

MINUTES

Eugene City Council/Eugene Planning Commission  
McNutt Room--City Hall

June 26, 1995  
5:30 p.m.

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

**ABSENT:** Shawn Boles.

Council President Nathanson called the adjourned meeting of the Eugene City Council to order in the absence of Mayor Ruth Bascom.

I. ANNUAL PLANNING COMMISSION/CITY COUNCIL WORK SESSION

The council was joined by Planning Commission President Adell McMillan, Vice President Vern Ho, and commissioners John VanLandingham, Jenny Sirmio, Ellen Wojahn, Scott Meisner, and Art Farley.

Those present introduced themselves.

Ms. McMillan reviewed the Planning Commission's accomplishments for fiscal year (FY) 1995.

Ms. McMillan referred the council to the commission's work plan, included in the meeting packet, and pointed out that few of the projects were new. Most were carryovers from the previous year. Ms. McMillan indicated that the commission would like to focus on the Growth Management Study in its discussion with the council.

Ms. McMillan reviewed the Planning Commission's FY96 Work Program.

Ms. McMillan reviewed the Historic Review Board's (HRB) FY96 Work Program, reminding the council that the HRB was, since the council's reorganization of City boards and commissions, a subcommittee of the Planning Commission.

Ms. Keller asked about the scope of the Willamette Greenway Study. Planning Director Jan Childs said that the study was part of the periodic review work program. The work program and timing would depend on the amount of grant funding the City received from the State.

Ms. Keller asked about the status of the natural resource code amendments. Ms. Childs said that City staff hoped to complete the process of applying the code amendments to properties within the city limits during the summer. She clarified that the council had adopted the amendments, but they must be

applied to individual properties by the Hearings Official. Ms. Keller noted her concerns about riparian zone protection, and asked if the issue would arise in the Greenway Study. Ms. Childs said yes.

Ms. Keller asked about the status of the TransPlan Update. Ms. Childs described studies undertaken in conjunction with the update, adding that at this point staff was not sure what funding was available and what projects would be funded in FY96. She said that staff had not yet received applications for the grant funding.

The council and commission discussed the Growth Management Study. Ms. McMillan referred the council to the project scope statement included in the meeting packet, and noted the inclusion of descriptions of optional add-on tasks. Ms. McMillan said that the study was in the parameters of the vision already in the Metropolitan Plan. She briefly reviewed the phases of the study. Any surveys or focus groups required for the basic study would be addressed with existing resources.

Ms. McMillan said that some of the unfunded optional add-on tasks required additional resources. Those unfunded tasks included a cost of services study, a more extensive citizen involvement effort than previously described, and development of liveability measures.

Mr. Hornbuckle suggested that the project scope include definitions of the terms used. He said that the City Council should define, for the benefit of the Planning Commission, what it meant by growth. Mr. Hornbuckle wondered how the Planning Commission defined economic growth now, and how it defined growth in general. He said that the terms must be operationalized; otherwise, people might make opportunistic interpretations of the terms. Mr. Hornbuckle referred to item 2 on page 8, which referred to the commission's plans to compare Eugene with other cities, and asked if that reference was to geographic size, economic size, or population size.

The council briefly discussed process, and agreed that staff would list its questions on a flip chart for quick reference. Ms. Childs listed Mr. Hornbuckle's questions.

Ms. Keller expressed appreciation for the direction the study appeared to be heading. She acknowledged the limits of the commission regarding the geographic limits of the study, but suggested that the commission look for opportunities for interjurisdictional cooperation.

Ms. Keller referred those present to a document on page 45 of the packet entitled "Cost of Services Related to Urban Growth Project Scope Statement," and suggested that the information gathering efforts called for in the scoping statement would gather data that was already available to City staff. She questioned the source of the statement and asked for information on the total budget for the study.

