

Joyce : 2/27 minutes revised at 5/13 CC Mtg
Revised final attached. FC

adding that the Housing Policy Board has offered to be the venue for the discussion. She said she supported taking the board up on its offer for the following reasons: 1) it allowed for more intergovernmental communication around a revenue stream; 2) this allowed for greater opportunity for input from the council, community members, and the board itself; and 3) the board would be seen as an outside body, making a recommendation to the council.

Ms. Keller moved to amend the motion, substituting the Housing Policy Board for the ad hoc committee. The motion died for lack of a second.

Ms. Nathanson said the issue was not new for the council but the discussion out in the community was just starting. She said it was important to have a subcommittee as an avenue for the dialogue with the community, adding the council's job was not to find the solution but to start the dialogue and work with the community to bring back a set of options and recommendations.

Mr. Boles said he opposed the motion because it simply allowed the council to "duck the issue" for another seven to eight months. He added that the development community should recognize that setting up a housing trust fund benefitted it directly.

Mr. Torrey expressed support for the motion because he believed this was the best approach, broadening the discussion and forging a communitywide solution.

Ms. Keller expressed support for the motion, adding that she was heartened by the initial meeting of interested parties. She said it was important that whatever revenue is put out to the community, it have many allies. Ms. Keller said there was a need to go through a process that garnered sufficient support to "win."

Mr. Hornbuckle said he would support the motion and said he hoped he would not be proved wrong. He described his dilemma: voting against may indicate to the corporate media that the council means "let's not do anything"; however, voting in favor may give the appearance of moving toward a solution, yet already knowing that "we are probably going to have a committee constituted by interested parties who want to shift the would-be tax burden (according to The Register-Guard) to more regressive sources."

Mr. Farr echoed comments made by Ms. Keller and Mr. Torrey, agreeing that the committee's composition would garner support from a broad section of the community.

Ms. Swanson Gribkov expressed support for the motion and said that she found that many in the community have felt left out of the dialogue.

Mayor Bascom said one of the principal things she learned in her tenure on the Housing Board was the great number of players it takes to bring projects such as this to reality, and every one of those players was needed. The motion recognizes that, she added.

MINUTES

Eugene City Council
McNutt Room--City Hall

February 22, 1995
11:30 a.m.

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

The adjourned meeting of February 15, 1995, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

I. APPROVAL OF THE ORDER OF THE AGENDA

Mr. Torrey moved, seconded by Mr. Farr, to approve the order of the agenda. The motion passed 7:1; with Ms. Keller opposed.

II. ITEMS FROM THE MAYOR, CITY COUNCIL, AND CITY MANAGER

A. Community Policing

City Manager Mike Gleason noted that March 1, 1995, was the implementation date for community policing, and he introduced lieutenants for the West Neighborhood, North Neighborhood, and East Neighborhood commands--Tom Brett, Elwood Cushman, and Becky Hanson, respectively.

B. Downtown Eugene, Inc. (DEI) Presentation

Mr. Boles invited councilors to a February 23 presentation on outdoor spaces, at DEI, 10:30 a.m.

C. Correction

Mr. Laue corrected information presented in the February 21 issue of The Register-Guard regarding the ozone ordinance.

D. Churchill Area Neighbors Meeting

Ms. Nathanson announced a meeting of Churchill Area Neighbors this evening, focusing on community public safety.

E. Council Process

Ms. Nathanson thanked staff for helping her implement changes that help the

council get its business done more efficiently.

F. Appreciation

Mr. Farr reported on low-cost, high profile City projects in Bethel area that have meant much to residents.

G. Petersen Barn Lighting

Mr. Farr said Bethel area residents have been unsuccessful in securing lighting at Petersen Barn. The school district has now offered to share in the cost. Mr. Farr asked the City to explore the possibility of moving forward with the project.

H. Council Meeting Venue

Mr. Farr suggested holding council meetings out in the community to encourage public attendance.

I. Sheffield, England

Mr. Farr noted that world records in swimming have been broken in Sheffield, England, adding that the town had come a long way since he left it as a "gritty mill community."

