

MINUTES

Eugene City Council
McNutt Room--City Hall

November 13, 1995
5:30 p.m.

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

The adjourned meeting of November 8, 1995, of the Eugene City Council was called to order by Her Honor Mayor Ruth Bascom.

Mayor Bascom announced the resignation of City Manager Mike Gleason effective January 12, 1996, and named Deputy City Manager Linda Norris as Acting City Manager.

I. APPROVAL OF THE ORDER OF THE AGENDA

Ms. Nathanson moved, seconded by Mr. Laue, to approve the order of the agenda. The motion passed unanimously, 8:0.

II. CITY COUNCIL DINNER WORK SESSION

A. Work Session: Report on Funding Low-Income Housing Permits-- Multi-Year Financial Planning

Staff Presentation

Abe Farkas, Planning and Development Department, said staff was seeking direction from the council on the most appropriate mechanisms to continue funding SDCs (systems development charges) and permit fees for the future of low-income housing. He noted that about 6 to 7 percent of the cost of one unit goes toward SDCs and permit fees. He reported that the City since 1992 had committed approximately \$400,000 in general fund money for that purpose on a case-by-case basis. Mr. Farkas said the City has obligated about \$316,000 this fiscal year in general fund money for two projects, Woodleaf Village and Laurel Gardens. Should all projected housing projects materialize in FY97, the total estimated SDC and permit expenditure would be \$695,000. Should the utility tax measure pass in March and if production is not stifled by NIMBYs (not in my back yard), BANANAS (build absolutely nothing anywhere near anyone), or CAVES (citizens against virtually everything), he said, about 170 units could be produced on an annual basis, with SDC/permit charges of about \$550,000 to \$650,000. Mr. Farkas referred the council to a chart in the

meeting material that outlined seven different options, including building 107 units whose SDCs and permit fees would be covered in full by the utility tax, assuming it passed.

Council Discussion

Mr. Boles said he favored whatever mechanism the council chose; however, he was not supportive of something that pretended the costs did not exist, i.e., waiving fees.

Ms. Keller agreed, saying such fees should be recognized explicitly so it is apparent to people how much the City is contributing to low-income housing. She said she understood from previous discussion that the City would continue the existing level of funding, with SDCs/permit fees for new additional units funded by the utility tax. She said this amounted to an additional 100 units per year, above and beyond what was currently being built.

Mr. Farr cautioned against giving the perception that the council was shifting the burden from the general fund to the utility tax, adding that the tax will be more favorably looked upon by the public if it goes toward "bricks and mortar."

In response to a question from Mr. Laue, Mr. Farkas said that, as an incentive, the City currently offers financing at 8 percent spread over 10 years for SDCs, but most developers choose to pay the fees out front. Mr. Laue agreed with Mr. Farr that the utility tax should not be overloaded and asked staff to investigate the possibility of amortizing the cost of permit fees and SDCs over time as a way of lowering rents.

Mr. Boles suggested reviewing the SDC system, adding that what was needed was a system that works, will stand a legal challenge, and is perceived as fair.

Ms. Swanson Gribkov expressed concern about establishing a general fund line item to support SDCs and permit fees without involving the Budget Committee.

Mr. Torrey supported Mr. Boles suggestion to review the SDC system as there has been much development since that time.

Mr. Boles moved, seconded by Ms. Keller to extend the discussion for 10 minutes and reducing discussion on the next item by the same amount. The motion passed unanimously, 8:0.

At Ms. Nathanson's suggestion, the council conducted a straw poll and reached general consensus on the following: 1) all fees will be accounted for and none will be "waived"; 2) some portion of SDCs/permit fees will be paid for from the proposed utility tax; 3) the charges should be funded at \$150,000 annually from the General Fund in FY '97; 4) a budget line item from the general fund should be established; and 5) the council should develop an allocation policy for such funds.

Mr. Boles reminded the council that if the utility tax measure failed, the council was still committed to finding \$1 million annually to fund such fees for low-income housing.

Mr. Hornbuckle said he was inclined to agree with the council, pointing out that the utility tax was, nonetheless, a regressive tax. He added that he particularly supported a review of the SDC system.

B. Work Session: Lane County Sheriff's Office Tax Levy and City of Eugene Financing for Community Policing

Mr. Laue reviewed the council's direction to the Council Committee on Public Safety (CCPS) and to councilors attending the Lane County Leadership Team meetings addressing the County Sheriff's tax levy proposal.

Judge Wayne Allen, Presiding Judge of the Eugene Municipal Court, described the need for new jail space to meet increased demand. County jail staff echoed Judge Allen's remarks, adding that judges needed the ability to "hold the bottom line," otherwise the system is perceived as bluffing and the result is a revolving door system and lack of accountability.

