

MINUTES

Eugene City Council
McNutt Room--City Hall

January 31, 1996
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 January 24, 1996, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

I. APPROVAL OF THE ORDER OF THE AGENDA

Mr. Laue moved, seconded by Ms. Swanson Gribskov, to approve the order of the agenda. The motion passed unanimously, 7:0.

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

A. Flooding at Hyundai Site

Mr. Hornbuckle requested a report on the work of City employees in the flooded area of the Hyundai site.

Ms. Keller arrived at the meeting.

B. Election

Mr. Hornbuckle noted that in the last election, Ron Wyden won the U.S. Senate seat with less than a 51 percent majority, adding that he would submit a newspaper article explaining the phenomena.

C. Noise Variance

Mr. Boles requested the City's history of noise ordinance variances and expressed concern that the only previous noise ordinance variance ever issued for a construction project was for two days.

D. Centro LatinoAmericano

Mr. Boles asked for the status of the Centro LatinoAmericano Contingency Fund request. Pam Berrian, City Manager's Office, said the request had been submitted and was on the council's February 14 agenda.

E. Council Mail Bag

Mayor Bascom distributed information to councilors Laue, Swanson Gribskov, and Keller on Portland's "cheap and skinny" street program, prison labor, and low-income housing, respectively.

F. Youth Programs

Mayor Bascom reported on recent City-sponsored youth programs, including an invitation to 1,300 high school students to attend a dress rehearsal for the Mult Center's presentation of "Le Boehme" and a similar invitation for its production of "Carmen" last month, attendance of 5,000 grade school and middle school's students to an orchestra program, distribution of 53 free tickets to students to a concert by Itzhak Perlman, and a \$100,000 allocation for the center's endowment program for children's outreach programs.

G. Lane Council of Governments (LCOG) Board

Ms. Swanson Gribskov reported on the last LCOG Board meeting, noting that one of the major items was the enhanced 9-1-1 service to be installed in Lane County.

H. City's Building Permitting Process

Mr. Farr said he continues to work on streamlining the building permit process with the Homebuilders Association and staff, expressing concern that delays in issuing permits add cost to housing, low-income and otherwise. Mr. Boles flagged the item for discussion at the end of the agenda item, time permitting.

I. Minimum Wage

Ms. Keller urged support of a local initiative to increase the minimum wage, noting it was sponsored by Oregon's Public Employees Union, Oregon Fair Share, and the Eugene-Springfield Solidarity Network. She added that she would circulate a letter of support for individual signatures.

J. Police Academy Graduation

Ms. Nathanson reported on the Police Academy graduation of 14 new officers, thanking Mayor Bascom and Mr. Laue for their comments, and adding that she was very impressed by Chief Len Cooke's comments, which emphasized the need for the department's connection with the community.

City Manager Linda Norris expressed appreciation for the council's support of the department.

K. Council Requests of Staff

Ms. Morris reported on the status of several council information requests, noting some have been distributed in the council packet and others are forthcoming.

There being sufficient time, the council returned to items flagged for discussion.

H. City's Building Permit Process

Mr. Boles said the permit process was a "purchasable" service, and if the development community was concerned about the turnaround time, it could provide support for additional staff. Otherwise, he added, the council should wait for staff's analysis to decide on a course of action. Mr. Farr noted that the City's turnaround time averaged eight weeks, much longer than other Oregon communities.

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

III. SELECTION OF HOUSING DEVELOPER FOR BROADWAY AND CHARNELTON SITE

Mike Roberts, Broadway/Charnelton Design Committee Vice Chair, reported on the committee's recommendations for engaging Lorig Associates & NBBJ to develop the site for housing.

Mr. Torrey noted that he and three other councilors were involved with the committee, adding that a second developer who submitted a creative proposal was not interviewed because it could have meant re-opening the entire process.

Mr. Boles said he was comfortable with the committee's recommendation but disappointed by the City's "bureaucratic" response to the Eugene Community Trust proposal which, although not as responsive to the request for qualifications (RFQs) as crafted, was more imaginative with respect to transportation issues and compact urban growth. He said he looked forward to that concept's application in subsequent developments and asked staff to identify those opportunities.

Ms. Nathanson said she was pleased with the process in general and commended the plan's inclusion of housing with the parking structure and the project's transition area with the surrounding neighborhood. She noted that the Land Use Measures Task Force had identified areas where some innovative concepts may be tried.

Ms. Keller said she was excited about the process and the outcome, given the range of "players." She added that she was particularly happy that Lorig Associates have indicated a willingness to discuss incorporating a low-income housing component.

Ms. Swanson Gribkov said the process worked well and asked for a definition of the phrase "10 percent upside" in the proposal.

Mr. Hornbuckle disagreed with Mr. Torrey's comment that interviewing the other developer meant re-opening the process, adding that the RFQ specifically indicated that all proposals could be rejected. He believed that the other proposal was so compelling that it merited rejecting both proposals in order to have the two reapply. Mr. Hornbuckle said it also would have helped the City's credibility with its advocacy for affordable housing to favorably consider the Trust's proposal.

Mayor Bascom said Lorig Associates has an impressive track record that could not be ignored, adding that she also was very interested in the alternate proposal and the council should assist in identifying an appropriate site for applying some of its concepts.

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to accept Lorig Associates & NBBJ as the housing developers for the Broadway/Charnelton site and direct the City Manager to enter into an exclusive negotiating agreement.

Mr. Laue spoke in favor of his motion, adding that he also appreciated the Trust's proposal and hoped the concepts can be incorporated in other projects.

