

ROUGHLY EDITED TRANSCRIPT

CITY OF EUGENE
EUGENE CITY COUNCIL MEETING
OCTOBER 27, 2025
7:30 P.M.

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>> Knudson: Good evening, everyone, welcome to the October 27, 2025, City Council meeting. Thank you for joining us tonight in this hybrid meeting format. You can watch the live stream on our website, Comcast channel 21 or the public webcast and materials web page. Tonight's meeting will include a public comment period and if you wish to speak and have not already done so, please fill out a request to speak form on the meeting materials web page or at the entrance to this room. We will accept request to speak forms until 7:35 p.m. and they'll be used to generate the random order of speakers and correctly enter the speaker's names into the record. Public comment will be limited to 20 minutes, or conclude by 10:00 p.m. If the number of speaks exceeds the time that we have allotted, we encourage you to abbreviate your remarks so the maximum number of people can be heard from. You are welcome to email your comments to council, that's true of anyone giving public comment. Council's meeting rules of conduct include no flags, signs, loud or disruptive language, noise or conduct that obstructs the business of the Council. Please keep the room quiet for all speakers and you're able to wave your hands in support. If you've had close contact with people who are ill, you are encouraged to use the hybrid and we have masks available if you need one. In case of an emergency, an automated defibrillator is located on the counter behind staff on the left side of this room. And emergency exits are through the double doors located at the back of the room. The doors to the patio can also be used as needed. And with that, I call the October 27, 2025, meeting of the Eugene city council to order. We begin this evening with a land acknowledgement. Since time immemorial, the Kalapua people have been the Indigenous stewards to our region, building dynamic communities, maintaining balance with wildlife and enacting sustainable land practices. This land acknowledgment is a way of resisting the erasure of

Indigenous histories and to honor native communities by inviting truth and reconciliation. Following treaties between 1851 and 1855, Kalapua people were dispossessed of their Indigenous homeland by the United States government and forcibly removed to the coast reservation in Western Oregon. As we consider the impacts of colonization, we also acknowledge the strength and resiliency of displaced Indigenous people. The City of Eugene is built within the traditional homelands known as Kalapua Ha'Liki. Kalapua descendants are citizens of the Confederated Tribes of Grand Ronde communities Oregon and the Confederated Tribes of Celeste Indians of Oregon. And they continue to make contributions in our communities here and across the lands. And we express our respect for the inherent political sovereignty of all federally recognized tribal nations and Indigenous people who live in the State of Oregon and across the nation. Our first item on tonight's agenda is committee reports and items of interest. And I now open the floor for committee reports from council and as well as items of interest. Councilor Groves.

>> Groves: Thank you, Mayor. On this last Thursday night, I attended a meeting with Asian-Americans and Pacific Islanders regarding the string of thefts and burglaries and home invasions that have occurred over the last period of time. I acknowledge that American [?] and most of my colleagues on this Council were able to be there. It was a very informative meeting. I want to extend my appreciation for not only the people who pulled this together but also the Eugene Police Department who successfully apprehended seven suspects associated with these criminal behaviors that have really rocked this part of our community. I think it's important that we stand together and support the efforts to protect people that are being targeted. Mostly from being business owners is what I understand from this. But they're targeting this segment of our community. And you know, that's wrong at any time, and I think it's important that we speak up and stand together on that. Thank you, Mayor. And thank you to Councilors who were there on Thursday night.

>> Knudson: Councilor Keating.

>> Keating: Thank you, Mayor. And thank you, Councilor Groves, for your attendance and your words. As I understand it, there have been more than 20 burglaries targeting the Asian community, the AAPI community here in Eugene since the spring of 2023. So it was indeed a powerful conversation, informative presentations. Thank you to chief Skinner and to our partners from the DOJ and the DA's office and Springfield PD and Lane County sheriffs for participating. Thank you to Jenny, Jencina and the Asian American association of Oregon for hosting such an important forum. I want to thank members of the human services commission and the poverty homeless board for participating in a joint training earlier this afternoon. Mayor, great to see you at that event. The training was strengthening systems through a trauma-informed lens. It was a most informative, albeit sobering, yet inspiring conversation. Portland fire officials are

investigating a possible arson as a suspicious fire burned the home last night in the WEE hours of the morning. Burned the home of Portland city Councilor Candice Avalos. I just wanted to mention it in that my heart sinks hearing such news, and I would hope that this council stands in solidarity with Councilor Avalos and keep Councilor Avalos in your prayers and thoughts. And I'm pleased to announce that the national league of cities shall be attending Salt Lake next month. We'll be taking up -- because of this issue, taking up a form or an informational forum around the topic of staff and public official safety. Just the very fact that we have to have the conversation is disturbing. So I'll I guess my presentation tonight, my update, is cheery. It's not. It's sobering. So wanted to bring that to folks' attention and denounce violence, political violence of all shapes and sizes as vehemently as I possibly can. Thank you, Mayor.

>> Knudson: Any other committee updates or items of interest from Council? I will just express solidarity and appreciation to our elected officials, public officials and certainly to my fellow mayors in Oregon and across our country as we grapple with some extraordinary times and some real pressures on cities and communities that many of us have never seen in our lifetimes. And that connectedness and relationship among people is incredibly important. I was in Portland a few weeks ago, what was particularly powerful in that conversation about the role of community-based public safety professionals in contrast with the role and responsibility of our military was hearing from my fellow mayors who were also veterans of service both in our armed forces and as National Guard members. And it's a privilege to work alongside them and also to work alongside all of you in community. Thank you, Council, for those updates. And that concludes our first agenda item this evening. I'll now turn to the assistant city manager to introduce our second agenda item which is a priority goal action on an ordinance concerning low income rental housing property tax exemption and priority goal action, resolution adopting amended standards and guide lines for processing applications for low income rental property tax exemptions. The affectionate LIRHPTE.

>> Hammitt: City Council's asked to adopt a resolution approving a 20-year low-income rental housing property tax exemption -- oh, sorry. All right. Sarah always makes it look so easy. Let me try this again. Action on ordinance removing date restrictions for limited equity cooperatives under the LIRHPTE programs and updates. Council is asked to take action amending the Eugene code for updating state statutes for the low income housing property tax exemption, LIRHPTE. The amendment would allow limited equity cooperates that own housing constructed or converted before February 12, 1990, to be eligible for the exemption. If Council adopts the proposed ordinance, Council is also asked to take action on the proposed resolution adopting updated standards and guidelines for processing LIRHPTE applications to ensure consistency with the amended city code. A public hearing on the proposed ordinance was held on October 20, 2025, and staff are available to answer questions or provide

additional information. Thank you, Mayor.

>> Knudson: Thank you. If there are no questions from Council, I'll turn to the Council President to put a motion forward.

>> Evans: Move to adopt an ordinance concerning low-income rental housing property tax exemption and amending Section 2.939 of the Eugene code 1971.

>> Second.

>> Knudson: Additional discussion from Council? Seeing none, I'll now take a vote for this motion. Councilors, please lock in your votes on the tablets in front of you. And the motion passes with a vote of 8-0. Thank you very much. Council president, if adopted we have a second motion.

>> Evans: Yes. Move to adopt a resolution adopting amended standards and guidelines for processing applications for low-income rental housing property tax exemptions and repealing resolution Number 5297.

>> Second.

>> Knudson: Additional discussion from Council? Seeing none, we'll take a vote for this motion. Councilors, please lock in your vote and it passes 8-0. Thank you very much. That concludes our second agenda item. Moving on to our third agenda item. I'll turn back to the assistant manager to produce a priority goal action on the adoption of a resolution approving a low-income rental housing property tax exemption for the Lucy apartments.

>> Hammitt: Thank you, Mayor. City Council's asked to adopt a resolution approving a 20-year low-income rental housing property tax exemption, LIRHPTE, for the Lucy apartments. They will be three residential building located at 850 hunt saker lane. The development will include 36 income restricted units serving households earning up to 60% of the area median income. The project meets the required LIRHPTE eligibility criteria and staff are available for questions or to provide additional information. Thank you, Mayor.

>> Knudson: Thank you, staff. Any additional discussion from Council? Councilor Keating.

>> Keating: Thank you, Mayor. You can see along the backroom our guests tonight from the western regional council of carpenters. Thank you for being here. Reached out prior to this meeting with a request that I'm going to make in the form of a formal motion and just ask colleagues similar to other actions that we've done in the past when an issue comes up and folks want to provide some public comment. That we honor the motion to -- I'll make the motion now. I'll

make the request. Move to postpone priority goal action 3 till the conclusion of tonight's public comment meeting.

>> Second.

>> Knudson: And Council will now take a vote on this motion to postpone. Please lock in your votes on the tablets in front of you. And this item -- agenda Item 3 is postponed until this evening after the public comment period. Thank you. Now my agenda's reordered. Thank you. Does not conclude our third agenda item. We will return to that one, but move on to the fourth agenda item now which is consent calendar 1, approval of city council minutes and also approval of City Council tentative agenda. Are there any questions from Council? Seeing none, I will turn to the Council president to put a motion forward.

>> Evans: I move to approve the items on consent calendar 1.

>> Second.

>> Knudson: Any discussion from Council? Seeing none, I'll take a vote for this motion. Councilors, please lock in your votes. The motion passes by a vote 8-0. That concludes our fourth agenda item this evening. Moving on to our next agenda item is consent calendar 2. A resolution annexing land to the City of Eugene located at 3241 Downing Street and resolution annexing land to the City of Eugene located at 2588 Dale avenue. Any questions from Council? Councilor Clark.

>> Clark: Just a point of order. Don't we typically always do the annexation motions after public hearing just for the opportunity for people to speak?

>> Knudson: I think staff, I would need feedback about annexation locations and agendas and typical locations.

>> Thanks, Councilor. Your operating agreements do have it after public comment and it has been for the past year and a half been moved in front of public comment. But you're welcome to make a motion for it go after public comment because it is agendaized right now before public comment.

>> Knudson: Thank you, staff. Is there a motion? Councilor Clark.

>> Clark: I would move to table the annexation votes till after public comment in case there's someone who wants to speak to that issue prior to us making a decision as we do with the other one.

>> And for clarification, it's not to table it, it's just a motion to move it to the end.

>> Clark: Sorry, motion to postpone until.

>> Second.

