

MINUTES

Eugene City Council
McNutt Room--City Hall

May 31, 1995
11:30 a.m.

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

The adjourned meeting of May 24, 1995, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

I. APPROVAL OF THE ORDER OF THE AGENDA

Ms. Nathanson moved, seconded by Mr. Laue, to approve the order of the agenda. The motion passed, 6:1; with Ms. Keller opposed.

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

Ms. Swanson Gribskov arrived at the meeting.

A. Hyundai Project

Mayor Bascom reviewed some communications ideas that have been submitted addressing the Hyundai Project, adding that the issue will also be discussed at the next Council Officers meeting: a project newsletter, an update status report sent to interested parties (anyone who requests to be on the list) and available on the Eugene Home Page on World Wide Web; the initial newsletter to answer questions posed by Mr. Boles and the Neighborhood Leaders Council; a telephone hot line; a staff presentation to any group that requests it; and a Mayor's Report on cable television. Mayor Bascom said she would welcome any further ideas. She noted that the University has offered a presentation on Modern Korea for those interested in studying that culture.

Mr. Boles described a systems modeling course that modeled the adult justice system from the perspective of Eugene. For example, increasing the number of officers without increasing court capacity results in having more people contacted by police that have no punishment for the crime. In conjunction with that, he said, the class reviewed a well known model called "The Tragedy of the Commons" There are goods in common that each person uses. The model came from the Boston Commons where people graze their sheep. For each individual to have a sheep is a good idea, but collectively, it is not very good for the commons. Mr. Boles said that reminded him that the council is just not the custodian of jobs, but also the custodian of commons. He said he

hoped that part of the suggestions associated with the impending arrival of Hyundai will include a town meeting where people can actually respond to the information they are provided.

Mr. Torrey said he was frustrated at the power that a relatively small group of people can have, i.e., the Neighborhood Leaders Council. He noted that the number of job losses from fleeing companies exceeded those that will be brought in by Hyundai. He said he hoped for a balanced discussion. Mr. Torrey said holding a town hall meeting so early in the process was inappropriate, but if one was called, the council should facilitate it.

Ms. Keller expressed concern that the council was going overboard in its efforts to welcome the company; however, a public meeting was appropriate. She said the meeting should be hosted by the council but people with answers should be brought into it. Ms. Keller said she had a number of questions: how the 20 percent increase in service would impact the Eugene Water & Electric Board (EWEB); wages; unionization; and impact on the environment.

Ms. Nathanson suggested discussing the Hyundai development in briefings aired over Metro-television, covering the specific issues involved, e.g., wetlands. She added that the briefings could also be made available for viewing at a later time.

Mr. Boles asked that this issue be flagged for further discussion at the end of the agenda item, time permitting.

Mr. Hornbuckle expressed concern with the potential pollution problem. Regarding the UO professor that wants to offer a class on modern Korea, he said he hoped he or she was honest enough to explain the modern police state that Hyundai uses to control the workers and wars against its workers. He said it was a capitalist market, with the subsidies getting larger and broader with the internationalization of capitalism.

Ms. Swanson Gribbskov noted that Hyundai was a major topic of discussion at the last LCOG meeting, with representatives from Dune City and Florence giving their perspectives. She said she talked about the implications for mass transit, van pools, etc.

City Manager Mike Gleason said Springfield City Manager Mike Kelly and his team of managers met with Eugene staff to impart information about their experience with Sony Corporation and offer support. He asked people to keep the project in perspective, noting that it would represent about 1 percent of the job base in the metropolitan area. Mr. Gleason said he believed the City was on a path where the major environmental indices were improving over time as the area developed. He said it was a model the City could commit to and manage through careful measures.

B. Fire Redeployment

Mr. Laue said he attended two community information meetings last week on the City's Fire Redeployment Plan and proposal for the master station at 2nd

Avenue and the new Willakenzie Station. He said the plan would now go out to neighborhood groups. The Council Committee on Public Safety will, at its next meeting, discuss financing strategies.

C. Willamette Street Reopening

Mr. Hornbuckle agreed with Ms. Keller's request last week to hold a council work session on the reopening of Willamette Street to consider the design from 7th through 19th avenues. He requested another copy of Dave Reinhard's memorandum discussing problems at Willamette Street and 18th Avenue.

