line for updated information on closures and detours.

Mr. Weiler announced that Mayor Bascom would be unveiling the program at a news conference on Friday, along with some of the private and public sector partners.

In response to questions, Mr. Weiler told the council that the budget for the program was to come from the communications budget and would not exceed \$10,000. He said staff was looking at potential contributions from the Oregon Department of Transportation and from the Lane Transit District.

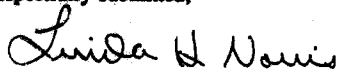
Mr. Weiler said the program would be evaluated by measuring calls to different City departments and the hot line, as well as tracking use of alternative modes.

Ms. Keller observed that if the rain check program worked, it should be looked at every summer. She said she would like to use this opportunity to encourage more bus riders, but argued that parking at the Fairgrounds would not change basic driving habits. Mr. Boles objected to the wording on the sign "relief is on the way," stating that this was not an honest characterization.

Mr. Farr pointed out that alternative modes use was difficult for residents of Bethel-Danebo. Mr. Torrey suggested radio stations be approached for talk show and morning show exposure. Ms. Swanson Gribakov added that the Association of Broadcasters was another venue for disseminating information.

The meeting adjourned at 7:30 p.m.

Respectfully submitted,



Linda H. Norris  
City Manager pro tem

(recorded by Hannah Bradford)  
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