Mr. Torrey referred those present to page 8 of the meeting packet, which suggested the possibility that the commission hold a town hall meeting. Mr. Torrey expressed concern that those who attended such meetings were self-selected around certain issues, and indicated his preference for randomly selected focus groups. He noted that neighborhood groups were mentioned in connection with the citizen involvement process on page 9 of the meeting packet, and while he was supportive of their involvement in the study, he did not want such groups to be considered representative of the entire community.

Mr. Torrey asked how long it would take for Phase III of the Growth Management Study to be accomplished. Ms. McMillan anticipated that it would be completed in 1996.

Mr. Torrey advocated for extensive citizen involvement in the Growth Management Study.

Ms. Swanson Gribkov asked for more information about the vision statement included in the Metropolitan Plan. She also asked what period of time the study would address.

Ms. Swanson Gribkov suggested that citizen involvement for the process could include members of the Voter Pool as well as interested parties. She agreed with Mr. Torrey about the need for a process that included a random selection of citizens.

Mr. Laue agreed with Ms. Keller about the need for the City to work with other jurisdictions on the study, in particular Springfield and smaller, satellite communities, such as Veneta and Junction City. He said that the study should include some sense of how Eugene can manage its growth with understanding of the ramifications of its actions on other communities.

Mr. Farr agreed with Mr. Laue that the community's growth had ramifications for other communities, and said that Eugene should not grow at those communities' expense.

Ms. Nathanson said that the Visual Preference Survey had produced much good information regarding residents' choices in density and transportation and had been an enlightening process for participants. In addition, it helped people reach common understandings about the actual physical appearance of density. Ms. Nathanson expressed the hope that the process the commission went through to reach its recommendations was similarly illuminating for both the commission and the council.

Ms. Keller said that she was not as concerned about the scope of the cost of services study as she was about the wisest use of funds. Responding to a question from Ms. Keller, Ms. Childs clarified that \$137,000 was budgeted in the Planning Division to support the Growth Management Study without additional tasks such as the Cost of Services Study. The scoping statement to which Ms. Keller referred had been prepared some months before and was focused solely on costs.



Mr. Hornbuckle referred to the liveability measures included on page 10 and said that they would have to be operationalized before a survey could be done, and the survey would have to be a community wide survey. He agreed with Mr. Torrey's comments about focus groups. Mr. Hornbuckle said that citizen involvement must be done in a fair manner, which he believed required random sampling.

Referring to page 9 of the meeting packet, Mr. Hornbuckle said that the percentage of change in home ownership per capita should be included in the analysis of growth trends and issues.

Mr. Torrey said that he would like to see the study expanded beyond that of cost. He agreed with Mr. Hornbuckle that a list of terms should be developed for common understanding. He encouraged the commission to work with Springfield.

Mr. Farr agreed with Mr. Torrey's comments about the need for more citizen involvement, and wondered how the council could work toward ensuring that town hall meetings included representation from the entire community.

Ms. Keller reiterated her belief that the City already had much of the information identified as needed. Regarding town hall meetings, Ms. Keller suggested that they provide benefit in that they "get the word out" and give people the feeling that they have had the opportunity to participate. She said that it was difficult to involve those who opt out of participating in civic affairs. Ms. Keller did not know how to reach those who did not participate in the public process, and said that the council should address the concerns of those who choose to participate.

Ms. Nathanson asked commissioners to comment on the work program.

Ms. Sirnio noted her representation of the unincorporated area in the River Road/Santa Clara area, and expressed regret she would not be present for the study as she was moving out of the community. She agreed with Mr. Hornbuckle that terms used in the study must be defined. Ms. Sirnio said that people are largely unaware of the costs or benefits of annexation and growth, and she thought that the cost of services study was a very important element of the study. Ms. Sirnio indicated her support for a variety of citizen involvement approaches, and said focus groups were one way to involve those who would not otherwise be involved in the process.