D. Poverty and Race Research Action Council

Mr. Hornbuckle said those interested in receiving information from the Poverty and Race Research Action Council should contact him.

E. Housing Code

Mr. Hornbuckle said it was not necessary to reschedule the council's work session on the housing code "just because lead staff are unavailable from June 12-19." He urged the council to go forward with the item on June 12 to discuss the principles. Mayor Bascom said officers would consider the request at their June 7 meeting.

F. Masonic Cemetery

Mr. Farr acknowledged the improvements to the Masonic Cemetery as reported in The Register-Guard.

G. Highway 99 Improvement

Mr. Farr noted that paving is finally underway on Highway 99 North and businesses have proposed a grand reopening celebration upon completion of the project. He will announce the celebration when it is scheduled.

H. Gang Prevention & Intervention Group

Ms. Swanson Gribkov reported on the Gang Prevention & Intervention Group's Executive Committee meeting, noting that the community assessment had been completed and forwarded to the national group to request technical assistance. She indicated that the next step was to complete community mapping of the problem.

I. Business Bicycle Challenge

Mayor Bascom said this was Business Bicycle Challenge Week and circulated a sign-up sheet for members wishing to be ice cream scoopers at the closing event at 5:30 p.m., at Alton Baker Park, on June 8.

Diane Bishop, Public Works, reviewed planned events for the week, saying the focus is a competition among local businesses to see which can get the most

number of employees to ride their bicycles to work, promoting the use of bicycles as a alternative mode. She noted that participating businesses have increased to 75, from 35 last year.

Mr. Hornbuckle raised objections to the event's t-shirt design, noting it depicted "business suits" riding the bicycles when, for the most part, many people ride bikes in this community because they cannot afford other transportation. Next year, he said, the appeal should be focused toward the people's needs; e.g., safe transportation that is affordable and environmentally responsible.

There being sufficient time at the end of the agenda item, the council returned to the Hyundai discussion.

Mayor Bascom said an offer has been made for individual councilors to meet with an EWEB representative and a wetlands representative.

Mr. Boles supported Ms. Nathanson's suggestions for briefings, adding there were three levels of briefings: an in-depth briefing for individual councilors; a collective briefing for the council; and a briefing for the community as a whole to present the information. He said the public has posed questions such as: is the plant benign, who should bear the costs, and what is the public profit for the public investment. All these questions, he said, lead him to believe that the call for a public perspective on a benefit-cost analysis is an appropriate one. Mr. Boles suggested a three-tiered approach: doing the analysis; holding the town meeting; and "letting the chips fall where they may."

Ms. Swanson Gribkov said she favored a substantive council briefing instead of one-on-one briefings with EWEB/wetlands representatives, adding she would benefit from other councilors' wisdom and questions. She suggested scheduling such a briefing and deciding on further briefings at that time, ensuring that the briefing is televised and publicized well in advance.

Mayor Bascom said the council's June 1 packet would include initial responses to the questions posed by neighborhood leaders and Mr. Boles.

III. COUNCIL FUNDING REQUEST: HUMAN POWERED PARADE

Diane Bishop displayed the poster for the human powered parade, which she described as the culmination event of Bicycle Week. She asked the council to approve a funding request for the required police escort for the parade.

Ms. Nathanson moved, seconded by Mr. Laue, to direct the City Manager to enter into a contract for services needed to facilitate providing a police escort for the Human Powered Parade on Saturday, June 10, 1995. Roll call vote.

Mr. Farr was supportive but used the opportunity to remind the council of the inequity in the distribution of bikepaths in the community.

Ms. Swanson Gribkov expressed concern with the variety of events requesting contingency funds and flagged the issue for further discussion. She ascertained that the figure requested was for direct and indirect costs.

Mayor Bascom reminded the council that this was a one-time-only request.

The motion passed unanimously, 8:0.

IV. COUNCIL FUNDING REQUEST CONCERNING RENTAL HOUSING FOR LOW-INCOME FAMILIES THROUGH ST. VINCENT DE PAUL

Richie Weinman, Planning and Development Department, indicated that the proposed project would provide 10 units of transitional housing for families. He said the project would be "debt free" upon completion as a result of the various grants received, allowing for rent payments to be applied toward support services on an ongoing basis indefinitely. He noted the request would cover permit fees for the project.

