

MINUTES

Eugene City Council
McNutt Room--City Hall

July 25, 1995
6 p.m.

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

COUNCILORS ABSENT: Kevin Hornbuckle.

The adjourned meeting of July 19, 1995, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

I. CITY COUNCIL TRIMESTER WORK PLAN SESSION

Mr. Laue reminded the council that it would complete work on two goal areas, the trimester work plan list, and clarification questions on the public safety goal area left over from previous meetings.

A. Transportation

1. Strategy 1

Addressing a question from Ms. Keller, Jan Childs, Planning Division Manager, said that everything in the Urban Renewal District work plan was accounted for, explaining that not all activities had been attached to the goals.

LTD Downtown Transit Station. In response to a question from Ms. Nathanson, Ms. Childs said City staff has not expended much time on the Lane Transit District (LTD) downtown station, noting that LTD staff provided primary support.

Ms. Keller said she heard that LTD has a new and different plan for its station and asked for a copy.

Bike Paths. Mr. Farr said he felt compelled to mention again that there are some areas in town that lack attachment to the bike path system. Terry Smith, Public Works, said that major transportation projects in the next two years will have a major impact on those areas, opening up connections to the system.

Green Street Project--Phase 1. Ms. Nathanson asked for information on the Green Street Project, specifically if Federal funding was available. Mr. Smith said, in general yes, but he was not familiar with that particular project and could not assure that every detail would be carried out.

TransPlan Update. Mr. Laue noted that staff has recommended the medium resource option. Addressing a question from Ms. Swanson Gribkov, Ms. Childs said that one Planning Commissioner was the commission's liaison to the update, adding that the recommendation was consistent with the amount of effort the commission was willing to accept. Mr. Smith clarified the difference between the current work plan and staff's recommendation was additional technical analysis in-house and more public involvement. In the "high resource" option, he added, the City would take the leading role in creating a region-wide dialogue to gain the cooperation of its intergovernmental partners.

In response to a question from Ms. Keller, Mr. Smith said that if the council's goal for the current update was for modest incremental change, the low resource approach was appropriate. Without deploying something new, he added, the council would not be successful at changing in a broad way the behavior of how one travels. Unlike previous updates, he said, the current update is financially constrained, i.e., the City must identify resources that will be used to carry out the plan. Ms. Childs added that she sees as the difference between the low and medium resource options, the opportunity for the Planning Commission to be more actively involved throughout the process, partly as a way to provide a forum for public input, but also to have the commission broker with other jurisdictions to garner support for such concepts as expanded nodal development.

Mr. Boles said that TransPlan, by definition, is a regional activity and what might work is "low-plus," to include the intergovernmental work of the Planning Commission, without more public involvement because much outreach has already occurred.

Ms. Swanson Gribkov expressed concern with overloading the Planning Commission but supported Mr. Boles' suggestion.

Ms. Nathanson expressed concern about making a mistake by not choosing a more ambitious option, noting that transportation has been an ongoing theme for several years.

Ms. Keller suggested a "current-plus" level of involvement, adding that the land use side of the update was "radical."

Mr. Boles agreed with Ms. Keller, adding that he was very encouraged by the council's July 24 joint meeting with the LTD board. He suggested emphasizing the work with LTD to ensure a consensus around those issues, which will promote TransPlan.

Mr. Smith asked for clarification on what "plus" entailed. Ms. Keller explained that "plus" meant a slightly higher involvement of the Planning Commission and the City Council on intergovernmental cooperation efforts.

There was consensual support for the "current-plus" option for the TransPlan Update.

Mr. Boles said he assumed the council was committing to some process for addressing the issues raised at the joint meeting that were within the council's purview. Ms. Childs said that the issues of "gated communities" and street connections would be addressed in the forthcoming Local Street Study. Mr. Boles wondered if there was a way for the council to get something in place that would have "force of law" to prevent gated communities from being built prior to completing that process. Ms. Childs said it was possible to do a code amendment but the Local Street Study would be presented to the council by the end of the calendar year.

Ms. Nathanson said she felt just as strongly about non-gated communities that are built with a closed street system.