In response to a question from Ms. Nathanson, Judge Allen said he believed the current version of the proposed levy would address the "critical need."

Ms. Swanson Gribkov described the two-tiered levy. Tier 1 applies to City residents and will provide a total of \$59 million over a three-year period. The original figure was \$92 million. She reviewed the components of the proposal, including but not limited to, adding 48 new beds to the jail, reopening of the forest camp, and support for detox and mental health services. She noted that the property tax levy for the City would rise to \$9.05 per \$1,000--well below the \$10 cap. The annual cost per average household is estimated to be \$92.

Ms. Keller expressed concern about the increase over the costs of the current levy--about threefold--and wondered who would oversee the Sheriff's expenditures. She added that she understood the council's direction to be a comprehensive, long-term solution and the sheriff's levy represented a short-term one.

Mr. Laue said the County Board of Commissioners was responsible for fiscal oversight. He added that before the measure was placed on the ballot, the jurisdictional partners had committed to an intergovernmental agreement to do criminal justice planning.

Mr. Boles expressed concern that if the subset of items were not funded the whole package would fall apart. He questioned adding 8 FTE for correction records at a cost equivalent to the added beds, adding that he wanted to insure that record keeping supported rational decision making. He wondered how the forest camp would benefit the municipal court system.

Mr. Laue said he would continue to attend the interjurisdictional meetings to insure that the subset of items mentioned by Mr. Boles was adequately addressed.

Mr. Boles said the Metropolitan Policy Committee was supportive and has offered its offices for dispute resolution, as needed.

Ms. Mathanson said that CCPS reviewed many of the details presented today, including budget line items for the levy, and even though jurisdictions were attempting to work on a short-term solution, the underlying theme was how to get on a long-term track to solve the problem.

At Mr. Torrey's request, Ms. Swanson Gribkov described Tier 2 of the levy, saying it addressed rural Lane County and would cost rural residents \$2.62 per \$1,000 valuation--up from the current \$1.21. The County Board of Commissioners has scheduled a public hearing on the measure for December 11.

Mr. Laue added that councilors tried to focus on municipal interests, within the limited resources, and will continue to meet with Lane County leadership to participate in the discussion. He said the CCPS has recommended supporting the sheriff's levy.

Mr. Hornbuckle called the levy a law enforcement rather than sociological approach to the problem, adding that criminal behavior was caused by social alienation. The "bottom line" approach, he said, was the political system's inability to create representatives who perceived this link to the economic system. He recommended a book entitled The Rich get Richer and the Poor Get Prison. Mr. Hornbuckle described the Sheriff's budget as political blackmail, adding that if the voters say yes, it is because they are left without options.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Nicheal Gleason
City Manager

(Recorded by Yolanda Paule)
cc53013.115

MINUTES

Eugene City Councils
Council Chamber--City Hall

November 13, 1995
7:30 p.m.

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

COUNCILORS ABSENT: Barbara Keller

Her Honor Mayor Ruth Bascom called the regular City Council meeting to order.

I. PUBLIC FORUM

Mayor Bascom reminded those present of the ground rules for public forum. She then opened the public forum.

Tim Ream, 1138 West 12th Avenue, spoke in opposition to the salvage logging rider passed by Congress, stating that he had been camped for 42 days at the Federal Building to oppose the rider. He expressed appreciation to police officers for their understanding, and to the council for the opportunity to speak. Mr. Ream provided the council with a letter, urging council members to consider signing it.

Mayor Bascom told Mr. Ream that the council would have the letter at its Wednesday meeting.

Dave Sweet, 651 East 32nd, said the City Council did not represent the citizens.

John McFadden, 575 Knapp Lane, described himself as a Vietnam Veteran and urged the council to resolve its controversy surrounding the wording on the veteran's memorial in Skinner Butte Park.

Jan Spencer, 283 North Polk, spoke in favor of preference voting and expressed concern that wetlands recommendations from the council's environmental subcommittee had been shelved.

Orval Etter, 3080 Potter, provided council with a statement regarding the wording on the war memorial.

Danielle Smith, no permanent address, spoke in opposition to the homeless camping ban ordinance.

Carole Bruhl, 708 West 4th, spoke in opposition to arresting homeless people for camping.

Penny Anderson, 4055 Royal Avenue, told the council that as part of National Hunger/Homeless Awareness Week, it should stop implementing policies that increase the hardships on homeless people. Ms. Anderson also urged homeless people to register to vote.

Ruth Duemler, 1745 Fircrest, supported providing shelter from the weather for citizens, adding that the United States is the only industrialized nation which does not allow its citizens shelter.

Karl Sorg, 2222 Willamette, told the council that court rulings in Florida and Texas had found that camping bans violate civil rights, and Mr. Sorg urged the council to rescind its camping ban.