>> Knudson: Thank you. Take a vote on this motion to postpone. Council, please lock in your votes and the motion passes 8-0. So we will also return to agenda Item 5 following public comment period. Which is our very next agenda item. That concludes that discussion for this time. And we will move right on to the public comment period. Which is typically the last item on our agenda, but tonight we will have two agenda items following. Public comment is an opportunity for citizens to speak to the City Council. Will you please show a list of speakers that have signed up by 7:35 and announce the first speakers.

>> Thank you, Mayor. We have 39 folks signed up to speak this evening. I will announce two speakers' names at a time. When you're called to speak, please state your name and ward or neighborhood if known before beginning your comments. When you are announced as the next speaker, please move to the seat in front row designated for the next speaker. When it is your turn, you may come to the podium. Please leave any bags you may have with you at your seat. If you have documents to give Council, please place them in the basket near the podium. You will have 2:30 to speak. The timer will flash red when you have 15 seconds remaining to speak. Your microphone will be muted at the 2:30 mark. Please note that use of profanity and any instances of profanity will result in removal of speaking privilege. Our first speaker is Tim Morris followed by Celine Harris.

>> I go first. That's the first time ever. Wow. Mayor Knudson, President Evans, Councilors, thank you for the opportunity to speak tonight. I'm Timothy Morris, a Ward 1 resident and I'm the executive Director of the Springfield Eugene tenant association. I'm here today to ask you to direct staff to work with community groups and renters to bring the tenant opportunity of purchase act or TOPA framework in renter protections Phase 3. TOPA establishes a city structured process for forming tenants associations which ensures that the residents have enough time to consider and respond to purchase offers. After forming an association in multiunit buildings, tenants can enjoy the first right of refusal to actually purchase their homes instead of being a part of an exchange between two entities. And a prospectus has been sent to your emails for more details. This is a common sense, proven policy designed to keep people in their homes and afford affordability in our community. It gives tenants the common sense to organize and work together with other entities and buy buildings when they go up to sale before it's sold to out of state investors who raise rents and displace long-term residents. There's an example that happened just a few weeks ago where one of the new river front developments is now sold to Gray Star which is the largest -- one of the largest property management companies in the United States. Known for ratcheting up rents and evicting tenants. TOPA has a proven

record of over years in Washington, D.C. and similar policies passed in Berkeley and San Francisco. We have success stories even here in Lane County with residents at Vita Lee, Dexter Oaks and others who have utilized manufactured home state opportunities to purchase frameworks to buy and operate their parks. And the residents themselves get to set the rent prices, repairs, get to have those conversations about being a community together. TOPA provides a clear and direct path to homeownership, something that is severely lacking in our city, in our state, and in our country. We urge you to move forward with a TOPA policy here in Eugene. Thank you.

>> Thank you, Tim. Our next speakers are Celine Harris followed by Leonardo DiFranco.

>> Good evening, Mayor and Council. For the record I'm Celine Harris, I'm here this evening in my capacity as chair of the Democratic Party of Lane County. And I'm here to voice our support for a tenant opportunity to purchase motion here at Council. One of the primary concerns that we hear from our members and from community members at large in talking about local politics and policy is housing affordability. And I'm sure that that is something that doesn't come as a surprise to any of you. Because I know that you talk to your constituents and I know that you're hearing the same things. Our platform calls on our local elected officials to look for innovative, new solutions to our housing crisis. We also passed a resolution and our platform specifically identifies TOPA as one of these potential solutions to make affordable housing a reality here in our community. To make it possible for people who love this place to stay here and be stable here. In a time when we know that public dollars are stretched thin. We also know that this is a policy solution that is low or no cost to the city. It doesn't call on you to invest additional dollars, it provides people with an opportunity to own their home. It's a proven solution for other housing types here in Oregon and for these housing types in other states. And with that, I urge you to look into that as a way that we can make Eugene a place that more people are able to stay. Thank you so much.

>> Thank you, Celine. Our next speakers are Leonardo DiFranco followed by Jane Lewis.

>> Good evening, Mayor. Good evening, Council Members. It's actually Leonard DiFranco. And I'm in Ward 5, I believe. And I'm here because I believe public safety should never come at the expense of public trust. Automated license plate reader systems like Flock cameras don't just record criminals, they record everyone who drives by. Parents dropping off kids, workers heading to their jobs, immigrants, activists like myself, and neighbors simply living their lives. Every plate is scanned, stored, and shared often with agencies far beyond our city's control. Once this infrastructure exists, it can easily be used for other purposes, tracking protests, monitoring who visits certain places or identifying those who

dissent from the current regime. And we've already seen in other cities how these databases are misused or breached. The danger isn't hypothetical, it's real. We also need to be honest about results. There's no independent evidence that ALPRs reduce violent crime. They might help recover a few stolen vehicles, but at a high cost. Both financially and constitutional rights. Safety doesn't come from constant surveillance, it comes from trust, transparency, and investment in people, better lighting, youth programs, community partnerships, and crisis response. Those build safety without watching everyone who drives through our neighborhoods. I urge this Council to cancel the city's use of ALPR cameras until there is public oversight, transparent data policies and true community consent. We deserve safety and freedom, not one at the cost of the other. Thank you.

>> Thank you, Leonard. Our next speakers are Jane Lewis followed by Jeremy Ray.

>> Hello, Council Members. Thank you for giving me the opportunity to speak. My name is Jane Lewis, I'm from Ward 3. I come here tonight as a concerned resident to discuss Flock safety and the city's contract with them. I believe the contract quite simply should be ended. There are many concerns with this program. But specifically I wanted to talk about data privacy as someone who has significant experience with that subject. And also the general sense of fear that this creates within our community. Flock safety, as you might know, is a company in Atlanta, Georgia. They have cameras all around Eugene and when they take a photo of a license plate, this data is sent directly to their centralized servers. It's not kept locally, it's sent to their centralized servers. Which they can do what they want. They say they're not sending it to Federal Government which has requested this. Whether or not they will work with the Federal Government is I think something that we cannot trust them to comply with, because we, as Americans, are currently experiencing unprecedented civil liberties violations. For example, as reported by the ACLU, the government is taking steps to consolidate information to build complete profiles of people. They have already sought data -- data from Eugene before. This government does not operate within the rule of law and has repeatedly shown when it comes to our rights or repressing citizens, they will repress without hesitation. Even if Flock is only capturing what they say they are, license plates -- keeping this data to an unaccountable private tech company, if American tech companies have shown two things, it's that they will misuse and violate data privacy laws and comply when the Federal Government tells you to. Can you be convinced that the Federal Government will not get Flock to turn over all their data they have collected in their server? Public safety begins with the unalienable right to privacy and Flock surveillance the undermine that. I ask that you cancel the contract with Flock and remove the cameras. Thank you.

>> Our next speakers are Jeremy Ray followed by Cameron Springfield.

>> Jeremy Ray, Ward 1. I'm pleased to give you the opportunity to hear from your constituents tonight. I'm disappointed, extremely disappointed with our police chief and city manager for engaging in Flock, deploying the hardware, signing contracts without engaging our community to make sure that this is something we're all acceptable with. I carry on a tracker device, but I know the extent, I know the risks, and I make a conscious decision of who I engage with, what data I'm willing to give away. And I'm not willing to give my data to Flock. I'm not willing to give a dataset for them to market to third parties to use for advertising or for -- or for collaboration with other law enforcement. I don't have a lot of respect or trust for our own community's law enforcement. And you know, those that are unknown are even worse. Or don't -- yeah. I don't have much trust. I would like to see the hardware removed from the public right of way. I think it's unacceptable that the cameras are still up. At least, cover them until you can actually get crews out there to remove it, but the hardware should come down and out of the public right away. It is known that Flock has had relationships with federal law enforcement, and federal law enforcement is doing a lot of messed up stuff these days. There's a lot of abuse going on and I don't think that we should trust that Flock has our community's best interest in mind. They report to the shareholders. Also I want to see the city do what they can to reengage and reboot cahoots. I think it's extremely unfortunate that that resource is no longer available in our community. So I ask you do whatever you can to get that resource going again. Thank you.

>> Thank you, Jeremy. Our next speakers are Cameron Springfield followed by Ellie Urbansic.

>> Good evening, I'm Jeremy and I'm a member for the party of socialism and liberation. When it comes to the Flock issue in Eugene, the writing is clearly on the wall. Hundreds of people have sacrificed their Monday nights twice a month to demand you end the contract with Flock. To this date, I've still never seen anyone show up to a City Council meeting in support of Flock.

People have signed the petition. Orgs signed a letter oppose the cameras. And recently the ACLU of Oregon sued you, Eugene, over the denials of public records requests. Even Ron Wyden came out after making an informal agreement with Flock and came out against them and encouraged cities like Eugene to remove the cameras. Once again, thank you for voting to turn the cameras off. But now I ask you to take the next brave step and move to terminate the contract with Flock. It is in the public interest to defend our civil liberties, our immigrant neighbors, our queer neighbors, and more. Flock is a liability for the City of Eugene and it is imperative that it be removed. I also just want to take the time to address a smear against us by police commissioner Jack Reidy are that he were antipolice and therefore dumb. Members of our community who oppose Flock have a wide range of views on police. What can be said, however, is that EPD has routinely failed to answer our questions to be

transparent about the system, and to build trust with the community. That being said, EPD claims they don't have enough officers to address public safety issues in crime in Eugene. How much of that is because of the loss of cahoots in April? Please, if you'd actually like to address public safety and free up officers to tackle more serious criminal activity, schedule a work session to get Willamette valley crisis carefully funded and back on the streets of Eugene. Eugene was brought up in the New York City mayoral debate not because of our imagine jolt Flock system that captures a handful of criminals, but because of cahoots and its real proven effects for our community. Crime is prevented with well-funded social services, education, health care, housing, community, and culture. Not drag net surveillance. Cancel Flock, fund Willamette valley crisis care, and rebuild community trust. Thank you.

>> Thank you, Cameron. Our next speakers are Ellie followed by Halva Cronin.