At the Mayor's request, Ms. Childs recalled that the other issue discussed at the joint meeting was the immediate creation of a Transportation Oriented District (TOD) in the Willow Creek area. She indicated that she distributed a memorandum on the topic, noting that there was a significant number of requirements in the TRIP Code Amendment itself that dealt with individual development that would apply to the Hyundai project. The TOD designation, she added, would deal with the area as a whole.

In response to a question from Ms. Keller, Ms. Childs said creating a TOD would reduce staff resources to the TransPlan Update. Ms. Keller said she shared Mr. Boles concern with gated communities, adding her concern that the Willow Creek area may have a surge of development before the transportation issues are settled. She suggested moving forward with the TOD independently of work already underway. Addressing a follow-up question from Ms. Keller, Ms. Childs said that LTD would provide staff support in the development of the TOD. Responding to a question from Mr. Laue, Ms. Childs said initiating work on development of a TOD would mean a reduction in planning support between now and the end of the year to the TransPlan Update, adding that the project would be a work activity under Strategy 3.

Mr. Torrey arrived at the meeting.

2. Strategy 2

Single Occupancy Vehicle. Mr. Boles asked to insert the reduction of City employees' single occupancy vehicle (SOV) miles as a work activity under this strategy. Ms. Keller agreed.

Ms. Keller raised the issue of bikes yielding at stop signs, saying it was appropriate for bikes to yield on some streets designated by signage. Mayor Bascom said she would share with the council work done previously around the issue.

Mr. Gleason outlined the difficulties in reducing SOVs for City employees. Mr. Farr asked for statistics on City staff travel behavior. Mr. Smith noted that areawide statistics revealed that the City was better than average with regard to employee SOV, adding the real payoff will be available through contract negotiation because current parking is an economic issue that must be

bargained.

Mr. Boles said the City's practice of giving executives a monthly car allowance of \$275 was inconsistent with the council's transportation goal.

Mr. Torrey said punitive measures were unsuccessful, suggesting instead that City employees create their own commuting program.

Mr. Boles moved, seconded by Ms. Keller, to include under this strategy an administrative plan to reduce employee SOV miles, presenting it at the council's next trimester meeting in September.

Mr. Smith said a report on City employee work trip mode of travel was forthcoming. He said the choice before the council is whether to focus resources on the community or the City's 1,200 employees.

Mr. Gleason recalled that the City dropped its vehicle fleet by two thirds. The car allowance for the five department executives is a less expensive option than owning cars. That decision could be revisited at the council's request, he added.

Ms. Nathanson suggested the council postpone a decision, pending receipt of more information at the September trimester meeting.

The motion failed, 5:2; with Mr. Boles and Ms. Keller voting in favor.

Mr. Laue clarified that information would be forthcoming at the next trimester meeting nonetheless.

In response to a question from Mr. Boles, Mr. Gleason recalled that a hierarchy of modes discussion was not supported by a council majority, and subsequently dropped from the council's agenda.

Mr. Laue asked to have the ballot dropping the discussion or the minutes reviewed as he recalls a different outcome.

There was consensual support for Strategy 2.

3. Strategy 3

There was consensual support for Strategy 3.

4. Strategy 4

Differential treatment for excess parking on the City's periphery. Ms. Keller raised this issue. Mr. Laue recalled that a council poll failed to produce enough support to address the issue.

Ms. Keller moved, seconded by Mr. Boles, to conduct a scoping

study on excess parking on the City's periphery. The motion failed, 5:2; with Ms. Keller and Mr. Boles voting in favor.

Ms. Nathanson recalled that the issue was discussed during the Stormwater Management Plan discussion but the methodology used was flawed and the analysis for conducting an accurate study had not been developed.

Transportation Oriented District. Ms. Childs outlined the council's options as follows: direct staff to begin work on the TOD now; direct staff to do the work as part of the TransPlan Update; or, direct staff to start work on it later, i.e., after the first of the year.

Mayor Bascom noted that the request came from LTD at the joint meeting with the council.