In response to Mr. Hornbuckle's comments, Mr. VanLandingham said that the commission had not discussed the subject of economic growth. He suggested that economic growth meant job growth, but the quality of jobs and accompanying benefits were also issues to be considered. He said that the commission was examining the legal, practical tools available to the community to control growth, how other communities handled growth, and attempting to identify the benefits and drawbacks of growth. Mr. VanLandingham said that he was particularly interested in the impact of growth on low-income residents.

Mr. VanLandingham said that the commission would be happy to involve other jurisdictions in the study but had little influence to ensure that it happened. He suggested the council had more influence in that area.

Regarding citizen involvement in the study, Mr. VanLandingham said that the Hyundai proposal illustrated the community's need to have a discussion about growth, and as far as he was concerned, "the bigger the better" the discussion. However, that type of citizen involvement effort was very expensive. Mr. VanLandingham said that the commission was very interested in involving the community in the study in as many ways as possible.

Mr. Ho said that rather than discuss growth in the abstract, the community ought to decide what size it wished to be. He agreed with Mr. Hornbuckle that growth needed to be defined. Mr. Ho said that the community needed to discuss where it wished to be and then identify how best to get there. He was unsure that it was appropriate or wise to focus only on the concept of growth.

Mr. Ho agreed with Ms. Nathanson that the process should be illuminating. He said that the community should learn from the process. Mr. Ho also agreed with Mr. VanLandingham about the need for extensive citizen involvement in the study, and endorsed the town hall meeting concept.

Ms. Wojahn agreed with Mr. Ho about the need for town hall meetings. She said that the study would not have an impact unless it was accepted by the community.

Ms. Wojahn indicated her belief that jurisdiction over Glenwood was an issue for the councils of Springfield and Eugene to resolve.

Regarding the involvement of other jurisdictions in the study, Ms. Wojahn agreed with Mr. VanLandingham's remarks, adding that if any entity could bring a regional aspect to the study, it was the council. She said that the commission was open to the involvement of other communities.

Regarding Ms. Swanson Gribkov's question regarding the vision in the Metro Plan, Ms. Wojahn summarized the vision as one of compact urban growth that depended on a tight urban growth boundary and called for average dwelling unit density of six units per acre tied to a maximum population of 293,700.

Mr. Meisner agreed with Ms. Wojahn that the study required community involvement to be effective. He did not expect the study would meet with consensus, but he wanted as much input as possible. Mr. Meisner suggested that public involvement was needed in the definition of terms used in the study.

Regarding the cost of services study, Mr. Meisner advocated for its inclusion in the study. He expressed the hope that both costs and benefits could be expressed numerically and not anecdotally.

Mr. Meisner stressed the importance of defining criteria to define measurements of liveability.

Mr. Farley said that community involvement should include community education. If the benefits of growth were to be addressed, Mr. Farley preferred that effort include the impact on the environment. He suggested a resource-based approach, or use-based approach, to the issue. Mr. Farley said that the impact of development on natural resources was an issue for many in the community.

Ms. McMillan said that the commission had discussed the effect of growth on other jurisdictions such as Junction City. She said that the commission was interested in knowing more about what was going on in those cities, and intended to educate itself about that topic to be able to better gauge the impact of growth on those communities.

Mr. Torrey asked what legal tools the City had available to control the growth that will inevitably come to Eugene.

Ms. Nathanson suggested that staff identify which questions were directly related to the work program under consideration when it returned with answers to the council's questions. The council briefly discussed how to process the questions that had been raised during the discussion. Responding to a question from Ms. Nathanson, Ms. Childs anticipated that the council would discuss the optional add-on tasks at the trimester work program, and that discussion would encompass the council's suggestions and concerns for citizen involvement. Ms. McMillan indicated that the commission and staff would respond to the council's questions and forward recommendations regarding the definition of terms.

Mr. Torrey said that the City Council should approve the funding for the cost of services study.

Mr. Laue asked for the status of the issue of residential zoning restrictions in the Zoning Code Review. Mr. VanLandingham said that the Zoning Code Review Department Advisory Committee had not yet addressed the topic.

