



Eugene City Council

125 E. 8th Ave., 2nd Floor
Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

April 30, 2014

12:00 PM CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

Meeting of April 30, 2014;
Her Honor Mayor Kitty Piercy Presiding

Councilors

George Brown, President	Pat Farr, Vice President
Mike Clark	George Poling
Chris Pryor	Claire Syrett
Betty Taylor	Alan Zelenka

CITY COUNCIL WORK SESSION

Harris Hall

12:00 p.m. **A. WORK SESSION:
Bethel Community Park/YMCA Lease**

12:45 p.m. **B. WORK SESSION:
Metropolitan Wastewater Management Commission (MWMC) Update**
Mayor: The Eugene City Council will now meet in Executive Session to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed. The executive Session is held pursuant to ORS 192.660(2)(h).

Representatives of the news media and designated staff shall be allowed to attend the

executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.

**time approximate*

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

City Council meetings and work sessions are broadcast live on the City's Web site. In addition to the live broadcasts, an indexed archive of past City Council webcasts is also available. To access past and present meeting webcasts, locate the links at the bottom of the City's main Web page (www.eugene-or.gov).

El Consejo de la Ciudad de Eugene aprecia su interés en estos asuntos de la agenda. El sitio de la reunión tiene acceso para sillas de ruedas. Hay accesorios disponibles para personas con afecciones del oído, o se les puede proveer un interprete avisando con 48 horas de anticipación. También se provee el servicio de interpretes en idioma español avisando con 48 horas de anticipación. Para reservar estos servicios llame a la recepcionista al 541-682-5010. Todas las reuniones del consejo estan gravados en vivo en Metro Television, canal 21 de Comcast y despues en la semana se pasan de nuevo.

For more information, contact the Council Coordinator at 541-682-5010,

or visit us online at www.eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Bethel Community Park/YMCA Lease

Meeting Date: April 30, 2014
 Department: Public Works;
 Library, Recreation and Cultural Services
www.eugene-or.gov

Agenda Item Number: A
 Staff Contacts: Neil Björklund;
 Craig Smith
 Contact Telephone Numbers: 541-682-4909;
 541-682-5334

ISSUE STATEMENT

This work session will provide an opportunity for the council to review and approve lease terms for the lease of land in Bethel Park to the Eugene YMCA for construction and operation of a Y facility to serve the Bethel area. The council is requested to pass a motion directing the City Manager to execute a lease of land to the Eugene Y.

BACKGROUND

In 2009, the Eugene Family Y approached the City of Eugene Parks and Open Space Division and the Recreation Division with a proposal to expand their services in the Bethel area by building and operating a new facility in Bethel Community Park. At the July 17, 2013, City Council Work Session, staff provided the council an update on the park master plan process conducted by the Parks and Open Space Division. In that process, based on the extensive community input, a revised Master Plan was approved by the Parks and Open Space Division, which provides a site adequate for the proposed Y facility on the west side of the park, next to Legacy Street. Additional information regarding the Master Plan revisions and the public involvement process is available on the project website at www.eugene-or.gov/bethelpark. Development of the community center will require either a modification of the existing Conditional Use Permit (CUP) approval or a new CUP approval. Parks and Open Space staff will work with the Eugene Family Y and their contractors to update the existing CUP consistent with changes in the updated Park Master Plan. Prior to embarking on the land use approval process, and assuming the substantial costs associated with that process, the Y has asked the City to enter into a long-term agreement to lease the identified site to be used for the Y facility.

The lease of land in Bethel Park for a new community center built and operated by the Eugene Y would be a significant collaboration and partnership to expand access to recreation services in the community. This is of special importance in the large Bethel area, which is significantly underserved at present. Staff has compiled the following description of community benefits that are expected from leasing land to the Eugene Y for the construction of a community center in Bethel Community Park:

Expansion of recreational services in Bethel area. The Eugene YMCA will raise private funds to construct a community center in an underserved area of Eugene. Currently, the only Recreation Division facilities in the NW quadrant of town are Petersen Barn and Echo Hollow Pool. The City has identified Petersen Barn as inadequately sized to serve the large Bethel area.

Provision of a broad range of recreational services. The Y's services span all age and income groups. A Y facility in Bethel would provide services similar to what the Y provides at its Patterson Street facility: family recreation programs, youth programs from neo-natal through teens, parenting support and education, adult programs, nutrition, health and well-being programs, disease prevention and control programs, child care and camps. Community meeting space would also be available for community groups.

Construction of branch library space. Should the City continue to provide a branch library in Bethel, the Y will raise private funds to construct a 4,000-square-foot space for it, at a capital cost of \$600,000 to \$800,000.

Provision of branch library space at reduced rental rate. If the City continues to have a Bethel Branch Library, the Y will rent the new branch library facility at the same total monthly rent as the current 3,000-square-foot facility is being rented for, which constitutes a 25 percent reduction in cost per square foot.