Kent Faure, 341 East 12th Street, said that low-income housing was not the whole solution to the homeless problem. He also spoke in opposition to the Sheriff's levy, stating that he had received poor treatment at the Lane County Jail.

Misha Seymour, 1313 Lincoln, supported the right of everyone to have a place to live.

David Oaks, 134 Cross Place, representing the Homeless Action Coalition, asked the Mayor to declare an emergency to allow public camping. Mr. Oaks asked for a response to his letter to the Mayor.

Peggy Thomas, 2555 Roosevelt, read a statement regarding homelessness, supporting assistance for homeless individuals.

Jayme Vasconcellos, 944 West 5th, Director of Central LatinoAmericano, told the council about street level drug dealing in the Whiteaker neighborhood. He asked the council to: 1) provide for a streetlight in the alley between Adams and Blair, where the dealing is taking place, and 2) convene a task force to review the drug problem in the area.

Richard Guske, 1005 Clark Street, supported the development of a homeless car camp, stating that relaxing the camping ordinance would be a mistake and would make the Whiteaker neighborhood a campground.

David Zupan, 2209-B Monroe Street, asked the Mayor for an emergency declaration, adding that he did not trust the process to get a car camp.

Wayne Ford, 1019 Fillmore, Homeless Action Coalition, expressed support for the proposed utility tax and acknowledged other positive council actions.

However, Mr. Ford said arresting homeless people amounted to taking their civil rights.

Jennifer Japhet, no address, thanked the council for its positions to help people in need. Ms. Jacket told the council that people like her needed shelter and basics to get a place where they could pursue their dreams.

Graham Pridham, no address, supported helping homeless individuals.

Aaron Wintersong, no address, told the council that homeless people were discriminated against and supported the legalization of hemp farming.

Ramon Montez, no address, told the council that vigilante groups on the bike paths had been threatening some homeless people. He asked for the council's help with this issue.

Mayor Bascom thanked all those who spoke.

II. APPROVAL OF CITY COUNCIL MINUTES

Ms. Nathanson moved, seconded by Mr. Laue, to approve the City Council Minutes of June 28, 1995, lunch work session; September 20, 1995, lunch work session; September 27, 1995, lunch work session; October 2, 1995, special dinner work session; and October 9, 1995, dinner work session. The motion passed unanimously, 7:0.

III. BROADWAY/CHARNELTON SITE DEVELOPMENT TIME LINE--MOTION

Ms. Nathanson moved, seconded by Mr. Laue, to adopt the revised time line as recommended by the committee and described in the staff notes. The motion passed unanimously, 7:0.

IV. PUBLIC HEARING: ORDINANCE CONCERNING WITHDRAWALS FROM SPECIAL DISTRICTS

CB 4553--An ordinance providing for withdrawal of territories (Papazian, EC EU 95-37; Hepner, EC EU 94-38; Scott, ED EU 95-17; Paulson/Allen, ED EU 95-47; Trotter/Stewart, EC EU 95-48; Cronk, EC EU 95-50; Tuski, EC EU 95-59, Ahsley, EC EU 95-53; and Barnes EC EU 95-54) from the River Road Water District and the River Road Park and Recreation District; withdrawal of territories (Hancock, C EU 94-75; Jacobson/Taggart, C EU 95-16; Westward/Spring Creek, C EU 95-33; Geertsens, C EU 95-39; Iback, C EU 95-42; Duke/Awbrey Park, C EU 95-57; and Hebard/Sherman, C EU 95-58) from the Santa Clara Water District; and withdrawal of territory (Farwest Steel, EC EU 95-34) from

the Glenwood Road Water District and the Willamalane Park and Recreation District.

Mayor Bascom opened the public hearing. There were no requests to speak. Mayor Bascom closed the public hearing.

Ms. Nathanson moved, seconded by Mr. Laue, that the bill, with unanimous consent of the council, be read the second time by council bill number only, and that enactment be considered at this time. The motion passed unanimously, 7:0.

City Manager Mike Gleason read the bill by number and title only.

Ms. Nathanson moved, seconded by Mr. Laue, that the bill be approved and given final passage. The motion passed unanimously, 7:0, and became Ordinance 20009.

V. CORRECTIONS TO NATURAL RESOURCES IMPLEMENTATION CODE AMENDMENTS

CB 4554--An ordinance correcting Sections 9.262 and 9.264 of the Eugene Code, 1971.

Neil Björklund, Planning and Development staff, reviewed the proposed corrections as outlined in the staff memo.

Mr. Boles asked whether recommendations made by the Council Committee on Economics and the Environment (CCEE) had been included in this correction. Mr. Björklund responded no, that this action was simply correcting language to reflect the intent of the code.