J. Council Goals Session

Ms. Keller noted that she was unable to attend the council's goals session and distributed the council's last adopted goals, saying her position is why develop a new set of goals when the last ones have not been completed.

K. Mainstream Housing, Inc. Project

Ms. Keller asked the council to approve the submission of a Contingency Fund application from Mainstream Housing, Inc., to cover permit fees and systems design charges (SDCs) for this low-income housing project.

Ms. Keller moved, seconded by Mr. Laue, to allow Mainstream Housing Inc. to submit a funding application to have its permit and other fees covered out of the City's Contingency Fund. The motion passed unanimously, 8:0.

L. Cascadia Conference

Mayor Bascom reported on the Cascadia Conference for Sustainable Communities, describing Mr. Boles' workshop as "excellent." She thanked staff for their support with the conference.

Mr. Laue added that he attended four of the workshops and found them all to be productive and helpful. He commended Mayor Bascom and Mr. Boles.

III. APPROVAL OF CITY COUNCIL MINUTES

Ms. Nathanson moved, seconded by Mr. Laue, to approve the City Council minutes of September 26, 1994, Meeting; November 9, 1994, Lunch Work Session; November 14, 1994, Meeting; and November 16, 1994, Lunch Work Session. The motion passed unanimously, 8:0.

IV. APPROVAL OF INTERGOVERNMENTAL RELATIONS (IGR) COMMITTEE MINUTES

Mr. Boles reminded the council that where the IGR Committee is not unanimous in its recommendations with respect to legislative issues, those issues are brought before the entire council. He said there were two such items from the committee's February 1 meeting.

Ms. Nathanson moved, seconded by Mr. Laue, to oppose Senate Bill 189 concerning increased juror fees on a priority 2 basis.

Ms. Keller explained that the bill allows for more people to serve on juries, making it a greater possibility for people to truly be judged by a jury of their peers.

Mr. Boles spoke in favor of the motion, saying that interviews with jurors have indicated that low pay does not seem to be a major deterrent to jury service.

Ms. Nathanson concurred with Mr. Boles, saying she initially agreed with Ms. Keller but subsequent information had convinced her that economic hardship was rarely used as an excuse from jury duty.

Mr. Boles reviewed the priority levels as follows: 1--Council members will often be called to attend legislative committee hearings to represent the council's view; 2--active staff lobbying effort; and 3--monitoring the issue.

The motion passed, 5:3; with councilors Hornbuckle, Keller, and Laue opposed.

Ms. Nathanson moved, seconded by Ms. Keller, to monitor House Bill 2075 concerning vehicle forfeiture on a priority 3 basis.

Mr. Boles said he believed vehicle forfeiture was effective in curtailing the practice of driving under the influence of intoxicants (DUI) and asked the council to defeat the motion so he could move to support the bill on a priority 2 basis.

Mr. Laue expressed concern with government's "taking of property" and administrative costs, adding he supported the motion.

Ms. Swanson Gribkov expressed concern that vehicles are often in joint ownership and forfeiture would raise complications for spouses or other family members. She supported the motion.

The motion passed, 6:2; with Mr. Boles and Mr. Torrey opposed.

Mr. Boles moved, seconded by Ms. Nathanson, to approve the Intergovernmental Relations Committee minutes of February 1, 1995. The motion passed unanimously, 8:0.

V. PUBLIC HEARING: PROPOSED WITHDRAWAL OF RECENTLY ANNEXED PROPERTIES FROM SPECIAL DISTRICTS

A. Introduction

Mr. Gleason introduced the topic, and asked the council to take public testimony and consider passing the bill, withdrawing recently annexed properties from special districts.

CB 4527--An ordinance providing for withdrawal of territories (Peterson, EC EU 94-48; Shaw, EC LEU 94-50; Stinson, EC EU 94-54; Mills, EC EU 94-59; Duiker/Jager, EC EU 94-65; Scott, EC EU 95-17) from the River Road Water District and River Road Park and Recreation District; withdrawal of territories (Bauer, C EU 94-39; Sherman C EU 94-47; Calloway, C EU 94-45; Radke, C EU 94-63; Hankey, EC EU 94-69; Winger, C LEU 94-53; University of Oregon Foundation, C EU 94-70; French, C EU 94-71) from the Santa Clara Water District; withdrawal of territory (Miranda, EC EU 94-56) from the Glenwood Road water District and from the Willamalane Park and Recreation District; withdrawal of territory (Cooney, EC EU 95-02) from the Willamalane Park and Recreation District; and the withdrawal of territory (Breedon Land Co., C EU 93-72) from the Junction City Water Control District.