Construction and management of swimming pool. Eventually, the Y will construct a swimming pool that will replace Echo Hollow at the end of its useful life. This will allow the City to focus future capital investment in a pool/community center in the Willow Creek planning area, where there are no City recreation facilities.

Provision of scholarships to low-income users. According to Y staff, no one is turned away from the Y for an inability to pay. Membership fees range from about \$50/month for a single adult, to \$90/month for a two-person family. Drop-in costs range from \$4 - \$12, and financial aid is available. The Y provides scholarships to low-income users. Last year the Y provided \$658,696 in financial assistance to their users at the Patterson Street facility and off-site child care programs to offset user fees. This included \$443,318 in reduced-rate memberships to serve 4,740 community members (see membership information below).

Staff has reviewed accessibility of the Eugene Y and the City's community centers, and finds that accessibility and affordability is very similar for both. Although the Y is considered a "membership" organization, it is not an exclusive membership organization. In other words, a membership is never required to use Y facilities. Rather, a membership reduces the rate paid per use, while also contributing funds that help support the many community programs the Y provides. The following information about membership was provided by the Y:

Eugene Y membership fees are assessed as a means to generate revenue in support of our cause-driven mission in the community. Membership is not, in intent or implementation, a deterrent to access. All Y services, programs and facilities are accessible at any time to all

members of the community via day passes or multi-day passes. Additionally, the Y provides financial assistance (scholarships) for membership and day pass/multi-day pass fees, in order to keep our promise to never turn any child (or family) away from the Y due to his or her inability to pay. In 2012, the Y awarded \$443,318 in financial assistance to individuals for access to our Y facilities alone ("Y membership"--this figure does not include the financial assistance awarded during the year for all other Y programs).

Based on the comparative accessibility of the Y and City community centers, and on the expected community benefits of providing City park land for a community center built and managed by the Y, staff concludes that it would be both appropriate and beneficial to provide this land in Bethel Community Park to the Y for construction of a community center via a long-term lease.

RELATED CITY POLICIES

The Parks, Recreation and Open Space Project and Priority Plan, adopted by the council in May 2006, lists the following as a Priority 5 project: "Provide major community center on west side of Beltline to serve Bethel." Priority 5 projects were defined as "projects that realize the community's long-range vision for parks, open space, recreation programs and services, but are not anticipated to be completed within the next 20 years."

The council's goal of "Effective, Accountable Municipal Government" and the related outcome of "Public engagement that involves the community broadly" applies to this project. The Parks and Open Space Division led an extensive public process involving hundreds of community members in making the decision to allow a larger community center in Bethel Community Park.

COUNCIL OPTIONS

- A. Direct City Manager to execute a lease of land in Bethel Community Park to the Eugene Y consistent with the proposed lease terms in Attachment A and the map in Attachment B.
- B. Direct City Manager to execute a lease of land in Bethel Community Park to the Eugene Y consistent with lease terms identified by the council.
- C. Take no action.

CITY MANAGER'S RECOMMENDATION

Direct City Manager to execute a lease of land in Bethel Community Park to the Eugene Y consistent with the proposed lease terms in Attachment A and the map in Attachment B.

SUGGESTED MOTION

Move to direct the City Manager to draft and execute a long-term lease with the Eugene Y consistent with the lease terms in Attachment A and the Map of Lease Area in Attachment B.

ATTACHMENTS

- A. Proposed Outline of Lease Terms

Item A.

B. Proposed Map of Lease Area

FOR MORE INFORMATION

Staff Contact: Neil Björklund, Parks and Open Space Planning Manager

Telephone: 541-682-4909

Staff E-Mail: neil.h.bjorklund@ci.eugene.or.us

Staff Contact: Craig Smith, Recreation Services Director

Telephone: 541-682-5334

Staff E-Mail: craig.h.smith@ci.eugene.or.us

ATTACHMENT A**Outline of Terms
Long Term Lease of Land in Bethel Park**

The City (Lessor) intends to lease property to the YMCA (Lessee) so that they may construct and operate a community recreation center in Bethel Park.

Property: The area to be leased contains 189,050 square feet or 4.3 acres, and is depicted in Exhibit A to this Outline of Terms. The land shall continue to be owned by Lessor; Lessee will retain title to all facilities built by Lessee within the lease area, for as long as the lease is in effect. If the lease is terminated or allowed to expire following construction, all facilities will transfer to Lessor at no cost to Lessor.

Lease Cost: \$1.00 per year.

Term of Lease: 25 years, renewable with agreement by both parties in increments of up to 15 years, not to exceed a total of 99 years (ORS 271.310).

Due Diligence Period: Upon the execution of a Lease, Lessee will have a period of 100 days in which to review property information and to conduct on site testing to determine the condition of the property at Lessee's sole cost.

Deposit: No deposit shall be required.

Environmental Condition: During the Due Diligence Period, Lessee will be able to perform environmental investigation to satisfy itself of the environmental condition of the property. The investigations must be scheduled with the Lessor and the results provided to the Lessor for review. Based on the information provided in the environmental assessment, Lessee may either move forward with the lease of the site or rescind the offer to lease the site.