>> Hello, my name is Ellie, I'm from Ward 3 and I'd like to share with you recent articles from the past month or so. From the Evanston roundtable, September 24, 2025, private surveillance vendor Flock safety re-installed all of its cameras in Evanston which had previously been removed. It sent a cease and desist order demanding that the cameras be taken back down. This came after the decision that Flock allowed U.S. Customs and Border Protection to access cameras in a pilot program against state law. After the roundtable reported in June that out of state agencies were able to search their data in immigration cases. October 20, 2025, they spent money on guns, chemical munitions, explosives by roughly 700% compared to 2024 levels. From NPR, October 23, 2025, immigration and customs enforcement has recorded its deadliest year since the early 2000s as officials increase the number of people in its custody. Earlier today, a community member was taken from the federal building in DHS custody like dozens of others in recent months. The people of Eugene do not want tools of surveillance in our neighborhoods. While pausing the cameras is a good start, they must be removed. Thank you for your time.

>> Our next speakers are Halva Cronin.

>> I live in Ward 7. I would like to start with appreciations. My partner and I are glad to see that the cameras are paused and I also want to thank the City of Eugene for passing renters' protections such as capping rental application fees at \$10. I work with low income families with small children and application screening fees can be as high as 30 to \$50 per -- or more per adult. When you are low income, that is just too much. Relocation assistance has been essential for families to move when their leases for not renewed due to no fault of their own. I'm appreciative of the work of Amy and others. I spoke about the short-term renters on homelessness. I worked two families who were unhoused during the pandemic because the house couldn't be used as a B&B. These children had special needs and when you are experiencing homelessness, that

means appointments with specialists are disrupted, as is schooling. The long term impact of this trauma on the family and for our community should be felt by everyone. I would like the city to adopt TOPA as part of the third phase of renter protections as another tool in the toolbox to address the housing crisis. I started watching the YouTube on the housing Oregon channel to learn more about it. I do know what happens when an apartment or mobile home park is sold, and the tenants have literally nowhere to go because of the high cost of housing. That's what I face if my work. I give thanks every day that I have a home and will not be evicted. I'm not special, I'm just lucky. And I think all of us who are lucky in that way have to focus on making sure no one has to face losing their housing because their home has now become a commodity. Thank you for your time and your work to make Eugene a safe place for the most vulnerable.

>> Thank you, halva. Our next speakers, Danny Patch followed by Molly Giulle.

>> I think it's really fair to ask why you hate us so much. All you do is take things away from us. You take our money by the tens of millions of dollars. You take away our right to vote on financial matters. Which is our right, not yours. You spy on us with your cameras. And you eliminate our roads so we can safely, efficiently work in this town. And that's a silent killer. The accidents, the property damage, you're eliminating our ability to drive in this town. You hate us. You constantly take things away from us. And I think the city manager needs to be fired immediately. I'm told by the city staff that she pioneered this little plan with these cameras. What other debacle and other thing is going to cost us hundreds of thousands of dollars to get out of. She's a total mobile dumpster fire. That's all she is. And the letters stay around because I know she's leaving soon, but she can do a lot of damage in what time she has left. I think we're surrounded by a bunch of incompetent people who don't have the guts to do the right thing. The camera thing was a no-brainer. I mean, anybody in Eugene would have said no. So here we are, how much is it going to cost to get out of that contract? So I ask, why you hate us so much. You constantly stab us in the back. You think that somehow we're a plague that you have to listen to so you're trying to figure out ways to cut our ability to speak to you. And I'm still asking for an answer of what happened to the money that was donated this summer for the SOS program that you sat up there and acted like a clown and got all this money, almost \$15,000, where'd it go? What happened to it? No one's ever answered that question. It's time for you to start working for us instead of working for yourselves and building yourselves stupid buildings that we don't even fit into. I mean, how long have you had this building and we've already outgrown it? Bunch of losers. And fire the city manager. She's a disaster.

>> Thank you, Danny. Our next speakers are Molly Giulle followed by Kei fireside.

>> Good evening, Mayor and Council. My name's Molly, I'm a homeowner

Ward 1. I've been a Eugene renter in the past and I work as a tenant attorney. I'm here to ask you to support adding a tenant option to Phase 3 of the renter protections process. Tenant option to purchase or TOPA is a proven strategy that increases local homeownership and preserves affordable housing. Washington, D.C. has used TOPA for over 40 years as its primary strategy to preserve affordable housing. In the framework that we've proposed, Eugene's TOPA would give tenants the right of first refusal to purchase a rental complex of four or more units when the owner chooses it to put it on the market or receives an offer. There is minimal contract impairment in this strategy. As the owner would be able to request the appraised value for the property in the sale. The tenants have an organizing period, which requires 50% participation to proceed, and then if they are able to gather the numbers, there's a second period so that they can secure financing. Community housing nonprofits have offered to step forward and help organize tenants. But we would love to see the city support in the notification process and the potential allocation of housing trust funds for deposit assistance. The average unit would cost less than \$200,000 with no subsidy. And tenants who have a housing voucher would be able to convert that to pay their mortgage. Eugene needs stable, affordable housing with local ownership. And TOPA is an excellent tool to keep our renting neighbors into their homes. Community forms by repeated small contacts. I know this because I live in the friendly and people are always outside walking their dogs, they're always out at the free pantries, they're always out at the little libraries, they're out and we meet each other. We can strengthen Eugene's communities by keeping neighbors in their homes using TOPA. Right now many renters don't realize that they could form an HOA, join a land trust, or form a limited equity co-op to control their housing. TOPA would offer the resources for them to leverage --

>> Thank you, Molly. Your time has concluded. Our next speakers are Kei Fireside followed by Jeffrey Albanaze.

>> Good evening, Council. Every issue that people bring up here to you is related. We speak out against Flock and chief Skinner says he needs it as a force multiplier because the police department is understaffed. We tell you that we need cahoots or Willamette valley crisis care. That entity would handle some of the calls for service that we don't need a police response to. Most of the issues come down to funding. There's talk about an Amazon warehouse. That is not going to bring money into this city. Amazon does not create high-quality or well-paying jobs. It will add traffic and wear and tear to the streets. While you struggle to find additional funding and cut costs, please consider the costs of Flock. A grant taken out of the state general fund covered the initial installation and subscription fee. But when the devices are damaged, the city pays the cost of repair or replacement. When the devices are misused, the city will pay the settlement to the victims. In fact, I encourage you to look up all the lawsuits around the country surrounding Flock customers. I tried to do that so that I could come up here and tell you exactly how many there are. But after two hours of

searching I gave up counting. There are so many lawsuits. Having Flock in this city puts us at risk of countless costly litigation efforts. Ongoing lawsuits include alleging violations of the Fourth Amendment, sanctuary state laws, misinterpretations by the AI alone resulted in countless lawsuits against cities. Please consider all of the secondary costs. And I want to address the mistaken idea that eyes off Eugene has any antipolice sentiment. Jamie Rush has agreed to meet with us. She met with us previously. We're meeting with her again this week. The fact that the chief of police will meet with us is not calling us antipolice should really speak for itself. Thank you.

>> Thank you, Kei. Our next speakers are Jeffrey followed by Sophie Bibbee.

>> Hi. My name is Jeff. I live in Ward 3. I'm a renter in Eugene and have been since 2018. And in 2020 during the pandemic, I was no cause evicted by my landlord and I was very impressed in the years after that with the work that the City Council did to support Eugene renters by passing the Phase 2 renter protections. One of which addressed the issue that I got to experience in 2020. Tonight I'm here to ask for the council to further strengthen the support you've shown for Eugene renters and direct city staff to bring forward an opportunity to purchase ordinance for the Council's consideration. Opportunity to purchase rights can help renters stay in their homes when their landlord wants to sell their building. It does what it sounds like. Similar legislation helped renters in Washington, D.C. to afford the affordability of their homes for over 40 years. Manufactured home parks in Oregon currently have the opportunity to buy rights buy state statute. These laws helped preserve thousands of affordable homes throughout the state and Eugene could do something equal by extending similar protections to multifamily renters. I also work for square 1 villages. We focus specifically on cooperative housing development and square one is also officially supporting opportunity to purchase ordinance in Eugene. We've -- we've supported state legislation the past couple of long sessions in the legislature too, just by the way. So please, I hope you all build on the important work that this Council has done in the past few years and direct city staff to bring an opportunity to purchase ordinance as a future agenda item for the Council's consideration.

>> Thank you, Jeff. Our next speakers are Sophie Bibbee followed by Steve Belzer.

>> I'm Sophie and I'm a resident in Ward 1. I've been working with the coalition that's here tonight for ask for incorporation of TOPA in the phase three process. We know it works to preserve long term housing affordability and keep communities together. That's why the state already has a similar opportunity to purchase framework for manufactured home parks and marinas. Since 2009 we've worked with residents of home communities who want to form cooperatives and purchase the parks from private landlords. We provide technical assistants to these cooperates post purchase. Nationally, the annual fee increase in

manufactured home communities is over 7%. In cooperatives it's less than 1% per year. In Oregon, 28 manufactured home cooperatives including one in Eugene Springfield and four more in Lane County. Many cooperatives haven't seen a fee increase since they purchased their park. It preserves affordability and sense of community and connection to place. I asked Lane County resident what the biggest difference in her life was. The fear, she said. She remembers waking up every day after learning the park might sell afraid she would lose her home. Her 90-year-old mother lives independently in another home in the community. It didn't seem possible they could find somewhere else to be neighbors. But instead of losing their strong support and networks, this resident became part of the board after they purchased the park. Her mom are still neighbors living half a mile away interest her mom's doctor and favorite walking spot. We need to give people an opportunity to stay in the community. Just this morning, I responded to an email from a private landlord in Bend who is interested in selling his park to the residents. He knows how crazy housing costs are and doesn't want to see people displaced. Frameworks like TOPA set out what they are meant to do, stabilize communities. Please consider building on the success of these frameworks and including TOPA in Phase 3. Thank you.

>> Thank you, Sophie. Our next speakers are Steve Belzer followed by Ashley Wright.

>> Thank you for the opportunity to speak. My name is Steve Belzer, resident of Ward 7 and I'm a hospice nurse here in the Eugene/Springfield community. I'm asking for the decriminalization of psychedelic plants and fungi. My experiences with psychedelic medicines, particularly psilocybin mushrooms were transformative altered the course of my life for the better. They helped me understand the interconnectedness of one another, the plants, and the living materials around us. These experiences help me step out side of my limited perspective and catch a glimpse of the greater whole. They helped me fully grasp and see that aging and death are not something to be feared, but freeing myself from the burden of death, anxiety, and fostering in me a perspective that's served me well in my career as a hospice nurse. Indeed, it was these experience that helped set me on a path that led to finding my calling, preparing those nearing the end of their life's journeys. What I know of the experience of people close to me and the body of research on these medicines, they are safe and can provide profound benefits. They're gifts freely given to us by the earth, the birthright of all people on this planet. And should be available to all people who seek to benefit from them. Which is why I support the access of equitable Eugene and decriminalize the growing and selling of fungi.