Ms. Nathanson moved, seconded by Mr. Laue, to direct the City Manager to enter into a contract for services needed to facilitate providing housing for 10 very-low-income households and authorizing the expenditure of up to \$33,656 from the Contingency Fund to cover the cost of the contract. Roll call vote. The motion passed unanimously, 8:0.

The Mayor adjourned the meeting of the City Council and convened a meeting of the Urban Renewal Agency.

V. BROADWAY AND CHARNELTON SITE DEVELOPMENT PROCESS

A. Presentation

Ms. Nathanson asked the council to consider a modified Option D (included in the agenda packet), saying it added detail and held the same basic intent, components, and time line. She described it as a comprehensive schematic plan for the west end downtown area that instructed forward progress on building a parking garage. She said she also added the following: "to review and incorporate relevant information from existing plans such as the Downtown Plan, the Urban Renewal Plan, the CATS, and whatever part of the Ferry Street Study is completed to date; a proposal for representation on the committee. Ms. Nathanson said she received suggestions for expanding the boundary that she did not incorporate because they were inconsistent with her intent to focus on the west end. However, the committee will be considering those plans to ensure an integrated approach.

B. Discussion

1. Committee Composition

Mr. Hornbuckle said the four Option D points generally encompass what the council wants and he is in agreement. He suggested that the committee include three councilors instead of two, and having the full council choose its representatives. He said the committee should include residents from the westside neighborhood and a downtown employee instead of a Downtown Eugene, Inc. representative. He also suggested representation from housing advocates.

Mayor Bascom indicated that her recommendations for committee membership would be distributed in the council June 1 packet, and appointees would require final approval by the council.

Mr. Boles was supportive of having a Westside Neighborhood Association representative, adding it would be useful to communicate Mr. Hornbuckle's concern to its chair and ask for a recommendation. He expressed appreciation for the addition of the final statement describing the committee.

Ms. Swanson Gribkov said the council's representatives should be limited to two, noting all councilors can attend meetings at any time.

There was consensual agreement to increase the council's representatives on the committee to three.

Ms. Nathanson asked for a straw vote on changing the language to "Westside Neighborhood resident."

There was consensual agreement to change the language.

Mr. Torrey suggested having both a public housing advocate and a private housing advocate on the committee. Ms. Nathanson responded that this would be a working planning committee that could call people with expertise in to provide information; it was not intended to be a public forum.

Mr. Keller said housing advocacy on the committee would be evident, and she opposed increasing their number, noting that many advocates on the Housing Policy Board were private developers. She expressed concern about the large size of the group, adding that she would consider deleting some.

Mr. Hornbuckle agreed that the committee should be reduced, suggesting limiting the housing advocate/private developer and development profession to one each.

Ms. Nathanson agreed that a 13-member committee was a large one, but that should not preclude securing adequate representation. She cited several successful large committees. She said she agreed with Mr. Hornbuckle that there should be a downtown employee/user on the committee, adding that that person could come from the voter pool.

2. Points

Addressing a question from Mr. Boles, Ms. Nathanson said her intent was to include the Downtown Retail Task Force Report and the material associated with the Pearl Street garage among the plans considered by the committee. In response to a follow-up question, Ms. Nathanson said the distinction between the first two points is that a commitment is being made to housing and a parking garage, but other uses may be included. Mr. Boles recalled previous council discussions about specifying design details to provide continuity with other development and wondered if that fell within the purview of the committee. Ms. Nathanson said it would be part of the committee's charge. Mr. Boles completed his remarks by saying it was inappropriate to include the "potential continued consolidation of City offices in the west end," saying that it is not a part of any adopted plan.

Mr. Laue said it was his understanding that the City maintained about 350,000 feet of leasehold space in the Atrium, with a three-year option, and consolidating City offices there was a good idea so the City's options should not be limited. Mr. Torrey agreed, adding the City would realize efficiencies by consolidating its offices and the Atrium should remain a possibility.

There was council consensus to retain the fourth point: potential continued consolidation of City offices in the west end.

Mr. Boles moved, seconded by Mr. Torrey, to extend the discussion by five minutes. The motion passed unanimously, 8:0.

3. Uses

Mr. Hornbuckle moved that the phrase "privately-developed/publicly-owned" be added before "housing" under "Uses will include:" The motion died for lack of a second.

