

MINUTES

Eugene City Council
McNutt Room--City Hall

September 13, 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 September 11, 1995, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

I. APPROVAL OF THE ORDER OF THE AGENDA

An emergency alarm forced evacuation of the McNutt Room and the meeting started ten minutes late. The time was taken from Item V.

Ms. Nathanson moved, seconded by Mr. Laue, to adopt the agenda as presented. The motion passed, 7:1; Ms. Keller opposed.

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

A. Hyundai

Mr. Farr said he received a call following the publication of his comments on Hyundai's projected annual payroll, clarifying that approximately 40 percent of a person's compensation is in the form of benefits. Nonetheless, he said, the projected annual pay would allow approximately \$561 monthly for housing. He noted that a typical minimum wage job only allows about \$240 for housing.

B. Council Committee on Economy and Environment

Mr. Farr reported on the meeting of the Council Committee on Environment and Economics (CCEE) and complimented Ms. Keller for her leadership.

Ms. Keller added that it was a very productive meeting. She said that the committee will be asking the council to be given an additional charge regarding the Hyundai application for an expansion of enterprise zone benefits. The issue was flagged for discussion at the end of the agenda item, time permitting.

C. Day of Caring

Mr. Farr noted that September 14 was United Way's Day of Caring and asked everyone to join him and others and volunteer to help in the community.

D. People's Weekly World

Mr. Hornbuckle said the fund-raising goal for the People's Weekly World was surpassed.

E. Fluoride Initiative

Mr. Hornbuckle offered to advise whoever has filed the initiative for fluoridation of the City's water on signature gathering.

F. Improvements at Charnelton Park

Mr. Hornbuckle expressed appreciation for the re-landscaping of the park at Charnelton Street and 17th Avenue.

G. Eugene Celebration

Mr. Boles said he will be unable to ride on the council's float in the Eugene Celebration Parade; however, RELF (real, excitable, little fellow) will ride on it.

Mayor Bascom said the opening ceremony would include awarding certificates to each of the 26 people that worked on the design of the original mall and rededicating the Broadway mall. She also distributed a list of tunes that the council will sing and dance to on the Council/Planning Commission float.

I. Environmental Issues

Mr. Boles reported that the ozone hole was twice as big as it was last year reflected upon the community's belated and token efforts locally. He called attention to the International Climate Change Commission's report that global warming is a fact. He distributed an article from the July 21, 1995 Science Magazine called "Environmental Unknowns" and a video on "worst case scenarios."

K. School Safety

Ms. Nathanson reminded the council that public schools were back in session and motorists should be encouraged to use caution and reduce speeds. She said she appreciated a specific line item on the budget for traffic calming.

L. Sidewalk Improvement Program

Ms. Nathanson expressed appreciation for the Sidewalk Improvement Program and the addition of street trees.

M. Affordable Housing

Ms. Nathanson said she and councilors Keller and Farr will be submitting a piece to The Register Guard on affordable housing.

N. Fire Redeployment

Mr. Torrey encouraged everyone to complete and submit their fire redeployment ballots. Ms. Swanson Gribkov said the voting deadline is 5 p.m. on September 19.

O. Crime Activity in Parks

Mr. Torrey said he will raise the issue of crime activity in parks in the Council Committee on Public Safety's (CCPS) meeting and call for a council recommendation.

Mr. Laue said the issue of crime in various parks has come to his attention several times and it would be discussed at the next meeting of the CCPS along with the Sheriff's proposed ballot measure.

P. Public Works Department Issue

Mr. Torrey complimented the Public Works Department for its handling of a neighborhood sidewalk issue in his ward.

Q. Washington/Jefferson Task Force

Ms. Keller said that she has attended Washington/Jefferson Task Force meetings for the last three years and invited anyone concerned with neighborhood issues such as that highlighted by Mr. Torrey to attend. She said the intercommunication between departments was commendable and an embodiment of community policing.

R. Housing Policy Board

Ms. Keller noted that there will be four openings on the Housing Policy Board for at-large members and encouraged applications from a broad range of people.