Lease: Following City Council's approval of these terms, Lessee and Lessor shall enter into a formal Lease Agreement consistent with the approved terms.

Financing: Prior to commencement of construction of Lessee's proposed facilities, Lessee shall demonstrate to Lessor that all financing necessary for the project has been secured. Land owned by Lessor shall not be used as security for any financing of structures within the lease area.

Purpose: Lessee is proposing to construct an approximately 60,000 square foot YMCA community center on the site, to provide community center services to both YMCA members and the general community. Both Lessee and Lessor acknowledge that this agreement is of mutual benefit in providing recreational activities, health and wellness services, and education to the community, and pledge cooperation in providing access to these services to all community members.

Permit and Land Use Approvals: Lessee is responsible for complying with all applicable laws pertaining to the development, construction and use of the proposed facilities. The development of a community

center in Bethel Community Park will require either a modification to the existing Conditional Use Permit (CUP) or a new CUP approval for the development of the park, as well as other permit approvals. Lessee will cover all costs of all permit application preparation and fees, except for costs for Parks and Open Space Division staff time to support the CUP application, not to exceed \$25,000, to be borne by Lessor. While the Parks and Open Space Division will provide limited support to the application, this effort is separate from and outside the City's permit review process and in no way implies City approval of necessary permits. If Lessee is unable to obtain permit or land use approvals required to order to construct Lessee's planned facilities, Lessor reserves the right to terminate the lease.

Facility Design and Construction:

- Lessee will be responsible for the capital funding of all phases of the facilities within the leased area.
- Lessee will build a 4,000sf finished space, with both exterior and interior entries, within the leased area to be utilized by the Lessor as a Branch Library. Lessee will own the structure. Lessee will consult with the Lessor for the specific design of the Branch Library component.
- Lessee will determine facility components and design of all phases in compliance with land-use regulations, subject to approval by Lessor.
- Lessee will consider and/or support additional improvements to the proposed facility should Lessor propose and fund such improvements. Depending on the nature, location and magnitude, such improvements may require re-negotiating the lease agreement.
- A future Aquatics center will be a component of the overall design of the facility, but Lessee will need prior approval from Lessor to build an Aquatics facility. If Lessee builds an Aquatics facility, Lessee will be responsible for all capital costs, as well as costs for ongoing operations and maintenance.

Operations and Maintenance:

- Lessee will be responsible for the upkeep and maintenance of all facilities within the lease area.
- Lessee will maintain exclusive operating rights and financial responsibility for all programs and services housed in the facility, excepting any specific agreements made with the City, school district or other partners.
- Lessee will ensure that people of all ages and economic levels will be provided access to the programs and services offered at the facility, comparable to the accessibility offered at municipal community centers, including but not limited to scholarship subsidies.
- Lessee will ensure ongoing access to meeting rooms and classroom space for community use, insofar as such use is compatible with the Lessee's mission and service.
- If the City continues to have a Bethel Branch Library, lessor will be responsible for the monthly custodial and utilities costs, operating costs and cost of furnishings of the Branch Library. Lessor will pay lessee the same total monthly rent the city is paying for the current branch library facility. This lease rate will be reviewed by the parties every 5 years.
- Lessee will be responsible for operating consistent with Lessor's adopted Park Rules.

Parking. Lessee will cover all costs related to construction and maintenance of parking that is required under City Code for the construction of the Lessee's facilities.

Utilities. Constructions of Lessee's facilities may require connections to underground utilities that are outside the lease area. Lessor and Lessee will execute a limited duration construction lease and a utility easement to address such situations. Lessor will be responsible for all costs associated with making such utility connections.

Wetland Mitigation: Construction of Lessee's facilities will likely require a state/federal wetland fill permit, as well as compensatory mitigation under those permitting programs. Lessor agrees to work with Lessee to accommodate wetland mitigation within Lessor's park and outside of the lease area to the extent practicable.

Stormwater Fees: Stormwater fees related to impervious surfaces within the lease area will be paid by Lessee.

Insurance: Lessee shall carry all required insurance to own facilities and operate programs within the lease area.

Taxes: Lessee shall be responsible for any taxes due related to the structures and programs within the lease area.

Condition of the Property at Closing: Lessee is leasing the Property "as is" in its current condition. Lessee's expectations concerning the Property are to be based solely on the basis of Lessee's own inspection and investigation of the Property. Lessee shall be responsible for determining that the land and infrastructure is adequate for the development of its proposed facility in regards to sewer service, water, electricity, street access, adequate parking, permits, zoning, and related traffic control costs.