Addressing a question from Ms. Swanson Gribkov, Lorig Development Team member Hugh Prichard said that the "10 percent upside" phrase meant that the City would receive 10 percent of the gross cashflow annually (after expenses and debt services) and a portion of the sale price (if the project sells) return without incurring any liability or risk because it would not be an owner in the development. In response to a follow-up question, Bob Hibschwann, Planning and Development Department, explained that the contract/agreement could describe disbursement of the City's proceeds--likely the Urban Renewal Fund or a low-income housing fund. Ms. Norris added that staff would make a recommendation for the council's approval.

Ms. Nathanson described the committee's process in arriving at its recommendation, saying it did a thorough job of developing questions to ensure that whatever developer was chosen, it had the ability to complete the project as proposed and to assure that the public's liability was not an issue.

In response to a question from Mr. Farr, Mr. Roberts said all the units would be offered at market rates.

Mr. Torrey assured the council that although only one respondent was interviewed, the process was fair.

Ms. Keller thanked the committee for its work and urged the council to move forward with consensus, adding it was important to show the community that the City can accomplish this.

Mr. Hornbuckle raised a complaint about the "economic relationship between those who sell housing as a commodity and those need housing," asking where's the public interest.

Mr. Roberts clarified that the selection was for a team member, not a development proposal. He explained that Lorig was chosen as a team member and that the actual project design will be developed in cooperation with the garage developer.

Ms. Norris said the design would be presented to the council in May or June.

Addressing a question from Mr. Farr, Mr. Roberts said the final number of units will be settled when the two project architects consult with each other about the designs.

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

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

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to allocate \$230,000 in parking funds for parking garage preliminary design services and a parking bond feasibility analysis.

In response to a question from Mr. Farr, Mr. Hibschiemann said there remained in the Parking Reserve Fund in excess of \$2 million, with an annual contribution of about \$200,000.

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

IV. EXECUTIVE RECRUITER FIRM SELECTION

Warren Wong, Administrative Services Director, introduced personnel analyst Michelle Cline, who he identified as the staff analyst assigned to the project. He said the meeting packet was the response to the City's request for qualifications for executive recruiting firms. He noted that, of the 15 responses, the group identified by staff as category 1 were the most responsive to the request and the costs were reasonable.

Ms. Nathanson pointed out what she perceived as an inconsistency in the categories and wondered what distinguished category 1 firms from those in category 2. Ms. Cline said the firms in the first category had extensive experience in placing city managers and chief executive officers (CEOs) within the region and the proposals showed they had the depth of knowledge required, adding that some also had previous experience recruiting for Eugene. She said the second group were also well-qualified, but for one or more reasons were not as desirable as the firms in the first group. Addressing a follow-up question, Ms. Cline said experience in the western region was important

Because many of the candidates interested in the position would be coming from within the region, and recruiting firms would more likely be in contact with these candidates if they previous experience in the western region.

Mr. Boles said none of the proposals were responsive to the questions asked in the RFQs, and most sent "boiler room" responses with cover notes referencing the document. He suggested picking three to five firms and asking for more specific written responses and performance indicators as part of the process before interviewing.

Mr. Wong said he was not sure of the firms' response for more specific information. He commented that five firms may be too many and that the number of firms could probably be narrowed to two or three.

Mr. Laue suggested finding out if there was council consensus around two or three firms; if so, he recommended that the council proceed with Mr. Boles' suggestions.

Mr. Hornbuckle suggested preference voting to reduce candidates to three and following through with Mr. Boles' suggestion.

Mr. Boles suggested referring the selection of a preference voting process for deliberation to council officers, and in the interim, polling the council to assess consensus.

At Mayor Bascom's request, Mr. Boles repeated his suggestions as preparation for conducting the interviews: 1) request written responses to the original questions in the RFQ; 2) request written responses to the draft interview questions; and 3) conduct an investigation of the performance of the firms.

Mr. Laue gave the polling results, noting majority support for three firms, all in Category 1. He suggested the council close on those three. The council agreed.

Mr. Boles suggested offering firms a \$500 bonus for their written responses, with \$1,000 for the successful respondent.

Upon request, Mr. Klein opined Mr. Boles' suggestion was possible.

Mr. Hornbuckle noted that the firms all had access to the same people so it would be hard to "go wrong."

Mr. Laue moved, seconded by Ms. Swanson Gribkov, to interview David M. Griffith & Associates, The Mercer Group, and Norman Roberts & Associates, Inc., in order to select an executive search firm to assist in the recruitment and selection of a new City Manager, with the following provisions: 1) that they respond to specific questions selected by the council from the RFQ; 2) that they respond in writing to draft interview questions selected by the council; and 3) that the council receive some indication of

recent performances in communities where they have done recent work.

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

Ms. Swanson Gribkov suggested combining related ideas to reduce the number of questions for which written responses are asked.

Mr. Boles suggested firms be allowed to reference documents in response to the questions posed as an option to responding to the questions directly.

Ms. Keller was opposed to Mr. Boles' suggestion for referencing documents. She said the task of screening the questions and recommending a process was better suited for staff or a subcommittee.

Ms. Keller moved, seconded by Mr. Laue, to refer the process to staff for refinement.

Ms. Swanson Gribkov agreed with Ms. Keller, adding that council members with suggestions should give their input to staff.

Mr. Wong said staff would reduce the number of questions to six or eight, but the key issue in the interview was the interaction/compatibility between the recruiter and the council.

The motion passed unanimously, 8:0.

The meeting adjourned at 1:15 p.m.

Respectfully submitted,

Linda H. Norris

Linda H. Norris
City Manager pro tem

(Recorded by Yolanda Paule)
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