4. Additional Committee Tasks

Mr. Boles suggested changing the first sentence of the next to the last paragraph on page 28 to: "The Committee will be asked to provide preliminary results and a model in early September, including a recommended site for a parking structure." Responding to Mayor Bascom's request for cost estimates, staff indicated a physical model of the area would cost from \$5,000 to \$10,000, and the \$25,000 being requested did not include a model.

Mr. Torrey said he favored producing a model provided it could be paid for out of the original \$25,000 budget.

The majority on the council were opposed to inserting the words suggested by Mr. Boles.

Ms. Nathanson moved, seconded by Mr. Laue, to reaffirm the council's commitment to build a 600-750 space parking structure at the west end; to direct staff to prepare a financial feasibility

report for the structure and present it to the council by early September; and to authorize the creation of an ad hoc council committee to initiate a comprehensive west end planning process consistent with Option D, as amended earlier in the meeting. Staff is to spend no more than \$25,000 on this process. The council shall review the preliminary results of the planning process and the financial feasibility analysis for a new garage and instruct staff to initiate an RFP for architectural design or design build in early September. The entire planning process would be concluded by late October of this year and the garage will be ready for use by mid-1997. Roll call vote.

Mr. Laue moved, seconded by Mr. Boles, to extend the discussion by five minutes. The motion passed, 6:2; with Ms. Keller and Mr. Farr opposed.

Ms. Swanson Gribkov confirmed that the \$25,000 would come from the Urban Renewal Fund.

Mr. Hornbuckle said he opposed the motion, adding the problems were suggested in Ms. Nathanson's notion that "underused public land should be put back into the private sector."

Mr. Boles said he could not support the motion because without a model it would be difficult to hold the project to the council's design standards.

Mr. Torrey expressed support for the motion.

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

Mayor Bascom adjourned the meeting of the Urban Renewal Agency and reconvened a meeting of the City Council.

VI. WORK SESSION: COUNCIL GOALS, CONTINUED FROM MAY 24

Mr. Laue led the continued discussion of the targets for council's goals.

A. Land Use

Working Target #18: There is an increase in the number of people employed downtown and living downtown.

In response to a question from Ms. Keller, staff said the Urban Renewal District, the downtown core area, and the CATS area, had different boundaries from small to large, respectively. The population figure would be provided by the Lane Council of Governments (LCOG). Ms. Bellamy indicated this was a working target, which the council may wish to change.

Ms. Swanson Gribkov wondered if the data was easily accessible. Staff said the information was available on a block level from the 1990 census and it

could easily be updated through building permits.

There was consensual support for the recommended target.

Working Target #17: Acres of developed and undeveloped parks per 1,000 population meet the Eugene Parks and Recreation Plan target for each neighborhood:

- a) neighborhood parks--1.8 acres (increase of 69.78 acres)
- b) community parks--4 acres (increase of 293.56 acres)
- c) metropolitan parks--2.8 acres (increase of 0.00 acres)

Mayor Bascom recalled that the council had previously questioned the distinction between community and metropolitan parks. Staff indicated the categories were consistent with the Oregon benchmarks, and the council may wish to focus its effort in the two-year cycle on neighborhood parks.

Ms. Keller suggested combining the two categories, community and metropolitan parks, and not differentiating the two in setting goals.

Ms. Swanson Gribskov said the target was unrealistic and suggested setting a "progress toward" target. Ms. Keller agreed, but said the least she hoped for was to have developed a plan for attaining that goal. She reiterated her concern with the dwindling supply of parkland.

Mr. Torrey agreed with Ms. Keller that the City needed to move forward with acquiring acreage, suggesting that the council set an acquisition level as a target.

Mr. Boles said the figures came from an adopted parks plan that set the standard for the community, and the council should adhere to it or go back and change the document.

Ms. Nathanson noted that as the council achieved its goal around compact growth, the quality of life was maintained by ensuring that there was an adequate amount of open space within that urban area. She urged the council to adopt the target as proposed. Staff noted that there is currently no budgeted resources for parkland acquisition, and that will be flagged for the council's trimester work session.

Mr. Farr agreed with councilors Boles and Keller, and urged the council to retain the proposed targets.

Mr. Hornbuckle proposed the following: "let's make the poor pay for as much parkland as possible; be entrepreneurial by putting cyclone fences around it, with toll gates, charge people at least as much as it costs to go swimming; and put the poor to work scooping up the droppings of the wealthy people's dogs."