Mayor Bascom opened the public hearing and having no requests to speak, closed the public hearing.

Mr. Gleason asked the council to consider council bill 4527, an ordinance providing for withdrawal.

Ms. Nathanson moved, seconded by Mr. Laue, 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 passed unanimously, 8:0.

Ms. Nathanson moved, seconded by Mr. Laue, that the bill be approved and given final passage. The motion passed unanimously, 8:0; and became Ordinance 20000.

VI. REPROGRAMMING CDBG FUNDS FOR LOW-INCOME HOUSING DEVELOPMENT

A. Introduction

Mr. Gleason introduced the item and asked Richie Weinman, Planning and Development, to give the report.

Mr. Weinman indicated that this was a routine item that usually appeared on the council's consent calendar. He said this had to do with what was formerly known as the Foxwood Project in South Eugene, and asked to shift funds previously allocated for acquisition of land to help with predevelopment costs. He noted that the proposed reprogramming was reviewed by the Housing Policy Board Development Subcommittee, which held a public hearing and has recommended the shift.

Ms. Nathanson moved, seconded by Mr. Laue, to approve the use of \$60,000 in CDBG funds for pre-development costs associated with Woodleaf Village. The motion passed unanimously, 8:0.

VII. CONTINUED DISCUSSION: LOW-INCOME HOUSING GOALS AND OPTIONS

A. Staff Presentation

Mr. Weinman recalled that the last discussion left off with options for funding low-income housing goals. He reviewed the low-income housing ladder and asked the council to reach a decision. He distributed a written response to Mr. Boles' question on what it would take to capitalize the \$1 million over four years, adding that staff continued to work on addressing the "pay-to-play" concept.

Mr. Boles asked staff to estimate how long it would take for the \$1 million annually to take care of the current problem, without addressing whether the problem base might change, and asked if it would take over ten years. Mr. Weinman said it would likely take over ten years.

Ms. Nathanson moved, seconded by Mr. Laue, that the council acknowledge the need to address affordable and low-income housing needs, and commits to identifying sources of up to \$1 million per year for a five-year period to fund a housing program.

Ms. Nathanson asked, should the motion pass, the City to conduct a comprehensive library literature search of options used by other communities to achieve housing units. She suggested starting with the National League of Cities, which may already have a consolidated comprehensive report ready.

Mr. Boles moved to amend the motion, seconded by Ms. Keller, changing the period to ten years.

Ms. Nathanson defended her proposal, saying five years was a reasonable horizon to formulate specific revenue plans or requirements.

Mr. Laue said he was opposed to the amendment because he believed five years was appropriate, and if the council found it could not be accomplished in that period, it could change it.

Ms. Keller said the council should at least plan for ten years, adding that legislative flexibility left other options open.

Mr. Hornbuckle said that five years was too short a period considering the breadth of the problem. Additionally, he said, the longer term would allow for interjurisdictional political and legislative support.

Mr. Boles said he disagreed with Ms. Nathanson's analysis, adding that the council was charged with the long-term health of the community.

Mr. Laue said he was persuaded by the discussion and more inclined to plan for the long-term, therefore he would favor the amendment.

Ms. Nathanson said the disagreement was not over the need to plan for the long term, but rather with how feasible it was to plan specific financial solutions for a certain period of time. She said tax shifts and other community changes in the future may suggest different funding sources. She added that the council was also reviewing land use and regulatory measures to address the problem in the long term.

Mr. Torrey expressed concern that the larger the number, the less likely it would garner sufficient support from voters. He did not support the amendment.

The motion to amend the motion passed, 6:2; with Ms. Nathanson and Mr. Torrey opposed.