In response to a question from Ms. Swanson Gribkov, Ms. Childs said LTD was very interested in seeing the TOD move forward before the TransPlan, but deferring it to January would be acceptable to LTD.

Ms. Keller moved, seconded by Mr. Torrey, to move forward with the TOD on September 1.

Ms. Nathanson asked that neighborhood organizations be noticed and invited to participate.

The motion passed unanimously, 7:0.

5. Work Activities Adjustments

Capital Improvement Plan (CIP). Mr. Laue noted that the issue of the CIP update was settled at the last meeting.

Statewide Transportation Finance. Mr. Smith said that the January special Legislative Session would be an opportunity for the City to assess the value of legislative efforts to secure funding for transportation, which was unlikely.

Transportation Demand Management (TDM) Project. In response to a question from Ms. Keller, Mr. Smith said staff had planned to reduce the frequency of council reports about TDM projects and drop projects such as transportation fairs to promote alternative modes because they yield marginal results.

Mr. Boles recalled pointing out the ineffectiveness of education programs when TDM was previously discussed. He ascertained that Mr. Torrey had lobbied support for light rail last week, noting that the Intergovernmental Relations (IGR) staff had informed him that Governor Kitzhaber was in town and IGR Committee assistance not requested. He flagged the council's use of its committee system as a process issue for further discussion.

There was consensual support for the council's transportation goal.

B. Land Use

1. Strategy 1

Ms. Childs noted that, although not asterisked, there were three options for the level of resources for the Growth Management Study.

Committee on Economic Development (CCED) 1995 Work Plan. Mr. Boles said the council had already moved one of the committee's charges, access to information, under the Council Committee on Automation (CCOA). Ms. Nathanson recalled that one of the recommendations was that there be a committee to establish criteria for incentives. Mr. Torrey said the delayed third year review of SDCs could be addressed by this committee.

Ms. Childs recalled that when the staff came back to the council for follow-up on the CCED report, it was suggested that the report be folded into the council goals process and Strategy 1 under this goal area seemed the most appropriate place for it. She suggested carrying it as a placeholder for the council September trimester meeting. The council concurred.

Growth Management Study. In response to a question from Ms. Keller, Ms. Childs said the council chose to listen to the Planning Commission's "pitch" for the Growth Management Study, but postponed the determination of how much to put into the effort as part of this process. Since then, the Budget Committee has asked to expand the cost of services discussion to include operating costs as well as capital costs.

Ms. Swanson Gribkov expressed concern with costs. Mr. Boles said this may be a case of the council being "penny wise and pound foolish."

Mr. Boles moved, seconded by Ms. Keller, to assign medium resources to the Growth Management Study.

Addressing a question from Mr. Laue, Ms. Childs said the impact of the motion would be contingency funding plus up to \$50,000 in State funding.

In response to a question from Mr. Torrey, Ms. Childs said that the major difference between staff's recommendation for low resources and the medium option in the motion was the addition of the operations/maintenance side. She added that the commission would package it as one project.

Ms. Swanson Gribkov said she needed more information before making a decision, although she was supportive.

Ms. Childs noted that State awards would probably be announced in late October, with the money available by the first of the year.

Mr. Boles said he was confident in staff's ability to secure State growth management funding and it was his understanding that the City had reserves to address the additional funding required.

Ms. Swanson Gribkov asked for more information on the City's finances.

Ms. Keller suggested voting in favor of the motion, contingent on staff's successful bid for State grant funding.

At Mr. Torrey's request, Mr. Laue re-phrased the motion as follows:

To approve the medium resource allocation based on a cost of services study related to capital as well as operation and maintenance, plus \$21,000 for citizen involvement as part of the Growth Management Study. It is estimated that \$50,000 will come from State funding for growth management and remaining funds will come from the City's contingency fund. There was unanimous consensual support for the motion.

There was consensual support for Strategy 1.

Ms. Keller left the meeting.

2. Strategy 2

Systems Development Charges (SDCs) third year review. Mr. Boles raised the issue of delaying the third year review of SDCs and asked to add it back, even if it meant taking something off the work plan. He said the longer the delay, the more money the City was losing.

