

## MINUTES

Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

July 23, 2018  
5:30 p.m.

**Councilors Present:** Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Greg Evans, Chris Pyror

Mayor Vinis opened the July 23, 2018, Work Session of the Eugene City Council.

### 1. Committee Reports and Items of Interest

#### Council Discussion

- Request made for more detailed minutes with a quicker turnaround.

**MOTION:** Councilor Clark, seconded by Councilor Semple, moved to direct the City Manager to prepare for the City Council meeting on Wednesday a resolution sending to voters the following question: "Shall EWEB sell and shall the City of Eugene buy the EWEB administration building for rehabilitation and use as a city hall?" In accordance with EC 2.999(2), the resolution shall include for Council approval the ballot title for the advisory measure.

#### Council Discussion

- Important to put this advisory issue before the voters because there has never been any clear Council direction for city hall.
- Concern expressed because the information about what ultimately happens with the land swap will not be available when community votes.
- There is an enormous amount of detailed and complicated information that the public doesn't have to effectively evaluate this decision; Council was elected to study these issues and make decisions on behalf of those they represent.
- An advisory vote would be more of a beauty contest rather than a way to get a clear idea of where voters think city hall should be built.
- Misconceptions about the EWEB building continue to circulate; the City does not own it and its location does not meet the council goal to maintain city hall in the downtown core.
- Council can still go through the process of reevaluating the EWEB building; sending this issue to the voters in November seems too rushed.
- It is important to see how the public feels about where city hall should be located, but maybe not with this specific question.
- A survey or poll might be appropriate rather than a ballot question.

**VOTE: FAILED 3:5**, Councilors Yeh, Clark, and Evans in favor.

#### Council Discussion

- Suggestion made to broadcast City Council meetings on a channel that everyone has access to, including people who do not have cable.
- Concern expressed about the demolition of houses in Santa Clara park; would like to reconsider this decision.

Mayor Vinis adjourned the meeting of the Eugene City Council and opened a meeting of the Eugene Urban Renewal Agency.

**2. URBAN RENEWAL AGENCYWORK SESSION: Proposed Terms for Downtown Riverfront Affordable Housing Parcel**

Community Development Director Mike Kinnison and Glenn Klein from the City Attorney's Office presented follow-up information regarding specific terms for affordable housing and the possibility of more green space as part of the Downtown Riverfront redevelopment project.

Council Discussion

- Information requested about the appraised value of specific parcels of land is they relate to the proposed affordable housing project.
- Questions asked about selling the affordable housing project site to a housing developer.
- Questions asked about how rent changes based on increase or decrease in family size.
- Questions asked about the developer's business model regarding developing and selling new development.

**MOTION:** Councilor Clark, seconded by Councilor Taylor moved to authorize the Agency Director to sell lot 10A to WDA to build (solely or in partnership with another entity) no fewer than 75 units of affordable housing. The units shall be affordable to households at or below 60 percent of the area median income. **PASSED 8:0**

Mayor Vinis closed the meeting of the Urban Renewal Agency and reopened the meeting of the Eugene City Council.

**3. WORK SESSION: Nuisance Codes**

Inspection Services Manager Rachelle Nicholas and Code Compliance Inspector Philip Hubbard gave a presentation on and outlined possible options for Council to address some consistent issues regarding neighborhood livability.

Council Discussion

- Information requested about foreclosed and abandoned homes and how the City determines who has title to the home.
- The nuisance code is very much in need of updating; it is past time and other cities have some good examples and best practices.
- Need to address some maintenance issues from the perspective of health and safety vs. livability.
- Questions asked about odor issues related to recreational marijuana use.
- Consider putting guidelines on staff regarding appropriate timelines to bring subjects back to Council.
- Questions asked about how long it would take to overhaul and update the code and whether that work could be phased.
- Concerns expressed about the ability to enforce the code and what would it look like and cost to have effective code enforcement.
- Request made for sample motions and actions to take to move forward on this issue.
- Questions asked about potential resources for people who don't have the money to make their houses livable and attractive.
- Make it clear that the City is serious about enforcement and will take steps to deal with code enforcement issues.
- Comments made about how hoarding can be complicated if mental illness is involved.

**MOTION AND VOTE:** Councilor Clark, seconded by Councilor Taylor, moved to direct the City Manager to 1) bring back ordinance language similar to the cities of Corvallis, Portland, Gresham and Salem to address negative effects on neighborhoods caused by vacant buildings, dangerous conditions caused by hoarding, and nuisance odors related to the processing of marijuana in residential zones; and 2) conduct a comprehensive review of the existing nuisance code for additional revisions that may address other modern livability issues, which may include adding a property maintenance code similar to the cities of Corvallis, Portland, Gresham and Salem. **PASSED 8:0**

The meeting adjourned at 6 55:p.m.

Respectfully submitted,



Elena Domingo  
Deputy City Recorder