S. Human Rights Commission Retreat

Ms. Swanson Gribkov reported on the Human Rights Commission (HRC) retreat. She reminded the council that there will be joint meeting with the commission in October to share the commission's work plan.

T. Community Partnership for Gang Prevention

Ms. Swanson Gribkov asked Mr. Laue for time on the CCPS agenda to report on the Community Partnership for Gang Prevention's project on community mapping of gang issues in Lane County.

U. Intergovernmental Human Services Committee

Mr. Laue reported that the Intergovernmental Human Services Committee (IHSC) has approved \$5,900 toward a homeless shelter. He said proponents had applied for \$30,000 and wished to address the council on the issue of a site. He said he will distribute background information and a ballot for the council's input.

V. Willamette Street Improvements

Mr. Laue expressed appreciation for improvements to south Willamette Street, adding that Marshall Peter of the HRC's Committee on Accessibility expressed concern about accessible parking for the disabled and he was referred to Les Lyle, Public Works, to discuss the issue. Mr. Laue asked that that committee be consulted during planning of the Willamette/Broadway Plaza.

W. Bureau of Land Management Award

Mayor Bascom noted that the Bureau of Land Management (BLM) had presented an award to the City for its work around Stewart Pond.

X. New State Juvenile Crime Law

Mayor Bascom said the State Attorney General has delivered a video on the new juvenile crime law and asked that councilors view it.

Y. "Rail-Volution" Conference

Mayor Bascom announced the "Rail-Volution" Conference in Portland on September 17-18, adding that she would be part of a panel to present information on Cascadia. She noted that the Mt. Rainier Train has changed its name to Cascadia.

Z. Western Conference

Mayor Bascom indicated that the council packet will include information on the Western Conference on growth management that she recently attended.

AA. Sheriff's Tax Proposal

Deputy City Manager Linda Norris said the County Board of Commissioners has asked to discuss the Sheriff's tax proposal with its intergovernmental partners. She asked for time on the September 18 council agenda to brief the council on the proposal and suggested inviting the Sheriff and County Administrator Bill Van Vactor.

Mr. Boles said he welcomed the County's presentation but believed the issue should not be processed outside the Metropolitan Policy Committee (MPC). He added that he was not interested in increasing the Sheriff's budget without some substantial structural changes in the relationships among the public

safety departments. He said he would raise the issue at the MPC's September 14 meeting.

Ms. Nathanson said the council needed to hear about several different issues related to the tax proposal, particularly the impact on the City of Eugene with regard to services and tax assessment of its citizens, and hoped there would be sufficient time to discuss those.

Mr. Laue asked for council direction to the Council Committee on Public Safety (CCPS) following the September 18 council discussion. He also asked to be kept apprised of the MPC discussion.

Ms. Keller said the issue should not be processed by the council at the September 18 meeting, agreeing with Mr. Boles that the proposal should be discussed at MPC and any recommendations should come to the council from its CCPS. She added that a briefing would be helpful.

Mr. Hornbuckle said he opposed a briefing unless there is an opportunity to respond to the proposal, adding he opposed the proposal because of its impact on homelessness--increasing the price of housing.

Ms. Swanson Gribkov said at some point there needed to be a discussion about regional public safety issues and funding.

Mr. Torrey expressed disappointment at having the front page article on the tax proposal appear in the newspaper, piling by comparison the City's fire redeployment measure, without prior knowledge or communication between the two jurisdictions.

Mr. Boles asked for written material on the proposal from the Sheriff and Mr. Van Vactor for the council's September 14 packet.

There being sufficient time, the council returned to the item flagged earlier in the meeting.

B. Council Committee on Environment and Economy (Continued)

Ms. Keller said the CCEE has discovered areas of concern that might be appropriate for discussion with Hyundai that are not necessarily related to funding. The committee wishes to be asked to outline agreement items and parameters with Hyundai by reviewing those concerns with staff and making recommendations for the council.

Ms. Nathanson said she was confident that the committee would cover the issues sufficiently but asked to participate in the discussion from the outset since the site is in her ward.

Mr. Boles said the committee would distribute written material and interested councilors could attend any or all meetings.