>> Thank you, Steve. We have Ashley Wright followed by Chaz Kern.

>> I'm Ashley Wright, I live in Ward 2. I'm go to keep this short so more people can speak. My fellow community members have given very good reasons to

cancel the Flock contract. And take down the cameras. They're smart. Please listen to them. Do the right thing, take down the cameras and cancel the Flock contract. Thanks.

>> Thank you, Ashley. Our next speakers are Chaz Kern followed by Pete Goldsmith.

>> Hello, my name is Chaz Kern, I'm a renter in Ward 2. I currently work as a project manager in housing development at Square One Villages. I'm here tonight to ask you to direct staff to include a tenant's opportunity to purchase act or TOPA in Phase 3 of the renter protections process. TOPA gives renters the first chance to decide who will purchase the property they live in when it goes up for sale. It sets up a clear time bound process that gives renters choices. They can partner with a developer to secure long term protections or buy their building together as a condo or co-op. At Square One Villages, we've seen how residents can become homeowners through co-ops, creating housing that stays permanently affordable and are governed by the people who live there. TOPA would make this kind of collective ownership easier to achieve for existing renters across Eugene. In Washington, D.C., TOPA has worked more than 40 years, supported by networks of attorneys, advocates, and mission driven developers. And between 2006 and 2020, it helped preserve and create over 16,000 affordable homes in D.C., showing that when renters have a fair process, they can strengthen their communities for the long term. We know that TOPA takes partnership to succeed. Here in Eugene we have tenant organizers, attorneys, advocates ready to work alongside the city to build this TOPA framework. Please consider adding the TOPA to the Phase 3 process.

>> Thank you. We have Pete Goldsmith followed by Liam O'Grady.

>> Good evening, Mayor and Council. I'm Pete, I live in Ward 1. I serve on the city's public art committee and I work with the Trans Alliance of Lane County. I want to again express my sincere appreciation for the decisive action you all took to turn off the Flock cameras. This decision was an important step to reverse some of the damage that has been done to the public trust in our community. I'm here again tonight with so many others because we want to underline the importance to ensure the city follows through on this action. Every day these cameras are looming over us is another day of an ongoing threat to our freedom. As I mentioned, I work with TALC. I have the opportunity to hear firsthand how extraordinarily under threat our community feels from the efficiency and targeted actions of our Federal Government. Trans people, people relying on food assistance, on and on and on. We're daily taking turns being blamed for MAGA's government shutdown. This authoritarian regime is working overtime to build animosity and make the world more hostile to our community. I'm sure that as a member of the Eugene City Council you may feel very much removed from these actions. But from the point of view of a member of these targeted,

scapegoated communities, the existence of these intrusive surveillance cameras is just another piece of an increasingly oppressive authoritarian machine. There's no room for middle ground here. We talked at length of what an appalling bad decision it was to enter into this agreement with the Flock company. But every day these cameras sit over our streets, every day when that contract still exists is another day that EPD can continue employing their very active propaganda branch to gin up manufactured stories to chip away at the public resolve on this issue. We're here today because we're not budging on this. We'll be here again next time if we need to. And on and on. But we need to continue acting quickly and decisively. We need you not to waiver at this point. We need you to put an end to the ongoing intimidation of our community. We need you to bring this to a close and not leave it looming over all of us. Thank you.

>> Thank you, Pete. Our next speakers are Liam O'Grady followed by Nguyen Mansel.

>> I'm Liam O Grady. Thankful to be here to speak. Three subjects I want to touch on. Moms, Indigenous Peoples, and the needy people. There's the -- the discovery that was made was that the children depend on the moms for nurturing so we decided we better unite the brothers for the mothers, because we can have our priorities that way and have a call to center our social movement around the moms mental health. Moms peace of mind, that kind of thing. So the mention of the word called umetrospectrofy, describing the well-measured peace to provide and then the provisions being able to be nourished, the little things that can make a big difference. But the journey on makes sense of the hope for some kind of collective kind of stance for such a thing. The idea about the Thanksgiving coming up being hope for like a gesture we could -- we could have, a sense of acknowledging the original settlers with a placement of such as two feathers that may be different but then a stone of sound ground between them trying to unite the tribes in a sense and maybe the -- maybe the word for returning was hokey Anna. We could find a way to maybe a metronome or going checking between the two, like just wanting to touch base and ensure maintenance of sound grounds being possible between -- living in a camp with neighbors and we're trying to learn how to -- how to negotiate or not negotiate, but to try to find some peace that way. The last sorry. Thank you.

>> Thank you, Liam. Our next speakers are Nguyen Mansel followed by John doe.

>> Good evening, Mayor, Councilors, my name is Nguyen, I'm from Ward 7 and I don't think I can say what has been already said so eloquently by my fellow citizens. I do wish you would have acted faster. Please get the cameras down. Cancel the contract. One thing that has distressed me is I've heard a lot of reliance around legal language like the contract will protect us. Or the contract allows for this. I think as was touched on earlier in the experience of the

residents of Evanston, Illinois, discovered that the contract did not protect them. Flock was more than willing to put the cameras back up and, you know, required not only the cease and desist that was mentioned, but by my understanding, the police had to black bag and lock the cameras to prevent them from being used. I will reiterate, please get the cameras down, but think ahead and build for yourselves the tools that you'll need to ensure compliance with the contracts that the city enters into on behalf of the city. And on behalf of the citizens. Also the ideas around bringing cahoots back, sound pretty good. And TOPA also sounds pretty good. So thank you for the time. Bye.

>> Thank you, Nguyen. Our next speaker is John doe followed by Jeffrey Gordon. All right, not seeing a John doe come forward. We will hear from Jeffrey Gordon and then I'll call for John doe one more time.

>> Greetings, good evening. Dr. Jeffrey Gordon, Ward 7. First I want to say I endorse the hard work of the Springfield Eugene tenant association and the ones that spoke tonight. I support the TOPA. Now cancel the contract with Flock. Lexi LLC provides police departments for a prewritten policy manual containing templates. Many police departments will copy and modify these templates to draft their own proposed city amendments. They provide a template for APRL usage policy which many cities have adopted. The text is identical across many examples -- across many states and these documents usually include a copyright Lexi poll comma LLC date line at the bottom of each page. By comparing the text, it's obvious that police chief Skinner modified this template and provided it as his own AR policy looks like without the attribution to Lexi poll. This is relevant information because Flock city's website advertises it can help people search for and apply for grant programs that can provide funding for their shiny APRL website. This provides the service. This is a business relationship. Furthermore, Lexi poll LLC runs police work like police one and corrections one which include glowing descriptions of the various Flock items offered. If this didn't set off alarm bells for you, I emailed you about this. I sent you two. They are nearly identical because they're written by Lexi poll. Flock safety incorporated has demonstrated it's not an honest broker when it comes to disclosing how their products operate and its service does not keep our personal information secure. So I can't prove to police chief Skinner, however it's obvious that I copied the poll and modified it slightly. Any part of this is subject to copyright. I don't know if he intentionally engaged in copyright infringement, but these would be additional [?] And finally, free Palestine.

>> Thank you, Jeffrey. One last call for John doe. If you're in the room, raise your hand. Moving on to our next speakers. Jeff Zalata followed by Henry Boyer.

>> Good evening. Jeff Zalata, Ward 1. You'll hear a little bit of the same but didn't know the content of the previous speakers message. Tonight I want to talk about governance, about we the people, about the self-actualization of the

priorities of the people of Eugene. That's us, right? That's you. The elected Mayor and the elected City Council of this city. But what's behind the curtain? What runs the literal machinery of this local democracy? Private corporations, it would seem. The intrusion of for-profit operations into city governance and public service has gone too far. Flock embodies this better than anything. And I should like to remind us all that the city manager and the police chief both of whom are unelected unilaterally decided to install an AI-powered surveillance system without consulting or informing any of us. As the previous speaker mentioned, the Eugene Police Department did not right the policy on ALPR use. The language in policy 1204 is virtually identical as in word for word to that of the Florence police department's policy on ALPRs, the same document that carries the copyright of Lexi poll LLC. If I'm getting this right, the policy for the AI powered system was written by a private for-profit company. On Lexi poll's website you can see the banner of the Oregon State sheriff's association as a stated partner. And just today I heard on KLCC about their new contract with Flock, 2 years, \$230,000. I can guarantee their policy is likewise being written by Lexi poll who has fought many a lawsuit over how their policies are intentionally vague and have resulted in profiling and generally reckless policing. Who's actually running things in this city? You? Us? Or the private corporations who are behind everything from the city's website to the Flock cameras to the policy of those cameras. Remember they don't care about any of us. They only care --

>> Thank you, Jeff. Our next speakers are Henry Boyer followed by Justin Phillip.

>> Hi. I'm Henry Boyer from Ward 3. It's my first time coming here. I've been following the whole Flock camera story from my bed. I was watching from afar, if you're accurate, I was sitting on my butt. Now I'm here to stand alongside people who are doing the hard work. I'm here to say no to surveillance, to turn our country into a police state. You've turned the cameras off. Thank you for that. Now it's time to take the cameras down. I ask the Council to cancel the contract with Flock. Until that happens, I'm going to keep coming here, because this stuff is too important for me to keep lying on my butt at home. Thank you.

>> Thank you, Henry. Our next speakers, Justin fill -- Phillip followed by Kevin Cronin.

>> Hello, City Council and people of Eugene. I serve as the secretary of the Pacific green party. I'm here today representing roughly a thousand registered greens in Eugene. First of all, I want to thank the other members of my community who have organized in opposition to mass surveillance here, including the eyes off Eugene group. And I want to thank the council for taking these concerns seriously. And for taking action to recommend their removal and turning them off. The green party opposes the use of mass surveillance cameras in public spaces, mass surveillance violates privacy, disproportionately affects

marginalized groups, and threatens democratic freedoms. We are concerned with public safety, but we're not willing to give up our liberties to achieve it. Benjamin Franklin said those who would give up essential liberty to purchase a little temporary safety deserve neither liberty nor safety. People who do not want to be surveilled as they go about their daily lives. They don't want big brother watching and they're not willing to give up their rights to privacy. They're not willing to give up their liberties. And the ACLU an organization concerned with civil liberties, is weighing in on this one too by filing a lawsuit against the City of Eugene. I want to acknowledge the progress that has been made on this issue. And encourage the city to finish the job by canceling the contract with Flock and removing these symbols from our streets. In my last few moments since I went quickly, we want to voice our support for TOPA and for cahoots as well. Thank you y'all for your time.