Responding to a question from Mr. Ho regarding whether the council perceived a need for more dialogue with the commission throughout the course of the study, Ms. Keller said yes, adding that she advocated a cyclical process that included frequent feedback from the council to the commission to ensure that the commission was on the right track. She said that it would be help the council if the commission identified such cyclical checkpoints. Mr. Hornbuckle agreed.

Mr. Laue suggested that the phases of the study should be operationalized, with a report to the council after each phase. In Phase I, the commission could operationalize its terms and the council could "buy off" on the process to that point, and the commission could move on to the next phase.

Mr. Hornbuckle indicated his concurrence with the remarks of Ms. Keller regarding cyclical feedback, and endorsed Mr. Laue's suggestion as a step along that path.

Mr. VanLandingham said that when the commission reaches the point of involving other jurisdictions, it would return to the council for assistance. Ms. Swanson Gribskov noted the City's participation on the Board of the Lane Council of Governments and suggested that it could serve as a forum for a discussion of growth and how the City's growth affects other communities, and vice versa.

Ms. Nathanson asked staff to schedule a meeting between the council and the commission following the completion of Phase I of the study.

Ms. Keller agreed with Mr. VanLandingham's suggestion that the commission seek the council's assistance in working with other jurisdictions. She indicated her belief that the commission was aware of the issues, had sufficient diversity of opinion to ensure that all aspects of the issue were addressed, and she trusted it to go forward. Ms. Keller asked the commission to keep cost in mind. She said that the topic was extremely important to the community, and while she acknowledged that there was unlikely to be community consensus on the topic, a sufficiently broad community discussion would alleviate the concerns of even those whose views did not prevail. Ms. Keller indicated her support for the work program.

Mr. Torrey supported the work program and the balance demonstrated by the commission. He expressed regret for Ms. Sirnio's departure from the community and wished her luck in her future endeavors.

Ms. Swanson Gribskov said that the discussion had been extremely educational and she appreciated the opportunity to meet with the commission. She agreed with Ms. Keller about the importance of the commission establishing various checkpoints throughout the process.

Mr. Farr indicated support for the work program. He clarified that he found town hall meetings important, but wished to broaden citizen involvement efforts.

Mr. Hornbuckle said that the issues before the commission were driven by political considerations. He said that economics and politics were the essence of the process, and "when push comes to shove" the Growth Management Study will be politicized and could be used to justify destructive growth. He encouraged the commission to do what it thought right and base its decisions on environmental and social concerns, rather than on the profit motive of the "so-called players" that he believed tended to dominate such decisions now.

Mr. Laue said that the community profile had changed little in the past 60 years, perhaps because of Eugene's geography. However, he believed that Eugene was on the steep part of an accelerated economic curve. Mr. Laue said that how Eugene accommodates growth will be critical to its future and the feelings of its residents about where they live. He said that the Growth Management Study was critical to the future, and was perhaps the most important thing the commission would ever do.



Ms. Nathanson noted the linkages between public safety, housing patterns, and land use. She said that the Department of Public Safety was developing expertise about the impact of land use, building design, and site design on public safety. Ms. Nathanson encouraged the commission to take advantage of that expertise and incorporate the information into its decisions.

Ms. Nathanson agreed that it was unlikely the community would reach consensus on the topic of growth, and said that the council was seeking an appropriate balance in the Growth Management Study.

Mr. Laue moved, seconded by Ms. Keller, to approve the Planning Commission Work Program for FY96.

Ms. Nathanson clarified that the motion included the work program of the HRB.

The motion passed, 7:0.

Ms. McMillan thanked the council.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Michael Gleason  
City Manager  
(Recorded by Kimberly Young)  
cc53026.065



## MINUTES

Eugene City Council  
Council Chambers--City Hall

June 26, 1995  
7:30 p.m.