Mr. Torrey said it was important to recognize that it was at the council's request that the issue has been brought to the table, adding that the entire council should be involved to build consensus.

Mr. Farr agreed with Mr. Torrey's comments.

Mayor Bascom expressed concern that those meetings may be construed as council meetings.

Ms. Keller moved, seconded by Mr. Boles, to add to the work scope of the CCEE a review of the outlying potential options for negotiations with Hyundai regarding its two-year expansion, and bring a proposed outline of agreement items for the council's approval. The motion passed unanimously, 8:0.

III. CONSENT CALENDAR

Ms. Keller asked to remove the council minutes of July 12, 1995, and Item C, Council Officers Recommendations, from the consent calendar.

- A. Approval of City Council Minutes of June 26, 1995, Dinner Work Session; July 7, 1995, Special Meeting; July 10, 1995, Meeting; July 12, 1995, Lunch Work Session; and July 18, 1995, Special Meeting.
- B. Approval of Minutes, Findings, and Recommendation of the Hearings Official and Adoption of a Resolution Forming a Local Improvement District for Aberdeen Street.
- C. Ratification of Council Officers' Recommendation of September 7, 1995.

Ms. Nathanson moved, seconded by Mr. Laue, to approve the remaining items on the City Council Consent Calendar.

Roll call vote. The motion passed unanimously, 8:0.

There being sufficient time, the council addressed the items removed from its calendar next.

Minutes of July 12, 1995

Ms. Keller asked that the following corrections be made to the minutes of July 12, 1995: 1) change the third sentence in paragraph two on page 6 to read "Ms. Keller expressed interest in studying the design implications of going forward with the other bridges before the second Ferry Street Bridge span."; and 2) change the second sentence in the second paragraph on page 7 to read "She also reminded the council that the committee had been split before coming to the council, indicating that more work needed to be done."

Mr. Farr said he remembered someone saying that the council was split before the issue went to the ballot. Ms. Keller responded that within the context of the discussion described in the paragraph, her amendments were correct.

Ms. Nathanson moved, seconded by Mr. Laue, to adopt the minutes of July 12, 1995, as amended. The motion passed unanimously, 8:0.

Council Officers' Recommendations

Ms. Keller took exception to comments attributed to her in an article and the "spin" the editorial board of The Register Guard had put on it. She clarified that in her comments at the Council Officers' meeting, she asked to discuss, as a council, whether the council would take charge of the timing of replacing the City Manager. She said there were a number of issues that the council needed to discuss, adding that a potential ballot measure would include a charter amendment that significantly changes the relationship of the City Manager and the Council. Ms. Keller expressed concern about having a new council select the new City Manager, adding that she wished to go through the process of replacing the manager under an interim manager instead of under the current manager. She said her request to hold a council discussion on the issue was not reflected in the Council Officers' recommendations and asked to have them amended. Mayor Bascom noted that the officers agreed to continue discussion of the request at their next meeting on October 3.

Ms. Keller moved, seconded by Mr. Hornbuckle, to schedule a council discussion on the process and timing for hiring a new City Manager.

Mayor Bascom noted that the time allotted for this item had ended.

Mr. Boles moved, seconded by Ms. Keller, to extend the discussion by ten minutes and the time be taken from the Plaza Design Process. The motion failed, 5:3, with councilors Boles, Hornbuckle and Keller voting in favor.

At Mr. Boles request, City Attorney Glenn Klein ruled that when there remained on the floor a motion and the time for the item had ended, the council could either proceed immediately to a vote or go on to the next item, in which case the motion stays on the floor, i.e., falls away. The Mayor or presiding officer chooses one of those options and if anyone disagrees, they can appeal that ruling to the council. Mayor Bascom chose the second option, going on to the next item.