Mr. Boles moved, seconded by Mayor Bascom, to include the SDC third year review under this strategy.

Ms. Nathanson wondered which was more likely to yield more, an adjustment of the SDC rate or expanding the charges to services the council has identified as appropriate. Mr. Boles said the City was at least two years away from introducing a bill to have the SDCs expanded. Mr. Smith added that getting those authorities in place would provide a greater yield than any adjustment the City might make in a third year review.

Mr. Boles added that the other question is for those things that the City has authority over; is it collecting all it should be getting?

Ms. Childs said staff was suggesting postponing a "full-blown" SDC review, although it would be appropriate to use a logical inflation factor and administratively increase the SDC across the board, citing limited staff resources as the major concern.

At Mr. Torrey's request, Mr. Smith described the SDC review process, saying it required a major rate review, meaning an extensive citizen involvement component--a major undertaking that will result in a great payoff. He explained that staff was proposing sequencing the studies as opposed to doing them simultaneously.

Mayor Bascom suggested increasing SDCs as a strategy. In the interim, Mr.

Boles said, people would be undercharged. Mr. Boles expressed his concern about the current rate methodologies and their effectiveness at placing the appropriate burden for services on growth. He chaired the last effort and the committee reached consensus only because it would be reviewed in three years.

Mr. Gleason said this was not a good time to broach the topic with nonprofits and recommended doing the review following the Growth Management Study.

In response to a question from Mr. Farr, Mr. Smith said that the SDCs charged by the City were in the average range.

Mr. Boles noted that the costs of doing the SDC review would be imbedded in the SDCs.

Mr. Gleason reiterated his concern about limited staff resources. Mr. Boles suggested buying "out-of-house" services to conduct the review. Mr. Smith noted that the major impact on staff time was the citizen involvement component.

Ms. Swanson Gribkov favored sequencing the studies and suggested that, in the interim, the rates be adjusted.

The motion failed, 4:3, with Mr. Boles, Ms. Nathanson, and Mr. Laue voting in favor.

Ms. Nathanson explained that she was concerned about staff workload and would have preferred sequencing but said she was willing to go along because she realized how important it was.

Mr. Boles noted that there existed a brief summary of SDCs, including the organization's activities in that area, that should be distributed to interested councilors.

Mr. Laue noted that portions of the Growth Management Study were being contracted out and the SDC review was important enough to move forward with it.

There was consensual support for Strategy 2.

3. Strategy 3

Addressing a question from Mr. Torrey, Ms. Childs said the issue of Delta Ponds ownership would fall under this strategy. Mr. Torrey asked for a report and work plan activity for the September trimester session. The council agreed.

There was consensual support for Strategy 3.

4. Strategy 4

In response to a question from Mr. Torrey, Mr. Smith said there was a small amount of revenue dedicated to landbanking for parks. He added that half the

land the City currently owns is vacant and developable, meeting half the council's target for this goal. The issue, he said, was not a land acquisition problem, but rather a facility construction/operation and maintenance funding problem, coupled with a neighborhood inequity issue. Addressing the issue could require a \$30-\$40 million bond measure.

Ms. Nathanson wondered if part of the problem was where the land was located. She recalled a discussion about selling unusable land to acquire better suited property. Mr. Smith said the parcels not suited to development were a "zero sum game," i.e., buying land that still cannot be developed due to political opposition from people who are being underserved.

Ms. Childs said this was something that would be addressed by the Park Acquisition and Development Financing Study.

There was consensual support for Strategy 4.

5. Strategy 5

In response to a question from Mr. Torrey, Ms. Childs said that downtown development sites does not include the Agripac property. Mr. Boles recalled that the thrust of the strategy was development of inner-city industrial sites, noting that work activities did not address it.

Ms. Nathanson said location of the master fire station at 2nd Avenue\Chambers Street might spark other development in the area, notwithstanding environmental clean-up issues.

Addressing a question from Mayor Bascom, Ms. Childs said that the possible acquisition of Agripac will come back to the council as part of the North Bank/Ferry Street Corridor Study.