**COUNCILORS PRESENT:** Nancy Nathanson, Tim Laue, Pat Farr, Barbara Keller,  
Laurie Swanson Gribkov, Jim Torrey

**COUNCILORS ABSENT:** Mayor Bascom, Shawn Boles, Kevin Hornbuckle

The adjourned meeting of June 26, 1995, of the Eugene City Council was called to order by City Council President Nathanson.

Ms. Nathanson stated that the council had scheduled a meeting to discuss Hyundai on July 10, 1995. She added that further information about time and place would be announced at a later date.

### I. PUBLIC FORUM

**Dave Sweet**, 2519 Kincaid Street, accused the council of doing nothing to support clean air in the Willamette Valley. He said that the council and the mayor were not serving the best interests of the citizens of Eugene.

**David Hinkley**, 1308 Jefferson Street, said that he was once employed by National Semiconductor at the Santa Clara manufacturing center. He said that a part of his duties was to respond to chemical spills and alarms, and he learned about chemicals used in manufacturing semiconductors. He testified that while the chemicals were dangerous, given proper handling methods and safeguards the chemicals could exist safely within the community. He requested that the council form an ad hoc committee to examine all the laws pertaining to hazardous and toxic chemicals. He said that committee should be comprised of interested citizens, City staff, Fire Department HazMat specialists, local scientists, and councilors. He further requested that the council hold a public hearing to hear public concerns, speak with officials from semiconductor plants, and local government officials.

### II. CONSENT CALENDAR

- A. Approval of City Council Minutes of April 24, 1995, Meeting; April 26, 1995, Lunch Work Session; May 8, 1995, Meeting; and May 10, 1995, Lunch Work Session

**B. Resolution Concerning State Shared Revenue**

**Res. No. 4456--A resolution certifying that the City of Eugene provides the municipal services required by Oregon Revised Statutes, Section 221.760, in order to receive State Shared Revenues.**

Ms. Keller requested that the minutes of May 8, 1995, be removed from the consent calendar for further consideration at the end of the agenda.

Mr. Laue moved, seconded by Ms. Keller, to adopt the City Council Consent Calendar with the exception of the minutes of May 8, 1995. Roll call vote; the motion passed unanimously, 6:0.

**III. PUBLIC HEARING: RESOLUTION CONCERNING CITY OF EUGENE SUPPLEMENTAL BUDGET NO. 3**

**Res. No. 4457--A resolution adopting a Supplemental Budget; making appropriations for the City of Eugene for the Fiscal Year beginning July 1, 1994, and ending June 30, 1995.**

Deputy City Manager Linda Norris introduced the resolution and said that Warren Wong, Administrative Services Department, was available to answer questions.

Ms. Nathanson opened the public hearing.

Dave Sweet, 2519 Kincaid Street, said that this supplemental budget was a microcosm of the general budget, so the citizens needed to look out for what was added or subtracted. He stated that one year ago the council decided to "cut off" the parks irrigation, and now the council was reversing that "cruel" decision.

There being no other requests to speak, Ms. Nathanson closed the public hearing.

Mr. Laue moved, seconded by Ms. Keller, to adopt resolution number 4457.

Ms. Keller, referring to page 116 of the agenda packet, asked for clarity about the expense of the accounts receivable software program. Mr. Wong stated that the software was an assessment program and was not a straight accounts receivable program. He added that it was one of the last mainframe systems that staff was in the process of developing and was not something that could simply be purchased.



Roll call vote; the motion passed 5:1, with Ms. Keller voting in opposition.

**IV. PUBLIC HEARING: CITY OF EUGENE FY96 BUDGET AND STATE REVENUE SHARING**

Res. No. 4458--A resolution adopting the budget, making appropriations, determining, levying, and categorizing the annual ad valorem property tax for the City of Eugene for the fiscal year beginning July 1, 1995, and ending June 30, 1996.

Res. No. 4459--A resolution electing to receive State Revenue Sharing funds pursuant to section 221.770 of Oregon Revised Statutes.

Ms. Norris introduced the item and said that Mr. Wong was available to answer questions.

Ms. Nathanson opened the public hearing.