IV. CONTINGENCY FUND REQUEST CONCERNING RENTAL HOUSING FOR VERY LOW-INCOME FAMILIES

Richie Weinman, Planning and Development Department, indicated that St. Vincent de Paul Administrator Terry McDonald was in the audience to answer questions. He reminded the council that the project in question was part of the Walnut Grove project. He displayed material that identified the project

location, noting that there were 24 duplex units of very low-income housing and six lease-to-own housing adjacent to the project. Mr. Weinman said the council has traditionally used Contingency Fund money to pay for permit and other charges for such projects by contracting for services with providers. He said three-bedroom units would rent for \$350 and two-bedrooms for \$295.

Ms. Nathanson moved, seconded by Mr. Laue, to direct the City Manager to enter into a contract for services needed to facilitate providing rental housing for 24 very-low-income households and authorizing the expenditure of up to \$90,000 from the Contingency Fund to cover the cost of the contract.

Mr. Torrey asked council officers to schedule a discussion of the Contingency Fund and for information from Mr. Weinman on the median incomes of the targeted group.

Mr. Laue established that the fund balance was \$511,000. He agreed that there needed to be a council discussion, particularly if the council will continue to pay fees for such projects. He added that the funding source also needed to be identified.

Mr. Boles said he welcomed suggestions from the Council Committee to Finance Affordable Housing. He ascertained that the funding request was for 100 percent of the fees. In response to Mr. Boles' question, Mr. Weinman said that the only exception was some of the NEDCO Field of Dreams homes, which were lease-to-own.

Ms. Swanson Gribkov said she was supportive of the project but was concerned with using the Contingency Fund in this way. She said she hoped the fund would be included in the multi-year funding strategy discussion, adding that a designated source should be identified for this purpose.

Ms. Norris corrected the balance amount of the Contingency Fund to \$481,000. She noted that the issue of SDCs and permit fees for low-income housing will be included in the September 20 council discussion of the multi-year funding strategy.

Ms. Keller pointed out that the council's goal for 100 units amounted to about \$380,000 in permit fees, adding that any money the council does not approve would come directly out of the "renters' pockets." She expressed support for the motion and said that the Housing Policy Board would discuss recommendations for the council on the sequencing of projects.

Ms. Nathanson added her concern with using the Contingency Fund for these requests. She expressed support for the motion, noting it was consistent with the council's social, environmental, and design goals. She thanked everyone involved in the issue.

Roll call vote. The motion passed, 7:1; Mr. Hornbuckle opposed.

V. BROADWAY/WILLAMETTE PLAZA DESIGN PROCESS

Jan Bohman, Administrative Services Department, called attention to staff's September 13, 1995, memorandum to the council distributed earlier in the meeting regarding the Citizen Involvement Committee's (CIC) concern about the compressed time line for the process. She said the council is being asked to direct staff to proceed with the design process, appoint a council ad hoc committee whose charge would be to develop a conceptual design for the Broadway/Willamette Plaza, and consider if another citizen member should be added to the committee. The request includes recommendation of a target budget of \$250,000 for that work from the Urban Renewal Fund. Ms. Bohman said staff's recommendation with regard to public rest rooms, a long-standing issue, is that they are not needed, in part because Lane Transit District (LTD) plans to include them in the new transit station downtown. In response to the concern with the time line raised by the CIC, she said, staff added a week to the process to allow time for additional public input. The committee should have its recommendation by the beginning of November. Ms. Bohman said staff was also developing an interested parties list to distribute and people would be encouraged to participate in the meetings. She said she would make sure that a representative from persons with disabilities would be included in that list.

Ms. Nathanson noted that there existed a set of rest rooms one-half block from the plaza. She cited the similarity of this process with that successfully led by councilors Laue and Torrey on the Willamette Street reopening.

Ms. Keller was opposed to appointing a committee, adding she favored a design competition, with a series of juries, one of which could be citizens. The public could then vote on a design, and the money being requested could be spent on prizes. Before embarking on the process, she added, the council should make sure that funding is available and discuss whether that is the best use for it.

Ms. Swanson Gribbskov said including a person with disabilities on the committee is very important and the HRC should be asked for recommendations. She raised the notion of having a design competition after the concept was decided upon.

Ms. Nathanson said if money was not available to complete the project, it could be sequenced. She said that given the vast number of ideas for use of the space, she favored a committee approach under the guidance of the Lane Arts Council and with broad public involvement. She added that a design competition would not answer the fundamental question of how the space should be used.