Mr. Hornbuckle asked whether this action was connected to any wetland fill permit application; Mr. Björklund said it was not.

Ms. Nathanson moved, seconded by Mr. Laue that the bill, with unanimous consent of the council, be read the second time by council bill number only, and that enactment be considered at this time.

Mr. Gleason read the bill number and title.

The motion passed unanimously, 7:0.

Ms. Nathanson moved, seconded by Mr. Laue, that the bill be approved and given final passage. The motion passed 6:1, with Mr. Boles voting in opposition, and became Ordinance 20028.

VI. CONTINGENCY FUND REQUEST CONCERNING RENTAL HOUSING FOR VERY-LOW INCOME FAMILIES THROUGH METROPOLITAN AFFORDABLE HOUSING CORPORATION

In response to a member of the public who wished to speak on this matter, Mayor Bascom said that this was strictly a contingency fund request, and therefore, not an item for public hearing. However, Linda Dawson, Planning and Development staff, confirmed for Councilor Boles that many opportunities for public input had existed on the issue.

Ms. Swanson Gribskov asked for an estimate of the amount of money remaining in the contingency fund, suggesting that this information be included with all requests for contingency funds. Ms. Norris reported about \$653,000 remained in the fund and referred Ms. Keller to the section of the briefing materials containing this information.

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 60 very-low-income households and authorizing the expenditure of \$188,000 from the Contingency Fund to cover the cost of the contract. The motion passed unanimously, 7:0.

VII. CONTINGENCY FUND REQUEST CONCERNING LOOKING GLASS RUNAWAY SHELTER

Galen Phipps, Director of the Looking Glass Runaway Shelter, described the project and noted that the Community Development Block Grant committee had committed \$11,000 to it. In response to questions, Mr. Phipps told the council that his agency had secured enough funding to operate the program around the clock for at least this biennium. He also explained that he was scheduled to meet with the Springfield City Council on Monday to discuss a contribution.

Mr. Laue asked whether this item was more appropriately added to the Human Services Fund Intergovernmental Agreement, rather than a separate contingency fund request. He explained that the Intergovernmental Committee had identified this as a service gap, and that shifting the amount to the agreement would assist in accounting and intergovernmental cooperation. Mr. Gleason said this one-time request for capital needs only was easier and cleaner to process as a contingency fund request at this time.

Mr. Hornbuckle brought up other issues, such as increasing pay for social service workers, stating that these issues need to be reviewed by organizations such as Looking Glass. He also said this was an opportunity for the council and Looking Glass to acknowledge the housing problem.

Ms. Nathanson moved, seconded by Mr. Laue, to direct the City Manager to enter into a contract to purchase construction services for the remodeling of Fire Station 7, and authorize \$49,000 from

the contingency Fund to cover the cost of the contract. The motion carried unanimously, 7:0.

VIII. REPROGRAMMING OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR FY 95/96

Ms. Nathanson moved, seconded by Mr. Laue, to reprogram \$11,000 in FY95/96 unallocated Community Development Block Grant funds to Nonprofit Capital Projects, designated for the Looking Glass Runaway program. The motion carried unanimously, 7:0.

IX. CONTINGENCY FUND REQUEST CONCERNING EMERGENCY HOUSING FOR VERY-LOW INCOME FAMILIES THROUGH THE INTERGOVERNMENTAL HUMAN SERVICES FUND

Mr. Laue suggested this was also more appropriately added to the Intergovernmental Agreement.

In response to questions, Terry McDonald, St. Vincent de Paul Executive Director, confirmed that this program was for families, not singles. However, Mr. Gleason confirmed that day use facilities were available to homeless individuals for food, shower and toilet facilities, and storage.

Mr. Torrey suggested increasing the amount of the contract to \$65,000, directing \$25,000 to the Intergovernmental Human Services Committee (IHSC) to develop a program to address the need for facilities for individuals. He added that he would urge other governmental partners to participate in the effort.

Mr. Boles said he was sympathetic to the idea, but wanted to keep it separate. Mr. Torrey agreed, asking to add the item to Wednesday's agenda.

Ms. Nathanson moved, seconded by Mr. Laue, to direct the City Manager to enter into a contract for services needed to facilitate providing emergency housing for very-low-income homeless during the 1995-96 winter authorizing the expenditure of \$40,000 from the Contingency Fund to cover the cost of the contract. The motion passed unanimously, 7:0.

Mr. Gleason remarked that the Eugene City Council had committed well above \$1 million in the last year to support social service needs in the community. He said he was "stunned" at an earlier public forum comment that indicated the council was not doing anything.

This meeting adjourned at 9:10 p.m.

Respectfully submitted,

Micheal Gleason
City Manager

(Recorded by Hannah Bradford)
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