Dave Sweet, 2519 Kincaid Street, complained about the position of City Manager not being an elected office. He said that \$5,000 was being removed from the library's budget and was being put into a business opportunity fund, and said that that money was meant to purchase books, not go into a "political slush fund."

There being no other requests to speak, Ms. Nathanson closed the public hearing.

Mr. Laue moved, seconded by Ms. Keller, to adopt resolution number 4458.

Ms. Swanson Gribskov moved, seconded by Mr. Farr, to amend the main motion by decreasing the Public Works Department Road Fund appropriation by \$45,000 and increasing the Road Fund contingency by \$45,000.

Ms. Swanson Gribskov stated that this item was brought up on the last day of the Budget Committee's deliberations and at that point it was moved forward to be incorporated into the budget. She added that after that meeting, staff was asked how much it would "really" cost to reinstitute a grading and graveling program. She said that staff responded it would cost \$150,000 to get the program started and \$90,000 to maintain the program.

Roll call vote; the motion to amend the main motion passed unanimously, 6:0.



Ms. Keller moved, seconded by Ms. Swanson Gribkov, to amend the resolution to increase Planning and Development Department's General Fund appropriation by \$200,000 for permit fees for low-income housing developments and decrease General Fund Contingency by \$200,000, and to direct that low-income housing providers apply for these funds to the Housing Policy Board (HPB) when applying for other funding assistance; the HPB would then send a recommendation and overall project funding to the council for approval.

Ms. Keller stated that the council needed a more rational process for spending funds for permit fees. She said the problem developed when the council decided that it would no longer waive fees, but rather require that those fees come out of contingency funds. She said that the HPB made recommendations to the council about the expenditure of other funds, such as the Community Development Block Grant (CDBG) funds, the HOME funds, and rehabilitation funds. She said that this amendment would set aside half the amount that the council has spent in the last year, and it was an appropriate amount because many of the projects were close to completion. She added that the safeguard for council was that the actual expenditure of funds would require council approval.

Mr. Farr noted his agreement with Ms. Keller in that the council needed to have a "tighter accountability" for the funds spent each year on paying permit fees. He said if he voted against the amendment it was because he believed it required further council consideration.

Mr. Torrey said he would vote against the amendment based on the lateness of the request. He said that he was inclined to support individual requests for this type of support, but he wished that the council could have discussed this issue during the budgeting process.

Ms. Swanson Gribkov stated that she thought the idea had merit, but wanted further discussion in a council work session.

Ms. Nathanson said that she asked during the budgeting process that this money be programmed rather than taken out of contingency on an ad hoc basis because the council has spent money every year for several years on this type of purpose. She said that the cost had been anticipated and should have been programmed within the budget. Ms. Nathanson added that she liked the suggestion incorporated in the motion that the process have some oversight in that the requests be analyzed in a comprehensive manner. She said that a board dealing with requests would be able to review the request within a context of other requests. She said she was concerned that contingency might not be the appropriate place from which to take the money.

Mr. Laue said that taking the money from the Contingency Fund would reduce that fund from \$585,000 to \$385,000, which concerned him. He said to start the year with below \$400,000 in contingency funds did not seem very prudent, so he would vote against the amendment due to the lateness of the request.

Ms. Keller stated that she did bring this issue up several times during the budget process.

Ms. Keller withdrew her motion to amend the main motion, and Ms. Swanson Gribkov withdrew her second.

Ms. Nathanson stated that further discussion of the issue would be scheduled for the July 26, 1995, work session related to low-income housing.

Roll call vote; the motion passed 5:1, with Ms. Keller voting in opposition.

Mr. Laue moved, seconded by Ms. Keller, to adopt resolution 4459. Roll call vote; the motion passed unanimously, 6:0.

President Nathanson adjourned the meeting of the City Council and convened an Urban Renewal Agency meeting.