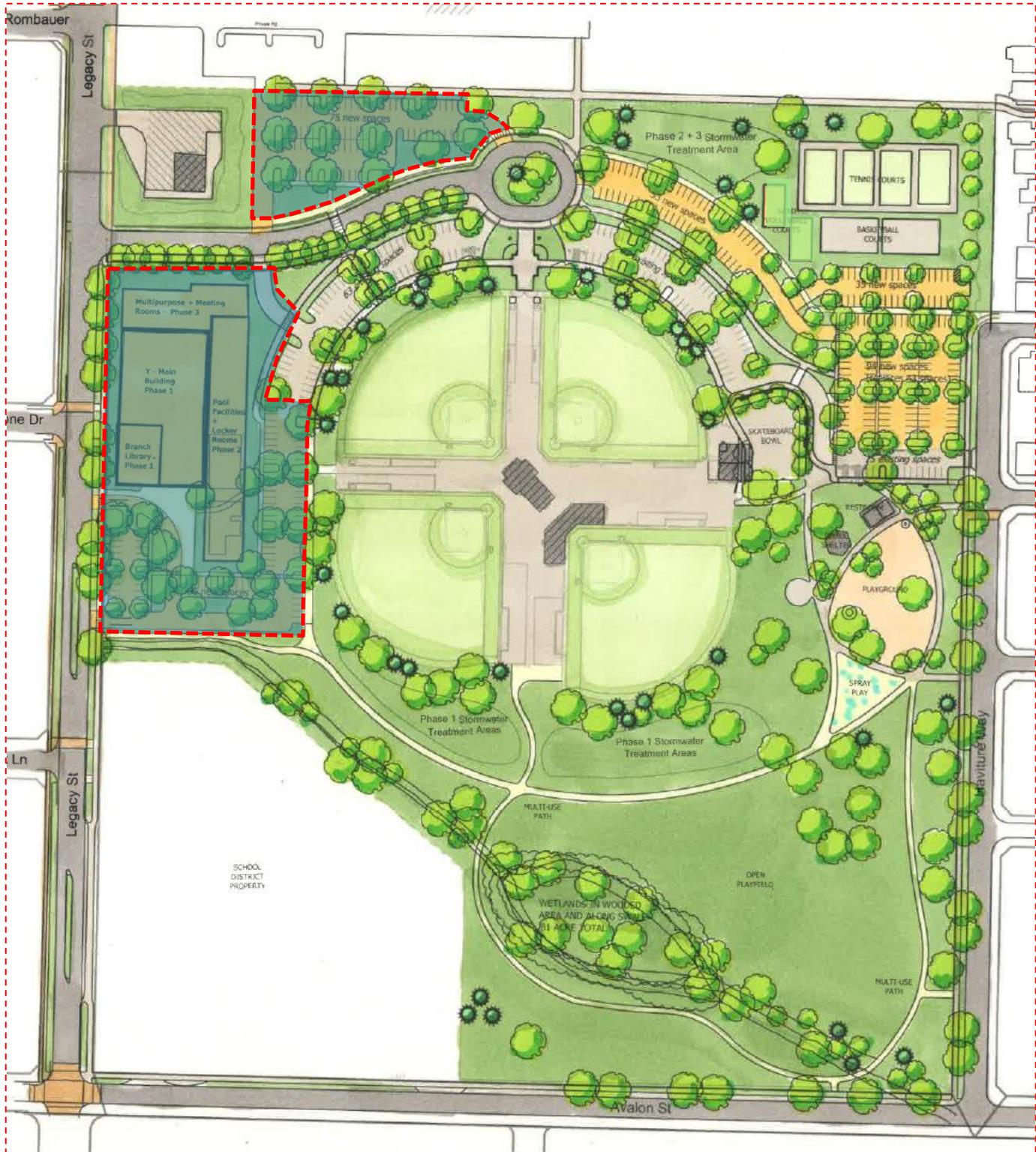
Timing of Construction: If Phase I of Lessee's facility is not completed and operational within 5 years of execution of this lease, City retains the right to terminate the lease.

Duration of Lease Terms: The City's offer of these terms is valid for 6 months from the date of approval by the City Council.

Attachment 'B'

Bethel Community Park Master Plan and Proposed Lease Area

Item A.



Proposed 'Y' Related Improvements

Proposed 'Y' Lease Area

Scale 0 50 100

North

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Metropolitan Wastewater Management Commission (MWMC) Update

Meeting Date: April 30, 2014
 Department: Public Works
www.eugene-or.gov

Agenda Item Number: B
 Staff Contact: Michelle Cahill
 Contact Telephone Number: 541-682-8606

ISSUE STATEMENT

This item is a presentation that will provide an update on the Metropolitan Wastewater Management Commission (MWMC) as it celebrates 30 years of treating wastewater at the regional treatment plant. No action is requested.

BACKGROUND

The City of Eugene joined with the City of Springfield and Lane County to create the MWMC regional partnership for wastewater management in 1977. The regional wastewater treatment plant was completed in 1984 and has been in continuous operation for 30 years. The Facility Plan which guides improvements for the plant was approved in 2005. As a result, substantial capital improvements have been completed and the Facility Plan is in the process of a scheduled minor update. The annual request for budget ratification by the Eugene City Council is scheduled for the May 12, 2014, City Council meeting.

RELATED CITY POLICIES

Participating in the MWMC partnership facilitates protecting the health and safety of the community, is one aspect of responsible stewardship of the community's physical assets and natural resources, and contributes to a strong, sustainable and vibrant economy.