Ms. Keller said she assumed there would be other motions and also assumed that the main motion did not preclude discussion on creating a housing trust fund. She urged consensus, adding that the \$1 million did not solve the problem.

The main motion passed unanimously, 8:0.

Mr. Laue moved, seconded by Ms. Nathanson, that the council appoint an ad hoc committee to examine finance options and bring a report back to the council before the summer recess. The committee will consist of up to ten members and will include two City Councilors, the chair of the Housing Policy Board, and community representatives knowledgeable in the issues. The two City council members will designate the community members with the council's approval.

Mr. Laue spoke in favor of the motion, saying he assumed the committee would sunset upon presenting its report to the council.

Ms. Keller said she would offer an amendment because a Housing Policy Board subcommittee would be the most appropriate body to make a recommendation,

adding that the Housing Policy Board has offered to be the venue for the discussion. She said she supported taking the board up on its offer for the following reasons: 1) it allowed for more intergovernmental communication around a revenue stream; 2) this allowed for greater opportunity for input from the council, community members, and the board itself; and 3) the board would be seen as an outside body, making a recommendation to the council.

Ms. Keller moved to amend the motion, substituting the Housing Policy Board for the ad hoc committee. The motion died for lack of a second.

Ms. Nathanson said the issue was not new for the council but the discussion out in the community was just starting. She said it was important to have a subcommittee as an avenue for the dialogue with the community, adding the council's job was not to find the solution but to start the dialogue and work with the community to bring back a set of options and recommendations.

Mr. Boles said he opposed the motion because it simply allowed the council to "duck the issue" for another seven to eight months. He added that the development community should recognize that setting up a housing trust fund benefitted it directly.

Mr. Torrey expressed support for the motion because he believed this was the best approach, broadening the discussion and forging a communitywide solution.

Ms. Keller expressed support for the motion, adding that she was heartened by the initial meeting of interested parties. She said it was important that whatever revenue is put out to the community, it have many allies. Ms. Keller said there was a need to go through a process that garnered sufficient support to "win."

Mr. Hornbuckle said he would support the motion and said he hoped he would not be proved wrong. He described his dilemma: voting against may indicate to the corporate media that the council means "let's not do anything"; however, voting in favor may give the appearance of moving toward a solution, yet already knowing that "we are probably going to have a committee constituted by interested parties who want to shift the would-be tax burden (according to The Register-Guard) to more regressive sources."

Mr. Farr echoed comments made by Ms. Keller and Mr. Torrey, agreeing that the committee's composition would garner support from a broad section of the community.

Ms. Swanson Gribkov expressed support for the motion and said that she found that many in the community have felt left out of the dialogue.

Mayor Bascom said one of the principal things she learned in her tenure on the Housing Board was the great number of players it takes to bring projects such as this to reality, and every one of those players was needed. The motion recognizes that, she added.

Mr. Hornbuckle said that after hearing the reasoning behind the majority in support, he has reversed his position because it is apparent that there is no "fight" going into this, which undermined the political reality that social progress is won by fights. Further, timidity of the proposed committee is evidenced by the description of its members as "players" or the "banking community." "Bankers are bankers," he said, "the community is the community. There's a difference." He said it would be politically irresponsible of him to betray his constituency by going along with the suggestions when nothing would come of it--or at best, there would be a workable solution based on regressive taxation that voters would vote down, and then the council could say: "Well, we tried, but the voters apparently don't believe that housing is a necessity."

Mr. Boles said his experience with these types of committees is that they simply delay action, adding he hoped to be proved wrong.

Mr. Laue said his goal is to find whatever level of funding there is close to \$1 million to program in FY97 for housing.

The motion passed, 6:2; with Mr. Boles and Mr. Hornbuckle opposed.

Mr. Torrey moved, seconded by Mr. Laue, that Ms. Nathanson and Mr. Farr represent the council on that committee.

Mr. Swanson Gribskov supported the motion, noting that together with Ms. Keller's participation, it strengthened the council's voice on the Housing Policy Board.

Mr. Boles moved, seconded by Mr. Hornbuckle, to amend the motion by substituting Ms. Keller for Mr. Farr.

