

## MINUTES

Eugene City Council  
McNutt Room--City Hall

June 10, 1996  
5:30 p.m.

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

COUNCILORS ABSENT: Pat Farr

Her Honor Mayor Ruth Bascom called the meeting to order.

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

Mayor Bascom announced that the agenda had been changed to begin with item D, Broadway/Charnelton Site Development, with item C, Policy Waivers, second, and item B, Hyundai-Related Positions last. She announced that Councilor Farr was ill and had requested that the council not take action on the last item until he could be present.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to approve the order of the agenda as revised. The motion carried unanimously, 7:0.

### II. WORK SESSION: BROADWAY/CHARNELTON SITE DEVELOPMENT

Julie Aspinwall-Lamberts, Chair of the West End Planning Advisory Committee, introduced the item, thanking committee members for their participation. She reviewed the background of the site development, as outlined in the agenda packet memorandum. Ms. Aspinwall-Lambert said the committee was unanimous in its recommendation of Option A. She said the option met parking standards requested by council and was sensitive to the surrounding neighborhood, characterizing the proposal as enhancing the downtown area. She acknowledged that the option exceeded the target budget, but said the uniqueness and urban village character of the proposal justified the cost.

Harris Hoffman, Lorig Associates, introduced himself as the principal developer for the project. Mr. Hoffman emphasized the opportunity to create a first-class project at the Broadway-Charnelton site. He pointed out that the proposal and drawings were all at a preliminary stage at this time.

Mr. Hoffman introduced other members of the team, who showed the council a working model and drawings. The team pointed out several features of the proposal, including:

- a reduced scale from four to three stories, to respect the scale of the neighborhood

- an open area at the halfway point of the project
- a series of courtyards, each with unique characteristics
- a three-level garage, with one-and-a-half levels below ground level
- a total of 24,000 square feet of commercial, retail, and professional office space
- access from the garage to retail shops, or secure access to housing

Lew Bowers, Planning and Development, then reviewed the time table and council decision dates. Mr. Bowers briefly reviewed the options considered, but not recommended by the committee. He also reviewed costs and financing plans as outlined in the agenda packet material.

Ms. Nathanson asked that the design of the east and west stairwells, especially on the Charnelton side, be flagged for further discussion. Regarding financing, Ms. Nathanson asked the level of risk to the General Fund of a limited tax bond. Warren Wong, Administrative Services Director, responded that the City would take measures to ensure very low risk.

Ms. Keller asked Mr. Hoffman why the number of units had been reduced from 200 to 160, how certain the developer was that the proposal would work, and whether the developer would cover some of the project's add-on costs, and increase its contribution in the future. Mr. Hoffman responded that the reduction in scale reduced the number of units, as did code restrictions about live/work spaces. He said the project presented a challenge, but his firm was focused on it and fairly sure of its potential to make it work. Regarding cost allocation, Mr. Hoffman stated that any costs attributable to the housing should be picked up by the housing component.

(Ms. Keller left the meeting at 6:30 p.m.)

Mr. Boles asked about varying the roof heights. An architect from the Lorig team responded that the team was just beginning to look at roof forms and planned to design variety into the roofs. Mr. Boles expressed a preference for the Loveless project, over the "crisp" project shown in the slides. Mr. Boles asked about the cost allocation for the podium. Mr. Bowers responded that the structural part of the podium was a public cost; the rest, related to the housing, was a developer cost. Mr. Boles recalled a proposal to draw down the urban renewal reserve and delay projects in queue until the reserve was replenished, and asked if this proposal be flagged for further discussion.

Mr. Laue moved, seconded by Ms. Swanson Gribakov, to extend the time for the item by 10 minutes, taking the time from the last item. The motion carried unanimously, 6:0.

Ms. Swanson Gribakov noted that the cost of the preferred option was significantly higher than other options, and asked that council consider asking committees to look at financial issues in the future. She asked a number of questions about financing, and questioned what feedback had been received from downtown businesses. In response, Mr. Wong informed the council that the bonds would be 20-year bonds and that reserves would come from the parking reserve fund, with the second reserve

from parking revenue over a three-year period. Mr. Bowers clarified that the proposed parking increase would be city-wide.

Mr. Hornbuckle supported the preliminary design for the project. He suggested the possibility that the City own and operate the commercial space to help pay for upgrades. Mr. Hornbuckle asked that this idea be considered as a negotiating point.

Mr. Torrey supported the proposal as an investment in downtown housing and quality of life.

Mayor Bascom thanked those involved for the presentation. She noted that of all the proposals she had seen over several years, this was the best. Mayor Bascom reminded the council of the time line for this issue, including another work session on June 19, a public hearing on June 24, and action on July 8.

### III. WORK SESSION: POLICY WAIVERS RELATED TO THE PROPOSED FY 97 BUDGET

Hillary Kittleson, Administrative Services Division, reviewed the background relating to the policy waivers. She noted that the proposed motions would waive Financial Management Policy C.7 related to use of non-recurring revenues in order to fund the Rapid Deployment Unit and the Safer Schools Program. Ms. Kittleson stated that the items would be scheduled for action at Wednesday's meeting.