There was unanimous support for combining the community and metropolitan park categories and retaining the proposed acreages.

Mr. Laue recalled that the council had failed to reach closure on the following targets.

B. Government

Working Target #8: Eugene city government's rating as a high performance organization shows a positive change over two self-assessments which are validated by a citizen group, using the Oregon Employer Survey.

Ms. Swanson Gribkov expressed concern with the cost of completing surveys and doing self-assessments, adding that her perception of the goal was that it had more to do with the internal workings of the council and organization.

Ms. Keller agreed, saying this was a goal appropriate for the City's administration not the council--the policy body.

Mr. Hornbuckle disagreed with using a citizen group. He did not support self-assessments, saying there is no operational definition of a high-performance organization, and using the Oregon Employer Survey is irrelevant to the public interest.

Mr. Boles said the Council Committee on Working Relationships (CCWR) viewed this as a set of activities within the goal; those in turn have measures associated with them. He urged the council to retain the target, noting that the causal diagram showed a relationship between the goal and improving services and programs and there needed to be some way of knowing if those had been accomplished. He noted that this was the item that addressed the council's issues around support inadequacy, and other customer kinds of relationships.

Mr. Laue agreed it should be retained, noting the costs were insignificant. He added that there were characteristics to productive organizations, and the target was important because the vast majority of the things the organization does do not come to the policy level. In terms of the public interest, he said, the City should be clear that it is performing as well as it can.

Ms. Keller reiterated her opposition, adding nothing could convince her that this was other than an administrative issue.

Ms. Nathanson said she was struck by Ms. Keller's argument and wondered if this could be addressed at the strategy level. Mr. Boles said the question of efficiency was posed during the Eugene Decisions process and it could not be answered, adding the question would be raised again.

Mr. Laue added that as directors of the organization, this was precisely what was important to serve the larger public interest.

Mr. Hornbuckle said he was persuaded by both Mr. Boles' and Mr. Laue's idealistic arguments. He added that the City did not have the material means to achieve the goal so it helped to reinforce the myth that the council had the ability to ensure these when in practice, it was only an advisory body to

the staff. He said he would vote in favor because it may provide the council an opportunity to at least address some of those issues.

Mr. Farr pointed out that any organization has to have the ability to assess "its capabilities," by statistically evaluating itself and reporting that to the public.

Mr. Laue ascertained that Ms. Keller remained opposed and called for a vote.

The majority voted to retain the target, 7:1; with Ms. Keller opposed.

C. Council Trimester Work Plan Session

Mr. Laue noted that at least one or two councilors were unavailable for the trimester work session scheduled for June 19 and asked councilors to consider July 5, 6, or 19 for rescheduling. Mr. Boles expressed concern with the lapse of time should the session be moved to July 19 and suggested the council revisit the process for closure at an additional session or two before that date.

Mr. Boles said he was not available on June 19 but trusted other members of the CCMR to represent his views.

Ms. Bellamy said what staff planned for June 19 was to present options, not a work plan ready for adoption.

There was consensual approval for postponing the trimester work session to July 19.

VII. APPOINTMENTS: LANE REGIONAL AIR POLLUTION BOARD AND RESIDENTIAL LANDS AND HOUSING STUDY CITIZEN ADVISORY COMMITTEE

Ms. Nathanson moved, seconded by Mr. Laue, to appoint the Mayor's nomination of Al Johnson to the Lane Regional Air Pollution Authority Board (LRAPA), position 3, to fill the unexpired term of Gretchen Nicholas.

Ms. Keller expressed disappointment that the packet did not include copies of the applications for the position, adding she believed there was a more appropriate representative to the body so she was opposed to the motion.

Ms. Bascom said she believed the applications were provided to council previously.

Mr. Hornbuckle said he had not had time to review the material and would trust Ms. Keller's judgment.

The motion passed, 6:2; with Ms. Keller and Mr. Hornbuckle op-

posed.

Ms. Nathanson moved, seconded by Mr. Laue, to approve the Mayor's nomination of Emily Schue to the Residential Lands and Housing Study Citizen Advisory Committee. The motion passed, 7:1; with Ms. Keller opposed.

The meeting adjourned at 1:30 p.m.

Respectfully submitted,



Micheal Gleason
City Manager

(Recorded by Yolanda Paule),
cc113031.055