

MINUTES
Eugene City Council
Work Session
Eugene, Oregon 97401

January 21, 2026
12:00 p.m.

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark and Lyndsie Leech

Councilors Absent: Greg Evans and Randy Groves

Mayor Knudson opened the January 21, 2026 Eugene City Council Work Session in a virtual format.

1. WORK SESSION: Proposed Wastewater Expansion to Serve Goshen, Short Mountain Landfill and City of Creswell

City Manager Pro Tem, Matt Rodrigues, introduced the topic and provided background information. Dan Hurley, Lane County Public Works Director and Vincent Martorello, Creswell City Manager, presented an overview of the proposal including potential service expansion to Goshen, the Short Mountain Landfill, and Creswell.

Councilor Discussion:

- Councilor Zelenka – asked what protections would be added to minimize the impact for Eugene and Springfield rate payers; asked how guarantees would be structured to ensure that new users pay full costs of expansion; asked about the surplus capacity, the buy-in charges and the current amounts to be received from Goshen, Creswell and Junction City; asked about revenues generated by adding the cities into the Metropolitan Wastewater Management Commission (MWMC); stated concern about protecting Eugene ratepayers from financial risk; stated concern that Eugene could subsidize other communities if accounting is not separate; asked about the possibility of having a separate accounting system.
- Councilor Kashinsky – noted advantages received from regional cooperation and collaboration; asked if the wastewater infrastructure planned for Clear Lake includes improvements needed for industrial development; asked if the industrial land analysis for Goshen has been updated since Eugene added new industrial land inside the urban growth boundary (UGB); indicated the potential competition between Goshen and Eugene for industrial development.
- Councilor Yeh – stated appreciation for the memo prepared by MWMC; noted benefits to both Eugene and partner communities for this collaboration; asked about

the recommendation for a regional project manager and expressed support for having a dedicated position; stated support for the proposed expansions.

- Councilor Clark – stated his support for regional cooperation; indicated concern about long-term costs for Eugene; asked about the potential impact to the housing growth requirements and how it would affect Eugene’s need for wastewater capacity; asked how capacity planning accounts for future state-mandated housing production; asked for clarification about the analysis, and whether it just shows the current capacity and not future capacity.
- Councilor Keating – stated his support for regional cooperation; indicated concerns about protecting Eugene rate payers; asked if Lane Community College (LCC) would be included in any expansion and how that might impact future student-housing opportunities; asked about environmental concerns regarding the wetland area in Goshen; requested an environmental impact study to be performed.
- Councilor Zelenka – asked if System Development Charges (SDC) would match true buy-in costs or be lower; indicated previous methods created subsidies by undervaluing capacity; stated Coburg, instead of joining MWMC, bought their own treatment plant due to cheaper costs; asked that benefits be quantified in comparison to Eugene’s financial risks.
- Councilor Clark – stated a lack of new residential land inside Eugene’s urban growth boundary contributes to growth pressures in surrounding communities; stated future boundary discussions should consider these regional impacts.

2. WORK SESSION: 1059 Willamette Redevelopment

City Manager Pro Tem, Matt Rodrigues, introduced Amanda D’Souza, the Development Programs Manager in the Community Development Division who presented an update on the 1059 Willamette Redevelopment Project.

Councilor Discussion:

- Councilor Zelenka – stated his support for the project’s mixed-income goals; asked whether the project remains feasible after several years of increased costs; stated concern about repeated delays and increasing funding needs; indicated that affordable housing projects are exempt from prevailing wage laws; asked about the difference between labor rates and current wage rates.
- Councilor Clark – stated the need for a clear policy framework to decide how much public subsidy is appropriate per housing unit; asked staff to develop evaluation tools for determining the value of future subsidy requests; stated his support for extending the timeline; asked for data that identifies the cost of a subsidized project and its cost per unit basis.
- Councilor Yeh – asked for clarification about the limitations on building projects on the purchased land; stated her support for providing an extension; stated the

- potential challenges if starting with a new developer; indicated the benefit of filling a long-vacant building in the downtown area.
- Councilor Kashinsky – stated the project faces challenges because it combines both market-rate and income-qualified units; asked for guarantees that remaining funding would be secured after the six-month extension; stated if no funding is available then the City may need to approach the project in a different manner.
 - Councilor Zelenka – stated his support for providing an extension; asked about available urban renewal capacity; asked about the capacity to add additional funding if needed.
 - Mayor Knudson – stated appreciation for the development team’s continued work on this project despite challenges; indicated that mixed-income housing in the city center supports long-term revitalization goals.

MOTION: Councilor Leech, seconded by Councilor Zelenka, moved to approve the revised terms in Attachment A and to authorize the City Manager to amend the development agreement consistent with the revised terms included in Attachment A to extend the closing date to August 3, 2026.

VOTE: 6:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, and Leech

OPPOSED: None.

The meeting was adjourned at 1:24 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Rosa Roach)

Link to the webcast of this City Council meeting [here](#).