Mr. Farr said that the length of process was not as important as the quality of citizen input. He supported broader recruitment of people for the citizen pools and said he believed the money would be well-spent because the area under consideration was the center of Eugene and care should be taken in its design.

Mr. Boles recalled that the council's original intent was to minimize the costs associated with this process--something inconsistent with setting up a council committee with staffing and a design consultant. He also favored a design contest to "unleash the creativity of the community." If the motion passed, he said he would offer an amendment to add a representative from the HRC Accessibility Committee and at least one more person from the voter pool. He said he shared the concern with setting up expectations without having identified the funding, calling it irresponsible behavior.

Mr. Torrey recalled that the Willamette Street Design Committee did not include the plaza because it did not qualify for County road funds--one of several funding sources for that project. He said he supported the motion with Mr. Boles proposed amendments and the addition to the committee of a CIC member to see how workable these short term-committees are.

Mr. Hornbuckle favored a design contest, adding the council could reject all entries if it saw fit. He said the project was an appropriate use of Urban Renewal Funds.

Mr. Laue agreed that a concept should be developed first if a competition was held. He recalled that the Willamette Street Design Committee discussed the plaza to the extent that its design needed to be compatible with the street design, adding that that was what the council was trying to accomplish. He said the council did not anticipate spending any money until a source was identified and a concept was approved. He said the motion did not preclude a design competition once the committee had made a concept recommendation that the council could approve.

Ms. Nathanson moved, seconded by Mr. Laue, to approve appointments, as nominated, to the Broadway/Willamette Design Committee, and to direct staff to proceed with the process as recommended and discussed to develop a conceptual design and cost estimate for the plaza.

Ms. Keller noted the lack of cost figures for support of the proposed committee and added that if the motion is defeated she will move to hold a competition.

Ms. Nathanson reiterated that the motion simply asks for development of a concept. With regard to amassing the most creativity possible, how much more creative could a committee be than those members proposed, she asked.

Addressing a question from Mr. Boles, staff indicated that the committee would be staffed by City staff. He said he favored the original proposal to have the work completed by a group of independent citizens outside the City organization. He said having both a committee process and a design competition were incompatible notions.

Mr. Boles moved, seconded by Ms. Swanson Gribkov, to amend the motion to include adding one more person from the voter pool and an appointee by the HRC from its Committee on Accessibility, and

to invite the CIC to participate by appointing a member to the committee if it wishes.

Ms. Keller favored the amendment but not the motion.

The motion to amend passed unanimously, 8:0.

Mayor Bascom reminded the council that bids for the work will be released in November. Ms. Norris added that staff believed it was important that City staff be involved to coordinate it with the bidding process and any other work going on in the streets. She indicated that staffing the committee would cost \$12,000 to \$14,000, which included the consultant.

Mr. Hornbuckle suggested that the committee members be allowed to select their own chair. He said that self-selected committees through a community contest could be counted on to be more productive qualitatively and quantitatively.

Mr. Torrey expressed support for the motion.

Ms. Nathanson said she regretted the disagreement between the committee and competition processes but believed that the proposal was most productive.

The motion passed, 5:3; opposed by councilors Boles, Hornbuckle, Keller.

Mr. Boles asked that the committee identify its charge for approval by the council.

Ms. Keller asked officers to schedule a discussion of the Urban Renewal Fund.

Ms. Norris said the project's projected costs will be included in the multi-year funding strategy discussion.

VI. APPOINTMENT: METROPOLITAN WASTEWATER MANAGEMENT COMMISSION

Ms. Nathanson moved, seconded by Mr. Laue, to appoint Ruth Duemler to the Metropolitan Wastewater Management Commission.

Mr. Torrey expressed support for the appointment.

Ms. Keller raised the issue of the date of Ms. Duemler's application.

Roll call vote. The motion passed unanimously, 8:0.
The meeting adjourned at 1:20 p.m.

Respectfully submitted,



Michael Gleason
City Manager

(Recorded by Yolanda Paule)
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