>> Thank you, Justin. Our next speakers are Kevin Cronin followed by misty Bowman.

>> Hello. My name is Kevin Cronin, I live in Ward 7. In river road neighborhood. I've been an advocate for affordable housing development and tenant protections for over ten years. I'm here tonight to ask you to direct city staff to work with our community groups like square one, casa, and the Springfield Eugene tenant association to bring forward tenant opportunity to purchase. Years ago this month I survived the destruction that hurricane Wilma brought on my town and I moved here to the northwest. Then in 2011 after being no cause evicted I was homeless, living on my friend's porch and struggling to survive. I spent years scraping to save and today I'm a homeowner. I'm a homeowner because I had an opportunity to purchase from one of our town's largest landlords. Since June of 2024, Eugene has had at least 17 multifamily buildings of 360 total units listed for sale with an average price of \$179,000 per unit. The median listing is buildings that have ten units. With current interest rates, these properties have been loitering on the market some even relisting after a few months or being repackaged with another listing. Eugene already has a condo conversion law on the books, but we've had a few products take advantage since it's from a different era. Eugene should update and improve upon that by passing a tenant opportunity to purchase. Our Mayor was swept in on a mandate from middle housing. TOPA is a way for the city tomorrow power tenants to partner with our trusted community-based organizations to convert their existing apartments into affordable, middle housing homeownership options or to stay as permanent, affordable rental housing. This model of preservation opens up one of the most bang for your buck investment opportunities with our limited affordable housing resources. It also builds on the LIRHPTE ordinance that you passed earlier tonight. So that these properties would be eligible for LIRHPTE. Please make a motion to direct city staff to bring a TOPA framework as part of an existing future agenda item that you already have, renter protection Phase 3. Also I don't really like the Flock cameras and if you give us the go ahead, I'll get some guys from

my neighborhood, we can go and take it down for ya. Thanks so much.

>> Thank you, Kevin. Our next speakers are misty Bowman followed by Danny huff Smith.

>> What's up, guys and gals and nonbinary pals. I'm misty Bowman, I live in Ward 7. I'm a dark sky advocate, member of the Eugene friends of the night sky and I'm here to discuss light pollution. Imagine if you will, the date is Tuesday, June 18, 1889. The place is saint Remi de province. van Gogh writes to his dear brother Theo. This unassuming sentence was the only thing he wrote to signal his as yet unnamed masterpiece starry night was finished. It was not a painting of a religion, philosophy or particularly important moment in history, but a side night in France and it's one of the most famous works of art in the West. This inspired so many artists in the past. An artist from south Palo made a tribute to starry night. A Turkish artist made his own technique called paper marbling. Washington based artist made their own tribute with Legos. Local Oregonian artist Judy Larson recreated it with beads. I'd be represent miss if I didn't mention Don McLean Vincent which was a favorite of Tupac and they heard Vincent at the end of a Simpson's episode on light pollution and continue inspired his career. This is one painting of one night sky and continue inspired countless works of art. Eugene is a city full of beautiful, artistic souls. I've seen them here at this City Council. And we are all denied that starry sky because of excessive light pollution. Even in KECI square, there's a quote with the stars and the moon. And when I look up from that spot I can hardly see any stars at all. I urge you to have a dark sky five principles of responsible outdoor lighting. Cancel the Flock contract and free Palestine.

>> We have Danny Huff Smith followed by Eric Morgan.

>> Good evening. I'm Danny Huff Smith. I'm the unofficial Council gesture so this is supposed to be a clown nose. I think it's comical that you haven't canceled the contract yet and this is my third time singing for you on this topic. So I hope you do enjoy this episode. However, please take us seriously. Here we go.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gone to take to cancel the contract ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take to cancel? ¶¶.

¶¶ What's it gonna take --

>> Danny just one moment, please.

Audience, please nothing.

Silent hands.

>> Note you already know.

Just how dangerous it is ¶¶.

¶¶ We've already told you that ¶¶.

¶¶ We don't want it ¶¶.

¶¶ You already voted ¶¶.

¶¶ Unanimously ¶¶.

¶¶ We already talked this issue to death ¶¶.

¶¶ So what's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ To cancel the contract ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take to cancel it ¶¶.

¶¶ Woo ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take to cancel the contract ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take ¶¶.

¶¶ What's it gonna take to cancel it.

Also, I support TOPA, cahoots, and free Palestinian.

Thank you so much.

>> Thank you, Danny.

Our next speakers are Eric Morgan followed by Laura ray.

>> Good evening.

Council.

I'm Eric Morgan and I live in Ward 2.

We are here to speak about the tax exemptions for Louisiana I can apartments solely because of the labor contracts.

We go on job sites every day throughout Oregon, mainly nonunion job sites helping individuals that are victim of wage theft, tax fraud, and misclassification.

You know, these particularly in the affordable housing realm is where we see the most egregious of this happening.

These job sites often turn into crime scenes of wage theft and immigrant labor abuse.

But there's some safeguards that -- that you guys can put into place to prevent this.

I said that we go on job sites and talk to these individuals, but what we find is that these carpenters, they're making anywhere from 80 to \$100 a day.

Most of the time it's cash, if they're paid at all.

And so some of the things that can be put in place for this 20-year tax exemption are some community benefits.

Like local hire.

Making sure that that money stays locally and gives opportunity to the local workforce.

Apprenticeship utilization for state accredited apprenticeship, training the next generation of youth and giving opportunities to the youth coming out of our CTE programs.

And prevailing wage.

Like I said, what we see is 80 to \$100 a day and so essentially the people that are building these affordable housing complexes can -- they're able to actually qualify to live in them.

And so it creates a cycle that as you're building affordable housing you're creating greater need because a lot of the workforce is brought in from outside the area.

There's a study called the high cost of low wages, and what that he found in Oregon is 43% of families and construction workers are enrolled in one or more safety net programs.

Costing the state \$710 million per year.

On top of that, 22% of construction workers don't have health insurance.

So some of these safeguards can help prevent that in the future.

>> Our next speakers are Laura ray followed by Andrew Becker.

>> Hello, my name is Laura ray and I live in ward.

I appreciate the City Council and Mayor for listening to voices of Eugene residents here.

I am very concerned about the Flock cameras that have been installed around Eugene.

I do not consent to having detailed information about my vehicle recorded and entered into a mass database.

I believe that all community members here who care about privacy and who don't want to live in a world where we are constantly surveilled should be very concerned about these cameras.

Information from Flock cameras has already been seriously misused and other communities resulting in harm and a definite lack of safety for community

members and there's so much potential for continued abuse going forward.

I urge the City Council and Mayor to listen to your constituents, value the privacy are our community members and remove this mass surveillance tool from Eugene.

Let's not just jump on the bandwagon for mass surveillance.

Thank you for hearing the concerns so many Eugene residents that are here tonight who are opposed to the Flock cameras.

Please think carefully how we're using technology, the values that you stand for, and the direction our community is heading.

I urge you to remove the Flock cameras immediately and terminate the contract with Flock.

>> Thank you, Laura.

Our next speakers are Andrew Becker followed by Scott Lambert.

>> Hi there, Andrew Becker, Ward 7.

Madam Mayor, tonight you opened things up with a land acknowledgement, and I think it's important to realize why we would do something like that.

It's because people were displaced from the homes that they lived in.

You know, there were people that lived here and they were forced out.

And in the same way, you know, people that live at the Eugene hotel were forced out when some East Coast private equity firm came in and jacked up their rents to the maximum allowable amount every year.

So I think it's really important that, you know, we try to curtail the commodification of housing and find solutions to make sure that people aren't displaced from their homes again and again and again and again.

You know, when -- when we can do something like TOPA that's, you know, small fix around the edges, wouldn't really cost the city anything, I think that's just a smart choice.

Second off, you know, when it comes to Flock, I also think that, you know, listening to the police chief on October 8th, I heard some things that sound a little bit like fibs, you know.

He said that the cameras, you know, only captured pictures, they're not video enabled.

Well Flock advertises that with no new installation required, flip of a switch, if you upgrade your package, suddenly they're video enabled.

He said just pictures, only license plates.

That's not what they advertise the capability of their cameras as on their own website.

Same thing with AI.

We use AI license plate recognition, but we can't use facial recognition or anything like that on these cameras.

But Flock advertises if you up grade your package with them they're suddenly AI facial recognition enabled.

And you can use AI facial recognition on the back end on any picture taken in any camera in the entire world at any time.

Just kinda rubbed me the wrong way the way he presented and, you know, he was never questioned on stuff like that.

I think that Flock is obviously a mistake.

TOPA is a good thing.

And don't hire scab labor for tax exempt properties.

Thank you.

>> Thank you.

Andrew.

Our next speakers are Scott Lambert followed by Brandon Fitzgerald.

>> Good evening, Council, good evening, Mayor.

My name is Scott Lambert.

I'm a resident of Ward 2.

PhD candidate at the University of Oregon.

So like I'm politically active.

I still divert around the Flock cameras even though they're turned off.

Because I have no way of knowing if they're actually off or not.

They're still there.

They need to go.

I am pretty confident that Donald Trump would love to lock me up.

Reading from an article about the ACLU's case against Flock, it says that Flock's default agreement with police departments give the company the right to share information with investigations even if a local department chooses to restrict data to its own officers.

That gives me a great deal of pause.

I request the Council to terminate the contract and remove the camera immediately.

I further propose that all mass surveillance, mass public surveillance be made illegal in the City of Eugene.

And that the unelected positions of city manager and chief of police be eliminated and replaced with democratically elected committees accountable to the people of this city.

The unilateral decision to install a mass surveillance system without any democratic mandate shows that these positions are weak links in our democratic governance and susceptible to pressure from a corporation.

It should have never been possible to install these cameras at all, let alone by an elected official.

In addition, I support TOPA and I want to say free Palestine.

I will say free Palestine.

I will also say that the mass surveillance system that's currently installed in our city bears a lot of resemblance to some of the mass surveillance systems that the

Israeli state uses to limit the movements and restrict the Palestinians.