**V. PUBLIC HEARING: URBAN RENEWAL AGENCY FY96 BUDGET**

Res. No. 979--A resolution of the Urban Renewal Agency of the City of Eugene adopting the budget and making appropriations for the Fiscal Year beginning July 1, 1995, and ending June 30, 1996.

Ms. Norris introduced the item.

Ms. Nathanson opened the public hearing.

Dave Sweet, 2519 Kincaid Street, said that it was a "joke" that the City Council acted as both the council and the Urban Renewal Agency. He said it was "not funny" to the citizens of Eugene. He claimed that Planning and Development Department received \$91,000 out of the Urban Renewal Agency Riverfront Fund because it was used as a "slush fund by the City Manager." He said the Urban Renewal Agency should be dissolved immediately.

There being no other requests to speak, Ms. Nathanson closed the public hearing.

Mr. Laue moved, seconded by Ms. Keller, to adopt resolution number 979.

Ms. Keller stated that she would vote against the resolution because the Urban Renewal Fund was originally set up for a temporary purpose and that purpose had been achieved. She said that the council had not adequately analyzed the need for and the cost of the Urban Renewal District and she could no longer approve the Urban Renewal Agency's budget without that process.

Roll call vote; the motion passed by a vote of 5:1, with Ms. Keller voting in opposition.

President Nathanson adjourned the meeting of the Urban Renewal Agency and reconvened the meeting of the City Council.

**VI. PUBLIC HEARING: EMERGENCY MEDICAL SERVICES AND FIRE STATION REDEPLOYMENT**

Dave Whitlow, Public Safety Director, gave the staff report. He stated that the council was holding a public hearing to receive feedback as to whether an election should be held in September 1995, to issue General Obligation bonds in the sum of \$19.1 million to build a set of public safety facilities. The bond issue would provide one fire station at the corner of 2nd Avenue and Chambers Street, classroom training facilities for all public safety operations, and drill facilities for fire fighters. He added that the bonds would also fund a second station in front of the Sheldon Community Center. Mr. Whitlow said that the plan that had been reviewed by the City Council would close three stations and open two new stations. All fire fighters and paramedics would be transferred from the closed stations to the new stations so there would be no need to hire additional staff.

Mr. Whitlow stated that the original construction budget had been reduced by the Council Public Safety Committee by about \$1.5 million. He said that the bond issue would represent a property tax increase of about \$28 per year to the owner of a house assessed at \$100,000. He noted that this proposal had been before the council since 1985. He said that it was brought to the council with the unanimous recommendation of the Council Public Safety Committee.

City Attorney Bill Gary stated that this resolution was similar in form to other resolutions that had been before the council. He said that in the past the council had adopted a Ballot Measure Title, Question, and Explanation in the same process. He said that there was a possibility that the title could be appealed, creating a redundant process for the council, so he recommended that the council adopt this resolution on June 28 as an ordinance, making it clear that the council was superseding the normal appeal mechanism prepared by the City Attorney's Office. The public hearing could include citizen comments about the proposed budget title.

Ms. Nathanson opened the public hearing.

Dave Sweet, 2519 Kincaid Street, stated his approval of the bond issue. He accused the City Attorney of attempting to go against Eugene Code by advising the council to supersede the ballot measure title process.

At this point, Ms. Nathanson intervened in Mr. Sweet's testimony, as Mr. Sweet had begun directing questions at the City Attorney and making accusations



regarding improper conduct. Mr. Torrey asked that speakers refrain from improper language and to adhere to the direction of the chair.

Mr. Farr asked that speakers refrain from using bigoted national statements.

Ms. Nathanson thanked the councilors for their statements. She called upon the next speaker. Mr. Sweet continued to make loud and slanderous statements and then left the building.

Charles Biggs, 2405 Willakenzie Road #1, said he had a number of questions for the council. He expressed concern about the compatibility of the site of Station 6 on Willakenzie Road because it would be located near a nursing home site, an elementary school, and a high school. Mr. Biggs was also concerned about the street crossings on Willakenzie Road, and suggested that the underground structure would be susceptible to flooding.