Mr. Boles asked whether the proposal regarding Safer Schools considered use of a portion of the amount forecast for growth in FY98 as a sustainable funding source. Ms. Kittleson replied that was the assumption. Mr. Boles remarked that the cost of growth was already underestimated and he would not be able to support the proposed motions.

Ms. Nathanson noted that, while she had supported the motion to fund this addition to Safer Schools, she wanted to make sure the City was not bound by intergovernmental agreements to keep this particular structure from year to year. She said it might be better to intergrate it more with community policing. Ms. Norris assured her that the City was not bound. She said the school districts were excited about working with the City on this issue.

Mr. Torrey confirmed that this proposal reflected the recommendation of the Budget Committee.

Mr. Laue expressed concern in indicating that the City was not using one-time money to fund the Rapid Deployment Unit, but simply funding it in an unsustainable manner. Ms. Kittleson responded that whatever strategy the Executive Managers recommended would be sustainable by FY98. She said, for example, some services could be cut.

Mr. Boles thanked the council for entertaining the policy waiver, noting that it allows the public's business to be done in public.

In response to a question from Ms. Swanson Gribakov, Ms. Kittleson clarified that \$706,000 in ongoing costs for the Rapid Deployment Unit would be funded in FY97 by anticipated health and benefits savings from FY96.

Ms. Nathanson asked, and Ms. Kittleson confirmed, that this proposal did not affect the amount of reserves set aside for the inadequate capital fund.

#### IV. WORK SESSION: AUTHORIZATION FOR HYUNDAI RELATED POSITIONS

Ms. Norris noted that this request was for five new positions to support Hyundai construction activity. She said the request was based on guiding principles and the consistent application of city standards to Hyundai as to other projects.

Marsha Miller, Permit and Information Center, reviewed background on the item, noting that the Hyundai plant represented the largest project in the City's history. Ms. Miller provided examples to illustrate the size and scope of the Hyundai project. She said the proposal was the minimum needed to respond to the needs of both Hyundai and other projects in progress.

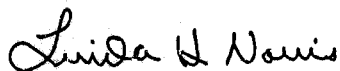
Ms. Swanson Gribakov confirmed that the positions would be funded 100 percent by Hyundai.

Ms. Nathanson expressed concern that the minimal proposal not result in excessive overtime. She asked why the request was for permanent positions, rather than temporary. Ms. Miller responded that the plan was to limit overtime and potential burn-out through schedule management. She said that the back-fill positions for Hyundai were hired with the understanding that the jobs were for three years, with no guarantee of continued employment.

Mr. Boles questioned the notion of using the same standards on a unique project the size and scope of Hyundai. He asked why there would be an expectation that the project could be served at the same level as more typical projects. Mr. Boles also questioned how health and safety issues were being resolved by putting new people into a difficult situation. Ms. Miller responded that the intent was to assign experienced staff to the Hyundai project. Mr. Boles suggested that the construction schedule should be slowed down to accommodate the City's ability to control it. Ms. Miller responded that the needs were based more on the scale of the project than on the schedule. She assured the council that the City would not allow the project to get out of control.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,



Linda H. Norris  
City Manager pro tem

(Recorded by Hannah Bradford)  
cc53010.066

**MINUTES**  
Eugene City Council  
Council Chamber--City Hall

June 10, 1996  
7:30 p.m.

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

**COUNCILORS ABSENT:** Pat Farr, Barbara Keller

Her Honor Mayor Ruth Bascom called the meeting to order.

**I. PUBLIC FORUM**

Dave Sweet, 651 East 32nd, asked that the council schedule a work session with all councilors present to discuss his new initiative petition regarding the Hyundai plant and EWEB sales.

Harry Hayes, 25804 Higgins Lane, Veneta, spoke in opposition to a potential ban of leaf blowers. Mr. Hayes said that some blowers were quiet and removed debris from the streets and parking areas.

Anne Tefers, 1568 1/2 Olive, stated that the leaf blower issue was important because of air pollution as well as noise. She stated that the basic needs of the community should be met prior to discussing growth.

Holly Ruvich, 285 West 14th Avenue #8, spoke in opposition to the Riverfront Research Park, noting that 334 University of Oregon students had signed a petition opposing the project.

Todd Farris, 1461 Mill Street Apt. #1, spoke in opposition to the Riverfront Research Park, stating that it was bad for Eugene. Mr. Farris expressed concern that the project was located too close to the river and would cause negative ecological effects. Mr. Farris said many citizens had opposed the project ten years ago, but their concerns apparently were not heard.

Emily Everingham, 1272 Patterson, opposed the Riverfront Research Park project, noting that the bicycle path was used by pedestrians and children as well as bicyclists. She said the traffic, noise, and buildings would take away from, not enhance the area.