Please cancel the contract and do not ever let something like this happen again.

Thank you.

>> Thank you, Scott.

Our next speakers are Brennan Fitzgerald followed by Josh Easterland.

>> Hello, my name's Brennan Fitzgerald, I'm a graduate student at the university of Oregon and member of the fellow Teachers Association.

But I'm speaking to you as a resident of Eugene.

I live in Ward 2.

I urge you to cancel Flock now.

There used to be a Flock capture in the park near my house.

It made me worry about what information it could be gathering to deport my neighbors.

Nothing good comes from it especially when the U.S.

Government is becoming increasingly fascist, with the attacks on immigrants, people ever color and trans people like myself, just because Flock -- or just because the EPD claims that Flock is not going to work with the Federal Government, does not mean that the Federal Government is not feeling bound by the rules of law or what other people say right now.

I truly believe that the information it captures will at some point in Eugene be used to crack down on the most marginalized among us, whether that crackdown comes from DHS, I.C.E., or any other government agency.

Please, understand when I say I feel safer without Flock camera in my neighborhood.

I really do appreciate that y'all have turned the cameras off.

Now I'm urging you to cancel Flock for good and remove the cameras from the streets.

I also urge you to get workers like cahoots back providing the indispensable

services that make our city safe and I'm in support of the ten that.

Option to purchase.

Thank you.

>> Thank you, Brennan.

Our next speakers are Josh Easterland followed by Viola Bolton Lum.

>> Hello, City Council.

Ward 8.

Asking to decriminalize psychedelic plants and fungi.

I want to share about a great loss in our community, the co-creator of the botanic studies as well as equitable access Eugene, father and friend to many, James passed away recently.

He was brilliant and kind.

Several of you met with him.

We're having a celebration of life for him Saturday at 1:00 p.m. 19 Patterson.

He helped draft the resolution I've been reading these past few public comment periods and hopefully the eventual passage which will be one of his many legacies.

I got through all the, you know, the whereas portions and now we're to the resolve.

So it be resolved that the Mayor and City Council hereby declare that it shall be the policy of the City of Eugene no department, agency, board, commission, officer or employee of the city including without limitation the Eugene Police Department personnel, shall use city funds or resources to investigate, arrest, prosecute, or allocate resources to assist in the enforcement of laws imposing criminal penalties for the use, possession, or cultivation of plants by adults, natural persons 21 years of age or older and that no [?] herein shall constitute the basis for detention, search, seizure, arrest, other legal penalty, cultivation, production, sharing, giving away, transporting, and delivery of these plants.

And be it further resolved that the Mayor and City Council hereby declare it shall be the policy of the City of Eugene no department, agency, board, commission,

officer, employee of the city including without limitation the Eugene Police Department personnel shall use city funds or resources to investigate arrest, prosecute individuals or allocate city funds or resources to assist in the enforcement of laws imposing criminal penalties for the use of paraphernalia used by persons 21 or older.

And declare that the arrest of persons for gathering planting, cultivating, transporting, or engaging in process with plants or plant compounds shall be among the lowest law enforcement priorities.

I'll keep going next time.

Thanks, guys.

>> Thank you, Josh.

Our next speakers, Viola Bolton Lum followed by Jacob true.

>> Hi, I'm Viola.

I live on north campus.

I don't though what ward that is, I'm sorry.

Obviously Flock is bad.

It's bad for the city.

It makes me feel in danger all the day -- every day all the time.

But I'm also -- I heard something really curious tonight about it.

The fact that the city pays a subscription fee, does not own the hardware, has to pay for replacement, and is on the hook for any legal fees that Flock incurs.

And if a friend described that arrangement to me, you know, over the dinner table like they signed a contract with a company like I don't know, whatever, that would sound like a scam.

The City of Eugene is being scammed by Flock and I am shocked and appalled that the [clicking fingers] city manager and police chief could just walk us into this arrangement without any oversight.

Thank you, TOPA sounds good also, I guess.

>> Thank you, Viola.

Our next speakers are Jacob true followed by Andrew Cimarron.

>> Hello, I'm Jacob true from Ward 1.

I won't to talk about the work session today.

Evans, Groves, Keating voted to criminalize passing money or goods to people on the side of the road.

Four of the Councilors opposed, I'm summarizing here, so I'm not trying to put words in your mouth, because we have much greater public safety concerns, there's no indication of this actually increasing -- of this practice actually increasing any traffic incidence.

And this issue's been brought up several times in the last several years and it's rejected each time.

Folks familiar with City Council know that 4-4 is a tie but the Mayor broke this in scheduling a hearing.

All of the priorities we have facing us, number one in my mind is lack of cahoots.

We're coming up on six months now.

The Budget Committee passed a measure that by the end of October we'd have a presentation by the city manager about how we'd fund \$2.5 million worth of alternative response funding such as cahoots.

Including from the community safety payroll tax.

We have no more City Council sessions scheduled through the end of October, so it appears that that has not been followed and I'm disappointed to see that.

We do have a work session coming up that has not been decided on on November 10th.

So if there is any plan for the dire lack of cahoots services, plan for in the immediate future, I'd like to know as soon as possible.

Our community workers, the cahoots workers stand ready.

WBCC we've been preparing them, they're already go.

Six months without, you know, remuneration, so we're facing the loss of quite a few people.

So any sort of indication from the City Council that y'all intend to stick with -- stick with getting cahoots back on the roads, would be greatly appreciated.

Love any indication from anybody, city manager, City Council, to see if y'all still support the nationally recognized and keeps getting called out in mayoral elections across the country and people keep following it.

It just seems a real shame that we've -- that we've lost it here in Eugene.

And right now it doesn't look like we're on track to get it back.

I'd really like to see it back in Eugene.

Thank you, now.

>> Thank you, Jacob.

Our next speakers are Andrew Cimarron followed by Jojo Bresland.

>> Good evening, Mayor and City Council.

I reside in river road neighborhood.

I'm here to speak against Flock safety.

I'm pleased to hear that the cameras have been paused.

But I do think that the Council needs to cancel the contract because it's not in the public interest.

We have heard that many people feel unsafe with these cameras installed and even if they are supposedly paused, I think it's important that we immediately cancel the contract.

And instead focus on something like cahoots or Willamette valley crisis care that can help with public safety response from our limited police resources.

I also wanted to say that we need climate action now and that the climate recovery ordinance still needs a lot of work.

And that we need to be more aggressive in reducing our greenhouse gas emissions across all sectors.

Including housing.

Thank you.

>> Thank you, Andrew.

Our next speakers are Jojo Bresland followed by Austin.

>> Good evening, city councilors.

I work in medical care in Eugene.

Since the closure of the hospital on December 1, 2023, it's been almost nightmarishly to hear about the care that people get.

We don't have hospital in our city limits.

So forces folks from west Eugene go over the belt like go to river bend or Mackenzie Willamette.

It's hard, every week there are horror stories that are disheartening.

And hearing more things happening in our community like Pacific source pulling out of OHP, leaving 90,000 people potentially uninsured to go who knows where kind of just putting some, you know, context for where we're at health care-wise here in Eugene.

I know none of this is lost on you all here.

There's been lots of discussions about trying to find alternatives and solutions to those.

With that being said, I think a major one that can be put forth by this Council that doesn't involve, like our for-profit health care system that goes way beyond what this chamber can do is putting in an RFP for Willamette valley crisis care and trying to get cahoots back on the streets.

By getting people care where they're at and not clogging up our hospital systems or urgent cares, it can really do a ton of help and get people what they need immediately and to also just make sure that we are taking care of our community in the best ways and standards forward.

It's obviously amazing to see Zoran, but it was sad thinking about where we are at here currently.

So that's my plea to you all today.

TOPA sounds amazing.

We should have more renter protections and services or ability to be as well as the Flock cameras, since I have some time left I'll just say that I've heard about the concerns of the cost of the contract.

I think that goes to show that the ability for the police chief and the city manager to come through with the contract unilaterally and that we have to have a cost associated with that, if that is the case, shows the lack of oversight for that kind of contract to come in place in the first place.

So thank you all.

>> Thank you, Jojo.

Our next speakers are Austin followed by Rob Sheldon.

>> Mayor, City Council.

For the record, I'm Austin and originally I was here to talk about TOPA but I want to stand in solidarity with our community about removing Flock, the hardware, and canceling the contract.

I also want to stand in solidarity with our carpenters sisters and brothers, with carpenters build communities.

While I'm at it, I support people seeing the night sky and singing during public comment.

Once again, my name's Austin.

Although I live unrivier in Vita, Oregon, I do have rental properties here in the City of Eugene.

And my direct experience with the local rental market informs will my strong support of TOPA.

TOPA is a proven community mechanism that warrants adoption here in Eugene.

We've talked about improving concepts throughout Lane County.

Shout-out to Vita Lee manufactured home park.

And overall, like the main concerns I have with all of this is in regards to two concepts.

First off, we want to build a bigger and better community.

We want to be able to ren any -- renovate our homes and create higher quality of homes.

We saw success in Washington, D.C. with TOPA seeing 78% of units involved in those sales were slated for substantial renovations and repair.

That creates not only -- directly addresses concerns regarding quality and longevity and I hope that you consider that, that these benefit all of us.

To have quality stock of housing available to the community as well as democracy that it brings to our housing community.

Additionally I am really concerned about the escalating influence of real estate investment trusts.

These are powerful financial interests that are acquiring an alarming and rapidly increasing portion of American housing supply.

And unfortunately, they don't invest into the communities like smaller landlords and property owners do.

We invest in our community, we spend time in our community.

This is a very huge concern for me.

That RITS from outside our community are taking up opportunities for our community to have housing and affordable housing within it.

I urge the City Council to recognize TOPA as an essential tool in market stabilization, housing quality improvements, and community empowerment.

>> Thank you, Austin.

Our next and final speaker is Rob Sheldon.

>> Good evening.

Rob Sheldon.

Regarding Flock, we're still asking for the cameras to be physically removed and for the contract to be terminated as it's language allows.

Earlier today we heard from another community member for the first time who contacted us to find out if there was currently a plan in progress to get them removed.

I understand this might take a little while.

In the meantime, people would be reassured if the cameras were physically covered.

Back in June with my first comments about the dangers of Flock in our community, I could not have anticipated everything that would unfold over the next few months.