COUNCIL OPTIONS

This is informational only.

CITY MANAGER'S RECOMMENDATION

This is informational only.

SUGGESTED MOTION

No motion is requested.

Item B.

ATTACHMENTS

There will be a power point presentation at the meeting.

FOR MORE INFORMATION

Staff Contact: Michelle Cahill
Telephone: 541-682-8606
Staff E-Mail: michelle.r.cahill@ci.eugene.or.us



MWMC:

*Eugene-Springfield's Resource
for Clean Water & Sustainable
Management Practices*

Michelle Cahill, Eugene PW Wastewater Division Director

Matt Stouder, MWMC General Manager

April 30, 2014 Eugene City Council



Introduction



- Regional WW Treatment for 30 years!
- MWMC's Capital Improvement Program Update
- Looking forward



MWMC: A Brief History



- 1972: Clean Water Act passes
- 1977: City of Eugene, City of Springfield & Lane County form MWMC
- 1979: Groundbreaking for Regional Wastewater Treatment Plant
- **1984: Wastewater Treatment Plant online**
- 1989: Biosolids Management Facility begins operation
- 2004: Commission adopts the “Facilities Plan”



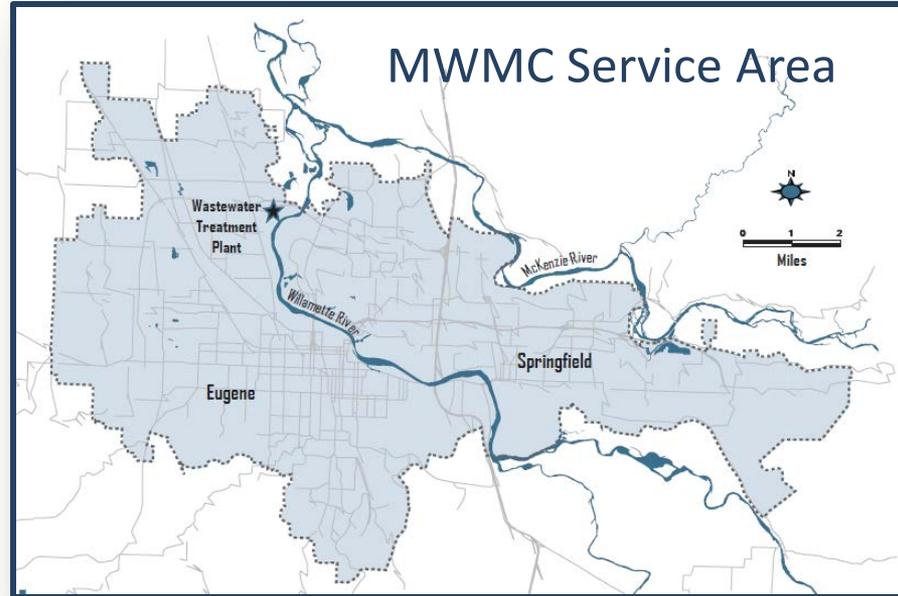
MWMC: Built on Partnerships



The Commission



3 elected officials
4 citizen representatives



City of Springfield: *Administration*
City of Eugene: *Operations*
Lane County



MWMC: Key Outcomes



Key Outcomes

Achieve and maintain

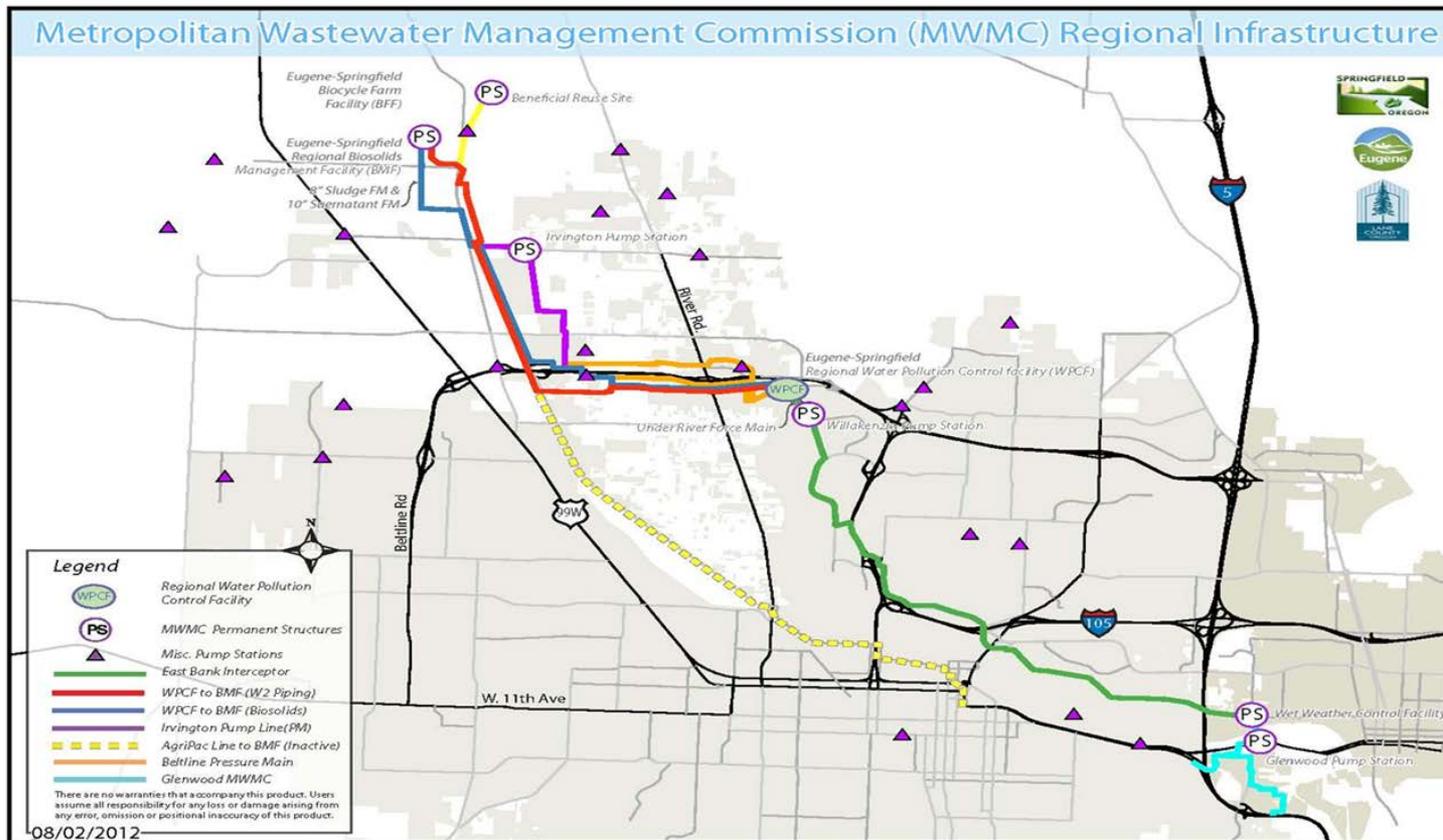
- *High environmental standards*