Sally Holt, 1911 Augusta, asked the council to waive park closure rules to allow a tabernacle to place a tent in a City park for five days. She said the tabernacle would include prayers for the City and the nation.

Greg Taylor, asked the council to support the request from the Tabernacle.

Sue Ann Kelly, 1911 Augusta, supported the request for the tabernacle, stating that having the tent in Eugene would bless the city. She said no one would sleep in the tent, although it would be occupied 24 hours a day.

Diane Lee, address not listed, supported the request for the tabernacle.

Linda Clay, 715 Main Street, Springfield, supported the request for tabernacle, adding that it was non-denominational and was visiting several cities.

Susan Garner, 1262 Oak Drive, supported the request for the tabernacle.

Steven Heider, 115 East Hillcrest, thanked the council for its vote to withdraw a proposal for an indoor soccer arena. He also expressed concern about development close to the river, using a LUBA document to back up his statement.

Mayor Bascom asked the City Manager pro tem to respond to the request from the tabernacle group as well as the concerns about the Riverfront Research Park.

## II. CONSENT CALENDAR

- A. Approval of City Council Minutes of April 18, 1996, Special Meeting; April 24, 1996, Lunch Work Session; and May 8, 1996, Joint Elected Officials Meeting
- B. Approval of Minutes, Findings and Recommendations of Hearings Official and Adoption of Resolution Forming a Local Improvement District for Sanitary Sewers in the Santa Clara area for Basins "X," "U," and "S."
- C. Call for Public Hearing: Street Vacation Request for Bruce McKay (SV 96-3)
- D. Call for Public Hearing: Alley Vacation Request for Obie Industries/Fifth Street Public Market (AV 96-1)
- E. Call for Public Hearing: Alley Vacation Request for Lane Transit District (AV 96-2)
- F. Recommendations from Council Committee on Environment and Economics

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to approve the items on the City Council Consent Calendar. The motion carried unanimously, 6:0

## III. MOTION TO POSTPONE: ORDINANCE CONCERNING A STREET VACATION (GILLESPIE HEIGHTS)(SV 96-1)

Ms. Norris noted that the developer had asked for the postponement.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to postpone indefinitely the public hearing on an ordinance concerning a street vacation for Gillespie Heights (SV 96-1). The motion carried unanimously, 6:0.

**IV. PUBLIC HEARING: ORDINANCE CONCERNING A STREET VACATION  
(FASSBENDER)(SV 96-2)**

Donna Stegner, Planning Division, reviewed the background information and findings as outlined in the agenda packet memorandum.

Mayor Bascom opened the public hearing.

Tim Fassbender, 2896 Sarah Lane, the applicant, testified that the street vacation would not impact the public easement. Mr. Fassbender said his request was made to satisfy set-back requirements for an existing structure on his property.

Seeing no one else requesting to testify, Mayor Bascom closed the public hearing. Ms. Norris read the bill title.

**CB 4576**--An ordinance vacating the following described unimproved portion of a street retaining a public utility easement to wit:

The south 9.82 feet of Bonnie View Drive located west of Sarah Lane, north of Crescent Avenue; as more particularly described in Exhibit A attached hereto.

Mr. Laue moved, seconded by Ms. Swanson Gribskov, 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, 6:0.

Mr. Laue moved, seconded by Ms. Swanson Gribskov, that the bill be approved and given final passage. The motion carried unanimously, 6:0, and became Ordinance 20049.

**V. APPROVAL OF HEARINGS OFFICIAL'S FINDINGS AND RECOMMENDATIONS  
AND PASSAGE OF ORINDNACE LEVYING ASSESSMENT FOR ELIZABETH  
STREET CUL-DE-SAC**

Mr. Laue moved, seconded by Ms. Swanson Gribskov, to approve the Hearings Official's Findings and Recommendations of May 31, 1996. The motion carried unanimously, 6:0.

Ms. Norris read the bill title.

**CB 4577**-- An ordinance levying assessments for paving, curbs, gutters, and sanitary sewers on Elizabeth Street cul-de-sac, from Elizabeth Street to 160 feet west; and declaring an emergency. (Contract 95-24)(Job #3272)

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, 6:0.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, that the bill be approved and given final passage. The motion carried unanimously, 6:0, and became Ordinance 20050.

**VI. ORDINANCE CONCERNING MUNICIPAL COURT JUDICIAL PROCESS**

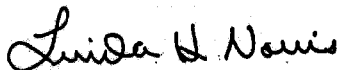
**CB 4578**--An ordinance revising the code on the appointment of the municipal judge, judicial evaluation process and the appointment of the associate municipal judge.

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, 6:0.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, that the bill be approved and given final passage. The motion carried 5:1, with Mr. Hornbuckle voting in opposition. The bill became Ordinance 20051.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,



Linda H. Norris  
City Manager pro tem

(Recorded by Hannah Bradford)  
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