Mr. Biggs asked why each issue was not being voted on separately.

Mr. Biggs said that the additional traffic in the area might make it unsuitable for a fire station. He also asked about the seismic problems involved with parking heavy fire equipment above an underground parking structure.

David Hinkley, 1308 Jefferson Street, stated that he was in favor of the proposal, but believed that all new fire stations should be seismically safe. He asked the council to consider waiting to include the expense of retrofitting of existing fire structures into this package.

There being no other requests to speak, Ms. Nathanson closed the public hearing.

Ms. Nathanson stated that the council would have time to ask questions of staff.

Mr. Whitlow introduced Eric Gunderson, WBS Architects, who would address the citizens' questions.

Mr. Gunderson stated that a survey of parking lots in the area of Station 6 indicated that the present lots were already overused and there was no additional parking available. He had checked the flood maps and had determined that the basement area was not in danger of flooding. He noted that he and his staff had worked closely with the City's traffic engineers to create preemptive signaling so that traffic would be stopped on Willakenzie Road in the event of a fire response. Mr. Gunderson added that placing fire trucks on top of a parking structure would not pose a problem in designing a seismically safe structure.

Mr. Torrey asked if the sidewalks on either side of Willakenzie Road were going to be developed during the construction of the fire station. Mr. Gunderson stated that the sidewalks on the north side would be included in the construction.

Ms. Swanson Gribkov asked why the three stations were being closed.

Fire Chief Bill Bass stated that the stations had been in operation for up to 50 years and they were not in good shape. Some had dry rot and were also not equipped to accommodate both male and female fire fighters. He said they were inadequate facilities, and would no longer be needed for emergency response.

Mr. Laue said that the seismic issue was a problem. He said the City was looking at the issue and attempting to address it. He stated that with regard to phasing the projects, phasing would add cost to some of the projects and would have the unfortunate circumstance of pitting portions of the community against one another.

Ms. Keller thanked Mr. Biggs and Mr. Hinkley for their thoughtful testimony. She noted that many of their concerns had been the topic of discussion during council meetings. She said that the council had attempted to define this proposal as narrowly as possible to help citizens better understand for what they were voting. Ms. Keller said that this plan had been created from a very long process. The council believed that fire and emergency services were critical needs in the community. She indicated that she would be voting for the proposal on Wednesday.

Ms. Nathanson said that she was very pleased with the plan that the committee had created. She said that redeployment of fire personnel and the building of two fire stations were the most important issues in this plan, but there was much more that was part of the package. She said that the City contracted with the Lane Council of Governments for a study to determine the best sites for the stations, and that study determined that the site for Station 6 was highly appropriate.

Mr. Farr thanked the City Council Public Safety Committee and the council for their diligent work. He thanked Mr. Biggs and Mr. Hinkley for their thoughtful testimony and said that his only regret was that there were not more citizens giving the council feedback such as this.

Mr. Torrey said that he thought this was a well-reasoned plan. He noted that Bill Mason, a long time proponent of public safety, had endorsed this document.

Mr. Whitlow commented that Chief Bass and his staff had gone to every neighborhood organization and answered questions, so many people already had their questions answered.

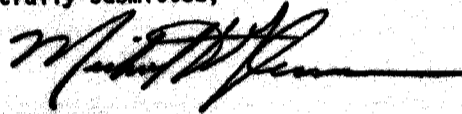
VII. MINUTES FROM MAY 8, 1995

Ms. Keller referred members to sentence 2 in paragraph 2 on page 19 of the May 8, 1995, minutes and asked that it be revised as follows (underlined text added; bracketed text deleted): "She said that she (staff) believed . . ."

Mr. Laue moved, seconded by Ms. Keller, to adopt the minutes of May 8, 1995, as amended. Roll call vote; the motion passed unanimously, 6:0.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,



Micheal Gleason  
City Manager

(Recorded by Jennifer Self)  
cc73026.065