If I had one regret about how everything has happened so far, it would be that this subject has taken some of the air out of the room for other issues that people here care a lot about.

So tonight I would like to voice my support for one of those issues.

I met earlier today with someone that's working to get Willamette valley crisis care in our community.

It sounds like the hold up is the RFP from the city.

They sounded befuddled at getting that process started.

If there's a holdup, I think it would be good to let the folks at WBCC know.

I think we realize there are tough times ahead.

More people are going to be adding demand on city services soon.

Calls for police service are going to increase.

A significant portion of these are calls that WBCC could handle at less cost and risk to the city.

The time to prepare your home is before the storm hits.

The city is clearly juggling multiple urgent matters.

Maybe Flock has contributed to the delays in moving WBCC forward.

I hope not.

But what lies ahead is not the easy days, it is the hard days.

We are all going to need to juggle more and more urgent matters going forward.

So tonight I ask the city to please communicate a plan, options for moving forward and a timeline to WBCC and keep this moving forward while we continue working on getting Flock out of our community.

Thank you and have a good night.

>> Thank you, Rob.

Mayor, that was our final speaker.

>> Knudson: Thank you, everyone.

I now close the public comment period and see Councilor Evans in the queue.

>> Evans: Again, I would like to thank everyone for coming out who spoke tonight and for those of you who didn't get a chance to speak who spoke in support of a variety of issues that were raised this evening.

The first thing I've got a question going to the assistant city manager.

When are we scheduled to have the conversation about Phase 3 renter protections? And in that conversation, are we -- can we -- are we going to incorporate TOPA into that? If not, then I'd like to see us, you know, begin to -- or how we like to float a work session poll so that we can have that conversation.

Or can we be inclusive of TOPA in the Phase 3 conversations? >> Hammitt: Councilor Evans, I'm going to invite Will Dougherty to come up.

I think he can do a great job of being comprehensive.

>> The plan we have been working on for renter protections is to bring back a third phase, that was what we had told you.

At the beginning we laid out the three phases.

Had you provided comment on the flow of those phases, but our plan all along has been to bring you those items in had the sequence that we have provided.

However, as council you can make direction for us to go in a different order or for us to bring other items in.

That's something that council can do.

It's not part of our plan, but it's something that you can add.

>> Evans: Correct me if I'm wrong, Will, but we have had conversations or Phase 1 and Phase 2.

So when are we schedule to have the conversation on Phase 3? >> The next thing we're bringing you is the report on implementation of Phase 2.

It would be a report on the implementation of Phases 1 and 2 marking I think two years' worth of time having Phase 2 in operation.

We're working on bringing you that in the first half of 2026.

Following that, our plan has been to bring you Phase 3.

And that would begin with exploratory conversation about what's possible and then we would do more work to bring that back to you.

So the plan is probably mid to late 2026 that we would be coming back for Phase 3.

>> Evans: Can you note that I don't think that -- can we have as part of the Phase 3 discussion a discussion on TOPA?

>> We can certainly -- we can certainly prepare that for you and then -- we can open that door for you and then I think the inclusion of an item that's something that I think we would look to city manager.

But I think we'd probably end up looking for Council direction with some sort of vote about whether that's included in part of our formal investigation.

But I think in the conversation that we have about that, we'll have that opportunity for Councilors to consider whether you want to add what to the list or not.

>> Evans: So city manager, would we be required to put forth a work session poll on TOPA to be included in Phase 3 conversations?

>> I'll speak to it.

Well, if you can answer specifically, as I recall, the Phase 3 package, the

packages were actually voted on as proposals.

Is that correct?

>> I believe, yeah, I believe that's correct.

>> So it wouldn't be a separate work session.

What you would want is, as part of -- you would need to vote to change the package that you as a council already gave that policy direction on.

And so how that comes forward to you, maybe it could come forward as part of the Phase 2 work that we give you an opportunity to change the direction for the Phase 3 work.

But you had numerous discussions on this and gave policy direction.

So it wouldn't be a work session kind of overlaying on top of it.

You'd want to adjust your policy direction as a body.

>> So you would advise us making that adjustment in the Phase 2 portion?

>> I don't know.

I don't want to speak out of hand.

Maybe there's an opportunity to do that.

>> Evans: As you come whack with the -- back with the report on Phase 2?

>> We can tell you as we come back to talk about Phase 3, before that we can give you an opportunity to insert that policy decision that you want us to explore this item or other items.

>> Evans: I appreciate that.

That's a roundabout way of getting the answer to my question.

But that's what I would personally as a Councilor would like to see that included this the report back on phase -- on Phase 2 and then how they would incorporate that either in Phase 2 or as we are discussing the next step of implementing Phase 3.

So that's one piece.

The next question that I have is related to Councilor Clark, thank you, Councilor Clark, for indicating that we need to have a conversation about priority -- about action 3 on our priorities before we pass the consent calendar -- second consent -- or actually the first consent calendar.

I'm sorry.

I'm getting my consent calendars confused.

Adoption of the LIRHPTE for the Lucy apartments.

I'm recognizing that we -- I'll have to take a second round, Mayor.

>> Knudson: Thank you, Councilor.

Councilor Keating.

>> Keating: Thank you, Mayor.

Council President, very interested to hear what your thoughts were on the LIRHPTE for the Lucy.

I greatly appreciate members of local 541 joining us tonight.

I would like to hear more about the contractor with whom the city is proposing receive that said tax exemption.

So it might be a little premature for this body to make a decision tonight, I appreciate you bringing to light some of the issues around prevailing wage, apprenticeship utilization and others.

When we were on the LCC board we passed one of the most robust agreements in the state and I'd like to see a project labor agreement or community labor agreement embraced at the municipal level.

Thank you for bringing that to the committee's attention tonight.

Thank you to the range of folks who spoke up tonight.

I greatly appreciate the finer points about dark sky and my favorite painting, there are multiple versions of starry night throughout our house.

My wife's favorite painting as well.

I think folks for the enthusiasm around Flock.

I normally wouldn't single out one person in this manner, but to the gentleman that came at us with so much ire, not just this week, but in previous weeks, nobody here wants to take away your vote.

And nobody here hates you.

And since I was singled out, and pointed out, I think called a clown, you may have seen some of my most memorable Shakespearean performances as Shakespeare's the fool in king Laird.

Some of his greatest clown creations.

But to answer your question pointblank, the Oregon Secretary of State site has a most transparent system of reporting financial transactions to campaigns.

The Political Action Committee that you alluded to raised \$18,691 in calendar year 2024 and they now are sitting on \$7,299.

If you'd like to learn more, you're welcome to go to the Oregon Secretary of State website or STAR for more campaign finance information.

Thank you, Mayor.

I look forward to having a larger conversation around TOPA, finding ways to explore how we can have a new cahoots, cahoots 2.0, and of course I think everyone in this room knows where I stand on Flock.

Thank you, Mayor.

>> Knudson: Councilor Yeh.

>> Yeh: Yeah.

Thank you.

And Danny, I was going to share that, so if you need some help getting on the site, I'm happy to talk to you.

I know you're from my ward, happy to help you get that information if you need it.

Thanks for sharing that, Councilor Keating.

I wanted to just also add to Councilor Evans, I'm also in support of TOPA getting

on our Phase 3 if you can do that.

Sounds like he's got the ball rolling, but I wanted to make sure it was obvious it wasn't just Councilor Evans, there are multiple ones of us who are also interested and take the opportunity to thank everyone for coming out tonight.

>> Knudson: Councilor Groves.

>> Groves: Thank you, Mayor.

I too want to add my voice to thanking all of your for raising your voice here tonight.

As far as TOPA, I'm interested in that as well.

I met with Kevin Cronin, one of the people who testified tonight, some time ago.

I thought it was a good idea then, I think it's a good idea now.

I'm all for owner-occupied units.

It's one of the few ways the average Jill and Joe can amass a level of personal wealth that can carry them into the future.

And you know, I know a lot of people have to rent, some people prefer to rent and not being tied down.

But we need to give people those options so that they can have owner-occupied units and build up equity for themselves, their families, and their futures.

Alternative response, I know you probably don't have the detailed answers now, but is that something we could get an update on? Because it does feel like it's just kind of hanging out there.

And I know it's more involved, I know we're doing some things right now.

I know the fire department's working on it, OCSO is working on it.

But I didn't understand how they connect and I'd like know what we're doing.

>> Hammitt: Are you specifically speaking to the mobile crisis response changes?

>> Groves: Yes, including cahoots or cahoots-like.

>> Hammitt: Yeah.

>> Groves: -- service.

>> Hammitt: That's in process and the chief is working on that effort and pulling all the information together.

>> Groves: Even if we could get a short email kind of where we are on that.

So we all are on the same page, I assume my colleagues are interested in that.

And then -- okay, great.

Thank you.

I realized I didn't give you a chance to answer.

And then the last piece too, I'm interested in what we're going to be talking about next.

And my understanding of what we did earlier, Councilor Evans, council President, is that we just pulled that one item off and we did pass consent calendar, but we're coming back for that specific item.

I am very interested in, you know, how we pay and provide living wages to people.

The other half of affordable housing, as we all know, are living wage jobs.

Whatever we can do to create those or help support the ones we have, I think those are things we need to be paying attention to.

And those are things that we can help with.

At least in part.

So creating housing, but also creating and taking care of our people who build and put things together.

So thank you very much.

That's all I have.

>> Knudson: Councilor Leech.

>> Leech: Thank you, Mayor and everyone who came out tonight.

I really enjoyed the breadth of topics that we got to listen to tonight and I loved the camaraderie amongst all of our speakers.

It is my understanding that our city manager's actually going to be sending us Councilors a memo about the alternative response by the end of this week and I'm looking forward to hearing that information as you all are.

I also very much support the tenant opportunity to purchase and including that in our Phase 3 protections.

And I wanted to thank the advocates that I met with last week that provided a lot more information, so I was prepared for this meeting to be able to make sure that we are able to include that in our renter protections process, but I -- I have heard that there is a process for that and we will -- we will keep on it.

Thank you to our carpenter union.

I really appreciate your perspective on this particular project.

Thank you for coming tonight.

I think that this warrants a broader conversation about all of our incentive programs, about LIRHPTE and making sure that's outlined as, you know, necessary component for these applications.

I believe I'm going to be passing through this particular project today, but I really think that we need to look at this as a broader -- a bigger, broader issue.

So again, thank you for being here.