- *Fiscal management that is effective and efficient*
- *A successful intergovernmental partnership*
- *Maximum reliability and useful life of regional assets and infrastructure*
- *Public awareness and understanding of MWMC, the regional wastewater system, and MWMC's objectives of maintaining water quality and a sustainable environment*

MWMC: Regional Assets

Item B.



Pump Stations, Pipes and Structures

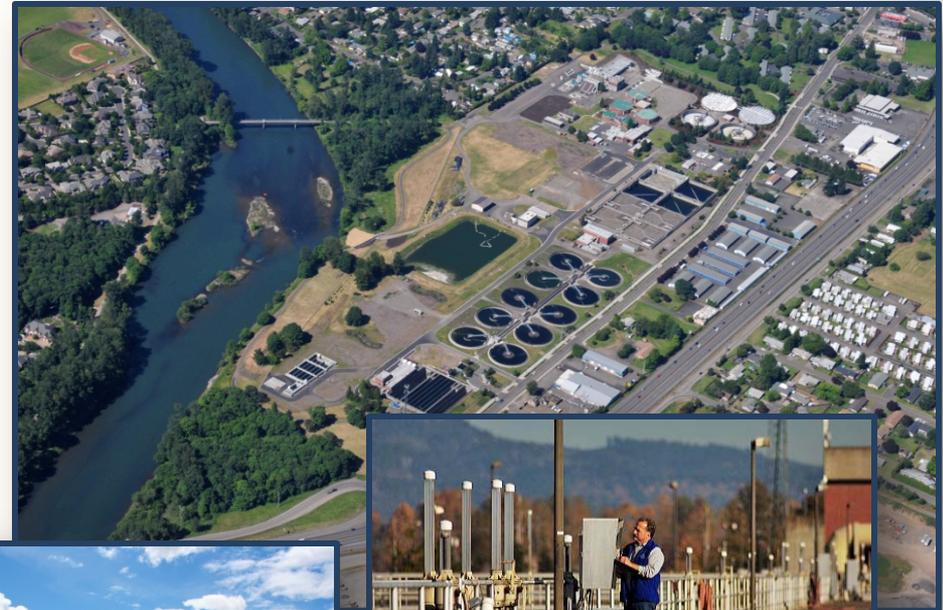


MWMC: Regional Facilities



Wastewater Treatment Plant

- Plant operates 24/7, 365 days a year
- Capacity to handle 277 million gallons/day



Average of 30 million gallons/day

MWMC: Regional Facilities



Biosolids Management Facility

- Store & further stabilize biosolids
- ▶ Land apply biosolids to agricultural land & Biocycle Farm

4,600 dry tons produced annually



MWMC: Regional Facilities



Biocycle Farm

- 600 acres of agricultural land – 400 planted with poplar trees
- Beneficial use of biosolids & recycled water

Nearly 88,000 trees





ISO 14001 Certified

- Environmental Management System – EMS
- Continual improvement of environmental performance



NACWA Platinum Award for Performance



MWMC: Funding



- Supports Capital and Operating Activities
- Monthly User Fee, billed by EWEB and SUB
- 2014: \$33.11 to \$34.20 for 5k gal used Eugene customers
- Winter Average

-23-

Better Lives and Growing Community



Item B.