Mr. Torrey reinforced Ms. Swanson Gribskov's comments, noting that Mr. Farr's Ward was one of two that consistently votes down revenue measures and his participation on the committee may prove invaluable.

Mr. Farr said he was opposed the motion to amend, saying he looked forward to serving on the committee. He agreed with Ms. Swanson Gribskov that this broadened the council's base of support on the board.

Ms. Keller said she would abstain on the amendment, adding that she supported the main motion.

The motion to amend failed, 5:2:1; with councilors Boles and Hornbuckle in favor, and Ms. Keller abstaining.

Mr. Boles called the previous question. The motion failed, 7:1; with Mr. Boles voting in favor.

Mr. Laue moved, seconded by Mr. Boles, to amend the motion by increasing the number of councilors on the committee to three, and that the third councilor be Ms. Keller.

Mr. Laue spoke in favor of his amendment.

Ms. Nathanson asked that the councilors on the committee be seen as "colleagues of an equal status." Several councilors expressed agreement.

Mr. Boles said he supported the amendment.

The motion passed, 6:1:1; with Mr. Hornbuckle opposed, and Ms. Keller abstaining.

The main motion passed, 7:1; with Mr. Hornbuckle opposed.

VIII. WORK SESSION/ACTION: SUBCOMMITTEE UPDATE AND DECISION CONCERNING VOTER'S PAMPHLET FOR WILLAMETTE STREET REOPENING

A. Committee's Report

Mr. Laue thanked committee members, Peter Bartel and Laurie McClain, noting the number of public involvement opportunities held. He indicated that the committee met three times and held a drop-in open house and a joint public hearing with the committee charged with making funding recommendations. Mr. Laue reviewed committee agreements/recommendations. He noted that the items the committee did not come to consensus on are presented as council options, as follows:

Quality of Materials

Option 1: At the three pedestrian crossings, outline the crossing with a brick pattern and scoring similar to what was used at Olive and Broadway, minimizing maintenance impacts and assuring the brick paving does not cause confusion for the vehicle users with lane striping. Buff colored concrete will provide contrast between surfaces. The cost is \$37,000 less than the base estimate.

Option 2: Extend the brick pavers along the length of Willamette Street, using the pattern found at the Olive and Broadway crossings. Staff recommends differentiating the crosswalks from other brick areas with continuous brick similar to the approach used at the Lane Transit District (LTD) transfer site at the University of Oregon (UO). Maintenance and long term durability are concerns, given the anticipated bus volume. The cost is \$8,000 more than the base estimate.

Option 3: Use an asphalt surface treatment and outline the three pedestrian crossings with a brick pattern similar to 8th Avenue and Willamette Street. The primary benefit is a greater contrast between the sidewalk area and the street. The cost is \$42,000 less than the base estimate.

Accommodation for Bicycles in the Roadway

Option 1: Retain the current design proposal which includes reduction of

traffic lane widths (11 feet) at Broadway and the two alleys and raised crosswalks. These traffic calming techniques are intended to reduce traffic speed to ensure safe joint use by vehicles, bicycles, and pedestrians.

Option 2: Provide dedicated bike lane or area at the Broadway intersection. This could take the form of additional street width (10 feet) or a bike lane in the sidewalk area adjacent to the curb. Concern regarding pedestrian conflicts and a greater distance to cross the intersection has been raised.

Concrete versus Asphalt

Option 1: Consider a buff concrete additive, which has been used elsewhere on the mall. Using concrete reduces street excavation due to reduced structural thickness, which may also help to avoid utility or other grade conflicts; concrete can be placed in areas with poor soil conditions and the cost would be comparable to an asphalt/rock structure.

Option 2: Use asphalt with brick borders at the crosswalks similar to the approach used at 8th Avenue and Willamette Street.

The committee's recommendation is Option 1.

Mr. Laue said the committee tried to create a design that could accommodate future improvements to the area, particularly to the plaza. He called attention to the other committee recommendations outlined in the February 13, 1995, memorandum captioned "Summary of Recommendations."

