

MINUTES

Eugene City Council
Bascom-Tykeson Room, Eugene Public Library
Eugene, Oregon 97401

November 21, 2016
5:30 p.m.

Councilors Present: George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Mayor Piercy opened the November 21, 2016, meeting of the Eugene City Council.

1. EXECUTIVE SESSION: Pursuant to ORS 192.660 (2)(e)

The City Council met in an executive session pursuant to ORS 192.660 (2)(e)

2. WORK SESSION: Coordinated Downtown Development

Assistant City Manager Sarah Medary and Central Services Executive Director Kristie Hammitt gave a PowerPoint presentation discussing decision-making and meeting timelines related to coordinated downtown development efforts; overview of City Hall scenarios; re-bid timeline, EWEB project values, and Phase 2 considerations.

Council discussion item #1 – Given range of options and decisions does Council want to proceed with, or postpone, preparation of bid documents for this winter?

- Considering cost and effort that goes into a bid, it wouldn't be prudent to do.
- Not looking to rebid right now; reserve this option for the future.
- Intentions aren't clear now; need to decide where Phase 1 will be located.
- A feasibility study of remodeling the old courthouse for potential Phase 1 is needed.
- More information about timelines and total costs for Phase 1 and 2 is needed.
- Council should make an appropriate decision not a hasty decision; support postponement.

MOTION AND VOTE: Councilor Evans, seconded by Councilor Zelenka, moved to direct the City Manager to postpone preparation of Phase 1 construction documents until Phase 1 site is affirmed by Council. **PASSED 8:0**

Council discussion item #2 – For EWEB scenario, what level of renovation/improvement does Council want staff to assume in project estimates?

- Energy and LED targets are very important; seismic considerations are extremely important.
- Future Phase 2 is not just about cost but about functionality.

- Eventually the goal is to have a City Hall where the public can engage services in one location.
- People want a building that is functional; giving people value for their tax dollars.
- Common theme is to have all services in one area; EWEB building needs a seismic study.
- Important to make the right decision that reflects shared values.
- A comparison of the options to the degree possible is needed.
- Need to be forward thinking; everyone talks about the river and downtown development is moving towards it.
- Stewardship is understanding needs versus wants; need to recognize what is needed.
- Stewardship values were abandoned when the old City Hall was demolished.
- EWEB is in the wrong place and not accessible; need to be close to the County.
- It is foolish to spend an enormous amount on a building that may be useless after an earthquake.
- Downtown is downtown; City government moving to the river is a concern.
- All options get us a consolidated City Hall; EWEB is isolated from downtown.
- A cost per square foot for all options is needed.
- A cost estimate for seismic upgrades of 1.25 and 1.5 is needed

MOTION AND VOTE: Councilor Evans, seconded by Councilor Zelenka, moved to direct the City Manager to cost out an EWEB option using as close to an apples to apples comparison with respect to the values as is practicable. **PASSED 7:1**, Councilor Taylor opposed.

Council discussion item #3 – For all scenarios (A,B,C and EWEB) how much information does Council need on Phase 2 possibilities in order to make Phase 1 decision?

- Need accurate comparisons for Phase 2; EWEB would save a lot on a Phase 2.
- Building a Phase 2 may never happen; not important on where we go for Phase 2.
- Little confidence that voters would support any measure for City hall funding.
- Need to answer the question of where funds for construction of City Hall will come from.
- Conversations about Phase 2 should inform decision, not drive it.
- This is not a building for City Council, but for the community.

3. COUNCIL AGENDA ACTIONS

MOTION AND VOTE: Councilor Evans, seconded by Councilor Zelenka, moved to replace the deadlines identified in the October 10th motion regarding next steps on South Willamette as follows: staff proposal will be due January 31st 2017, with a Council work session to follow, ideally in February. **PASSED 8:0**

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Zelenka, moved to direct the City Manager to prepare an ordinance to bring back to Council before Council goes on break that would exempt the business on River Road from the provisions related to the 1,000 foot buffer. **PASSED 8:0**

The meeting adjourned at 7:59 p.m.

Respectfully submitted,



Chuck Crockett
Deputy City Recorder