Mr. Boles asked for information about who is responsible for mitigating environmental problems in the Central Eugene Industrial area, adding that he was not interested in having the public underwrite the clean-up. Mr. Gleason noted that it was a Super Fund problem and the Department of Environmental Quality (DEQ) was responsible for those actions, but the City could play a supportive role. He highlighted the vacation of rights-of-way as an additional impediment to development in that area. He said a work plan would lead to a tax increment district to provide a funding source for improvements.

Ms. Nathanson recalled that the Committee on Economic Development concluded that it was more important to be responsive with information than it was to spend City money preparing sites for development. She said she was interested in brainstorming ideas with the private sector about how the City might encourage the effort and what is the City's role in this redevelopment. Mr. Torrey wondered if it were feasible, given staff resources. Mr. Farkas said it was possible to do an initial meeting and bring those ideas back to the council, but if a work plan developed, staff resources would have to be reallocated.

Mr. Laue suggested bringing back the issue as a September trimester session item. The council agreed. Staff was asked to orchestrate the initial meeting with the private sector and develop a work program for presentation at the September or January trimester planning sessions.

Mr. Farkas said his siting assistance staff would proceed with a meeting.

There was consensual support for Strategy 5.

There was consensual support for the goal on land use.

II. JULY 19, 1995. TRIMESTER SESSION FOLLOW-UP

A. Public Safety

There was council consensus around the six items listed on the trimester session follow-up list. Ms. Bellamy asked for clarification on item 7: does the council expect a new work activity to be developed around neighborhood groups. Mr. Boles recalled there was concern about setting up a method for citizen communication that did not incorporate the neighborhoods or left them out. There was council consensus that the suggestion was to incorporate neighborhood groups into the work plan item itself.

B. Government

The council concurred with items one through five. With regard to items requiring clarification, the council decided as follows:

Council Support. Drop the item.

Oregon Benchmarks. Drop the item.

Summary Minutes. Mr. Laue recalled that there was no support for summary minutes, opting for more detailed minutes.

Work Activities Database. Mr. Boles said that the Council Committee on Working Relationships (CCWR) would have a couple of opportunities to test the integrity of the database with respect to the council goals planning process, and that was all he was worried about. He added that the council might want to consider how it wants to handle the "buffering" before each of its trimester planning sessions. Mr. Laue suggested reconvening the CCWR two weeks before each trimester session to process the data.

High Speed Rail. The council agreed that high speed rail should be added to the strategy.

Citizen Oversight Committee. The council agreed that the item was accurately addressed on the list. Mr. Laue clarified that the council wanted him to test the committee's reaction to one of two ideas: 1) disbanding the committee; and 2) using it only on a limited, ad hoc basis for specific projects.

C. Housing

The council agreed that items 3 and 4 correctly reflected its wishes.

III. TRIMESTER WORK PLAN LIST

Mr. Laue said balloting results on the trimester work plan list revealed the following:

Lewis Bacon Act--leave for a future trimester list.

Emergency Shelter Group--Dropped.

Initiate Scoping report on excess parking spaces--Dropped.

Mr. Laue said there should be a larger list of trimester items. Ms. Bellamy said the other items on the list were already addressed or referred elsewhere.

Ms. Bellamy asked for direction on the multi-year financial strategy. Ms. Norris noted that the issue has been scheduled for a mid-September work session.

Mr. Torrey suggested that a council subcommittee address next steps for the multi-year financial strategy. Mr. Gleason said the council, as a group, needed to discuss the issue further and there was no work program yet.

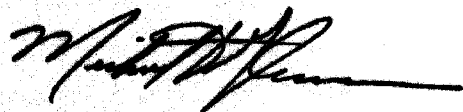
IV. VOTER'S PAMPHLET CHANGES

Mr. Torrey suggested that a work session be held on the Voter's Pamphlet changes. Mayor Bascom concurred.

Mr. Boles also supported the work session, provided staff consulted with Ken Tollenaar and David Biedermann for decision points around the issue. The council agreed and referred the item to officers to be scheduled.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,



Micheal Gleason
City Manager

(Recorded by Yolanda Paule)
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