B. Council Discussion

Addressing a question from Ms. Swanson Gribkov, Mr. Laue said design issues needed to be decided to the extent that a preliminary design and reasonable cost estimates could be placed before the voters.

Les Lyle, Public Works, described the options on "quality of materials" using display photographs, adding that staff recommended Option 1.

Mr. Hornbuckle said he favored Option 1.

In response to a question from Mr. Boles, Mr. Lyle said the street would be closed off during special events using barricades unless bollards became a design feature during the refinement of the design. Mr. Boles said he favored asphalt over concrete. He added that he did not understand why buses were being introduced into what is supposed to be a "choker" street, which is further exacerbated by calling for bike use in the road bed.

Mr. Torrey moved, seconded by Ms. Keller, to place the question of the opening of Willamette Street between 8th and 11th avenues before the voters of the City of Eugene on the May election ballot. It is understood the source of funding for this project shall be limited to the following: 1) Urban Renewal Funds; 2) Private sector contributions; and 3) Lane County Road Fund. It is

further understood that the final design and the level of funding from the three previously mentioned sources must be approved by the City Council following certified approval of the decision by the voters of the City of Eugene.

Mr. Keller said there were too many unanswered questions and the street design was not very exciting, referring to it as a "vanilla" design. She indicated she would vote against the motion.

Ms. Nathanson said there were many people excited about opening the street, and streets were rarely very special. She noted that she distributed a memorandum outlining an idea for developing the plaza area, which has great potential for being a jewel downtown. As far as the street goes, she said, she wants to ensure that the street is adequate, functional, and attractive. Ms. Nathanson wondered what was meant by 10 buses per hour. She also wondered if buses would use Willamette Street as a part of a through route or would it be used to provide a downtown route. If the latter was the case, she wondered if this would be one place where a smaller, more people-friendly bus could be used.

Mr. Hornbuckle moved to amend the motion by changing the private sector contribution part to: "private sector assessments and contributions." The motion to amend failed for lack of a second.

Addressing a question from Mr. Hornbuckle, Mr. Torrey said that the private sector contributions (\$100,000) would be guaranteed by DEI and he was not sure if contributions would be on a voluntary basis. Mr. Torrey said the funding committee determined that setting up a formal City assessment basis was not cost-effective. Mr. Torrey indicated that the \$900,000 Lane County Road Fund contribution was not assured, although he had been informally told the figure would be \$650,000, resulting in a \$150,000 shortfall, which he recommended come out of the Urban Renewal Loan Fund.

Mr. Swanson Gribskov said funding questions had been addressed to her satisfaction.

Mr. Boles expressed concern, saying it made him nervous that at one time the council discussed a \$3 million budget to do a quality job, and now it has been reduced to \$1.3 million. He said if it could not be a quality project, he would oppose it. He urged the council to speak with Lane County commissioners personally, adding the \$900,000 contribution was not an unreasonable request.

Mr. Laue agreed with Mr. Boles that the council should be consulting County commissioners to ensure a positive outcome.

Mr. Torrey moved the previous question. The motion passed, 7:1; with Ms. Keller opposed.

The main motion passed, 7:1; with Ms. Keller opposed.

Mr. Laue moved, seconded by Mr. Boles, to direct staff not to

produce a voter's pamphlet on the question of reopening Willamette Street to vehicular traffic.

Mr. Laue called for the previous question. The motion passed unanimously, 8:0.

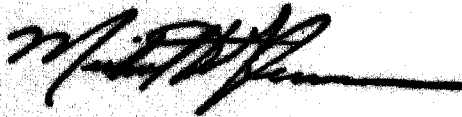
The main motion passed, 6:2; with Ms. Keller and Mr. Torrey opposed.

IX. RATIFICATION OF COUNCIL OFFICERS' RECOMMENDATIONS

Ms. Nathanson moved, seconded by Mr. Laue, to ratify the Council Officers' recommendations of February 2, 1995, Part B, 1995 Council Committee Assignments. The motion passed unanimously, 8:0.

The meeting adjourned at 1:35 p.m.

Respectfully submitted,



Michael Gleason
City Manager

(Recorded by Yolanda Paule)
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