Regional Treatment

- Domestic Users
- Industrial Users

Allows for

- Health and Well Being
- Economic Growth
- Protection of the local environment

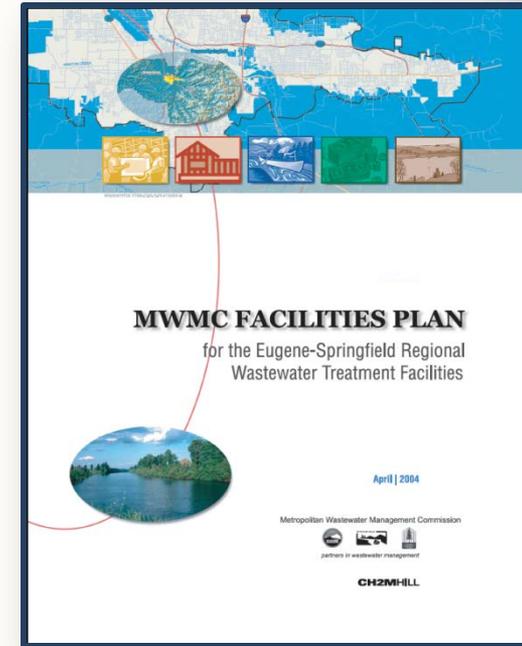


MWMC: Capital Improvement Program



2004-Facilities Plan

- Phased “build-as-needed” approach
- \$195 million (2006 dollars)
- Issuance of bonds ~ \$115 million

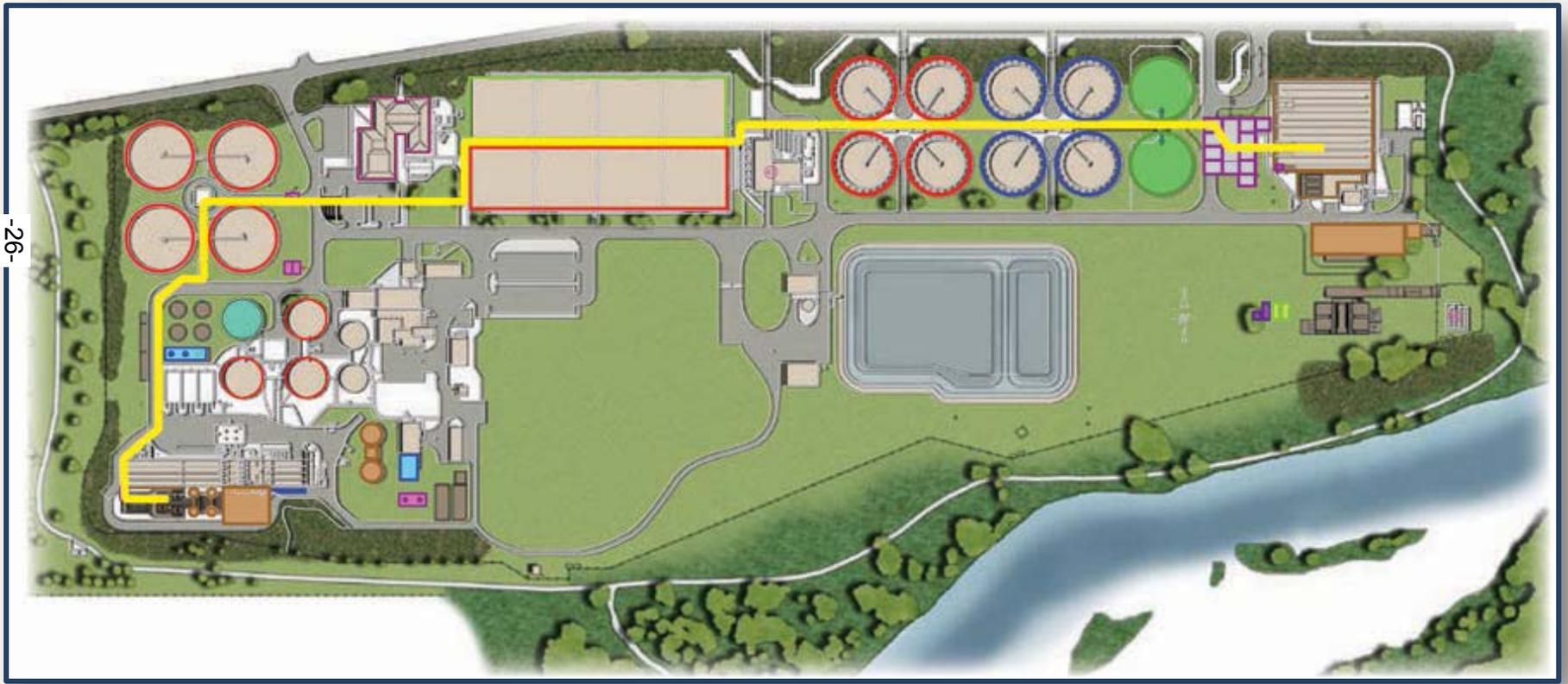


“ a roadmap of cost-effective solutions for a full range of regional wastewater needs through the year 2025”



MWMC: Capital Improvement Program

Projects from Pretreat to Final and beyond!



-26-



MWMC: Capital Improvement Program



Capital Improvement Projects

-27-



Headworks Expansion



Peak Flow Management



MWMC: Capital Improvement Program



Item B.

Capital Improvement Projects

-28-



Aeration Basins



Lagoon Relining



MWMC: Capital Improvement Program



Capital Improvement Projects



Odor Control



-29-

MWMC: Capital Improvement Program



Capital Improvement Projects

-30-



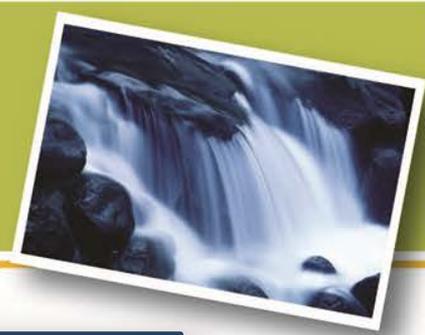
Sodium Hypochlorite Conversion



Tertiary Filtration



MWMC: Poplar Harvest

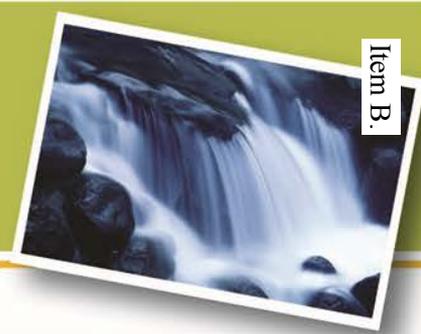


Biocycle Farm

- 52 acre trial harvest
- Remaining harvest to occur in 2014/2015
- Harvest included 100% of tree
- Materials processed, chipped and stockpiled on-site
- Chips to western Oregon & Washington markets
- Residuals to local fiber and charcoal production facilities



MWMC: Public Outreach Program



Facility Tours

- Over 700 individuals annually

Clean Water University

- Education program for 5th grade students
- 10, 1-hour sessions & field trip to wastewater treatment facility



MWMC: Resource Recovery

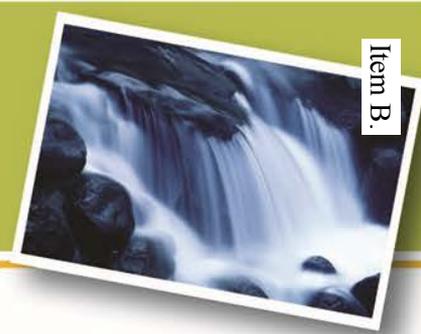


Resource Recovery

- Recycled Water
- Energy
- Fertilizer
- Poplar



MWMC: Looking Forward



- Permit renewal
- Temperature Standard
 - In place to protect endangered salmon
 - Thermal Load Challenges
- Toxic Pollutants
 - Increased emphasis on pre-treatment programs
- Facilities Plan Update
 - Investment in thermal load mitigation



MWMC: Additional Information



-35-
www.mwmcpartners.org
Sign up for our E-newsletter

City of Eugene | City of Springfield | Lane County

Metropolitan Wastewater Management Commission

Protecting public health and safety and the environment. All day, every day.

Home | About the MWMC | Facilities | Meetings | Public Information | Capital Improvement Program

Quick Links

- Your Commission
- Next Meeting
- For Contractors
- For Consultants
- Projects
- Biocycle Farm
- Contact Us
- Recycled Water

Eugene-Springfield's resource for clean water & sustainable management practices.

The Metropolitan Wastewater Management Commission (MWMC) protects your health and safety and our local environment by providing high quality management of wastewater conveyance and treatment to the Eugene-Springfield community—**24 hours a day, seven days a week, 365 days a year.**

Our work is driven by our commitments to:

- High Environmental Standards
- Fiscal Management that is effective and efficient
- A successful intergovernmental partnership
- Maximum reliability and useful life of regional assets and infrastructure
- Public awareness and understanding of MWMC, the regional wastewater system, and its objective for maintaining water quality and a sustainable environment.

Privacy by SafeSubscribeSM
For Email Newsletters you can trust

Metropolitan Wastewater Management Commission
225 Fifth Street, Springfield, OR 97477 (541) 726-3694

Copyright © MWMC 2010 | Disclaimer | Contact Us

partners in wastewater management



Michelle Cahill, PW – WW Division Director
Matt Stouder, MWMC General Manager
www.mwmcpartners.org