And I think that -- and of course, Flock, thank you for continuing to come.

Thank you for continuing to voice your opinions.

I keep learning more information every single week.

All of your emails, I'm reading them.

And we are -- we are doing this.

We are here with you together.

We're learning more and I look forward to our next work session where we can take that next step.

So thank you, all.

>> Knudson: Councilor Clark.

>> Clark: Thank you, Mayor.

I want to say thank you, too, to the carpenter's union folks who showed up so you could help us take a breath and take a look at this LIRHPTE application a little bit more closely to make sure it's in the community's interest.

Mayor -- I mean, manager, can you remind me of the applicant on that application? I don't have my agenda this front of me, I apologize.

>> Hammond: Laura Hammond with community development.

The applicant for the Lucy apartments is -- the Lucy apartments LLC which is wholly owned by cornerstone community housing.

>> Clark: This is an organization that I had an opportunity to work with over time as well.

And I -- is there -- excuse me, I apologize.

Is there a deadline on this application?

>> Hammond: Yes, sir, there is.

There's a 60-day deadline from when we receive the application.

And this applicant is also trying to reach financial closing by October 29th, which is Wednesday.

>> Clark: So we're -- so we either have to agree to it or we have to screw up their project, is that it?

>> Hammond: I can't speak to what the implications would be of not approving it at this time.

But we did try and make sure to get it to you before they were going to close for their finances.

They have not started construction yet, so --

>> Clark: City attorney, would you like to offer -- I can see you wanting to offer

something.

>> The 60-day deadline is not concurrent to the 29th.

There's a 60-day deadline that's set in statute and in code by which you need to act by.

And that's November 11th, I believe.

So there is more time --

>> We have another Monday night before that?

>> You do on November 10th.

>> Clark: I want to have a full airing and discussion of this as well as the benefits of the affordable housing project itself.

So I kinda want to make a motion to postpone a discussion on this.

I'm going to wait till the Mayor brings it back up and then we'll figure out a better option.

Thank you.

>> Knudson: Councilor Kashinsky.

>> Kashinsky: Thank you for everyone who came out to speak tonight and I too am looking forward to continued discussions about the TOPA.

I want to get a little bit of clarity, because I want quite sure with the comments around the Lucy whether the concern was that this particular developer who is receiving this particular award had engaged in labor practices that were illegal or problematic.

Or whether it was more general concern with the criteria for awarding LIRHPTes.

And I know you may not know.

But.

>> Hammond: Thank you, Councilor.

I can't speak to that specifically.

I can say that we would be happy to talk with folks from the organization to understand their concerns, whether it's specific to a particular developer or practice.

And also to have that broader conversation about the community benefits surrounding LIRHPTE.

>> Kashinsky: It looks like according to our packet council has already awarded -- either council or the Attorney General has awarded a million dollars to this project, correct?

>> Hammond: We have awarded trust funds and STP systems.

>> Kashinsky: I understand these things and thank you, Councilor Clark, for asking about timeline, that was important information to have as to what the timeline was.

I think there's almost two separate discussions, one is surrounding criteria for LIRHPTE in general.

Because according to the staff report the exemption -- the criteria that's in our code currently, it's a different conversation if we think that there's a concern that's being expressed with this particular developer.

And so I want to mention that when we're having that conversation, we're clarifying, I'm not interesting in holding up a development for a broad policy conversation.

But that's -- that's a little bit of a question I have there.

>> Knudson: Councilor Zelenka and then Councilor Evans.

>> Zelenka: Just for clarity's sake, the motion that I made at the Budget Committee was to have the city manager do an investigation into cahoots and cahoots-like services and bring that back to us by the end of October.

It was not to have a work session.

So apparently the city manager is going to bring us back a report this week, which will be by the end of October, which is Friday.

So the work session would follow that information.

So we wanted to -- the thought in my head was always let's get the information and then have a discussion.

So -- and I think that's the path that we're going on.

I'm sure we'll have a follow-up conversation about that information that we get from the city manager.

All the people that came out for Flock, thank you again for coming out.

I'm in favor of getting rid of them.

I wish it were that simple.

There's more work to do in that area.

So stay engaged.

Carpenters, thank you for coming out tonight express are your -- expressing your concern.

It wasn't clear what you were asking for.

It seemed you were asking for general policy discussion around protections as opposed to a specific problem with this specific contractor on this specific project.

If it was the latter, that's more problematic, but if it's a general concern about the policy and wanting us to implement better protections through policies, making sure all those things that you said are covered, including the prevailing wage and all the other laws, then that's a broader conversation about the policy.

And I'd hate to see this project get derailed because of that policy discussion that may or may not be exactly relevant to this particular project.

Have we ever given a LIRHPTE to cornerstone? And cornerstone's morphed from metro.

Maybe you can give that history in their long history of doing affordable housing projects.

>> Hammond: Thank you, Councilor Zelenka.

Cornerstone housing has been in our community for decades and they were formerly metropolitan housing association, I think was the name.

Yeah, metro.

They have multiple units within Eugene.

They do have a number of developments that are currently receiving the LIRHPTE.

Which actually is used more as an operating cost to keep the costs lower by allowing rents to be lower through that exemption.

I'll also just add that there is a statewide exemption for affordable housing on prevailing wage developments.

And that is through statewide.

So that is...

>> Zelenka: And the Lucy project hasn't been built yet?

>> Hammond: Correct.

They're working on getting permits very hard right now.

>> Zelenka: Have they picked a contractor to build it?

>> Hammond: I assume they have, yes.

I don't know the name of the contractor.

I'd have to look that up.

Yeah.

>> Knudson: Councilor Evans.

>> Evans: Yeah.

To follow up, and Councilor Zelenka and Councilors Clark, I know you were here well before me and remember the project on 13th and olive that the firm from Alabama came up here and said, we can't build that without having these specific tax breaks.

And council went on and passed that because the need for development for housing, particularly student housing at that time.

Am I correct about that? And the workers that were brought here were brought from outside of the community, if I remember correctly, and prevailing wage was

not paid at that time.

And I have a problem with giving tax breaks to developers who are not paying prevailing wage.

So I'm not going to be supportive of this except to say that if Councilor Clark wants to make a motion to pause this until we have a conversation as a council about this, because this is the moral equivalent of you holding a gun to my head and saying, I've got to pass this before the 29th or this is not going to work for me.

No.

I'm not doing that.

I do not work that way.

So I can't speak for the rest of council, but no.

We need to have prevailing wage paid to all of the workforce that's going to be working on a publicly-funded project.

Partially funded project.

If you're asking for tax breaks, then you got to play by our rules too.

>> Knudson: Councilor Zelenka.

>> Zelenka: Yeah.

That was a MOPTE project and that particular project resulted in a two-year moratorium where we took it apart and put it back together and required that all projects after that abide by all rules and had some community benefits for packages included in that as well as efficiency and other things in it that made the MOPTE have real substantial, substantive community benefits.

LIRHPTE is a different type of thing.

We have awarded this year, I think, numerous LIRHPTEs already.

And the broader conversation about the rules around that is a good question, Councilor Evans.

And more than willing to have that, because I helped lead the reform of the MOPTE, as you all know.

So having that conversation doesn't happen quickly, and I doubt it will happen by the time we need to make this -- this project -- 60-day window.

We might be able to find information about what the carpenters are talking about, but we can't resolve all the issue.

And we've done a whole bunch of LIRHPTEs before this one came up and the carpenter's brought this forward.

It's not going to be resolved quickly.

>> Knudson: Councilor Clark.

>> Clark: George Brown and I did most of the provisions to make it work right.

That's another thing all together.

We'll leave that aside.

The difference here, Councilor Evans, at least from my standpoint, I will say, is that cornerstone community housing is an organization that has been doing phenomenal work in our community for a very long time.

I understand your concern, but from what I heard the carpenter regime talk about, I too am concerned with what was said.

And looking at a policy what covers that.

And I agree with those goals, but we don't know that those two are connected on this project.

I don't know that I heard him say this project isn't paying prevailing wage or this project is one that there is an objection to.

I would encourage you to not make that leap on this vote and it is a project that is desperately needed right now.

I too want to work towards a better policy for LIRHPTE, because if we're extending community tax incentives, we're getting a community good out of low-income housing being built, but we also want to make sure that the people that are doing the work to build it are taken care of justly and fairly and compensated appropriately.

So we need to have a conversation about that policy.

Thank you.

>> Knudson: I've added myself to the queue, which is a little bit unusual in this moment in time, but I would like to add a couple of thoughts.

One, appreciation to local 541 for coming this evening to give public comment and share concerns.

I also want to make the very obvious point that there is no policy in place with this city or this body that in any way allows for wage theft to be a part of what people should be experiencing.

So that's not a discussion point as something that we would support or not support.

Wage theft is a serious allegation and something that we should be engaged with resolving in our community for likely the subcontractors who are the victims of that circumstance.

That's a real power dynamic imbalance within sometimes complex process.

But I want to highlight that the affordable housing organization, cornerstone community housing that's proposing this project has been through at least a couple of rounds of pretty intensive public oversight and review with two years of review of an extensive pro forma at the community trust funds community Advisory Committee.

All of this information in terms of what we are expecting of this relationship is publicly accessible through the affordable housing trust fund's information.

And I think we do have an important conversation to have about how community benefits are delivered with the work that we are doing as a community every day to meet our housing crisis.

But I just wanted to slow us down a little bit in terms of the number of different policies and incentive programs that were coming together in this discussion and also the difference in concerns.

Because we did hear from staff and staff if you wouldn't mind coming back to the podium, could you clarify what you stated about the statewide exemption related to affordable housing and prevailing wage?

>> Hammond: Yes.

All affordable housing organizations have a exemption from prevailing wage.

>> Knudson: So there's still work that could happen at the local level around our labor standards and decisions, but that's an existing context in this discussion and is a separate issue from the very serious allegation of wage theft and also I believe what was another description of serious labor violations.

When that's happening locally, what is our point of interface? As a community how do we dress that kind of a circumstance?

>> Hammond: We would welcome folks coming to us if they're having concerns with something that this city is involved with.

We would take those concerns seriously and work with our partners here and in the state to address them as quickly as possible.

>> Knudson: Thank you.

Councilor Yeh is next in the queue.

Thank you very much.

>> Yeh: You actually brought up what I was going to say.

Maybe staff could stay up.

Sorry.

So sorry.

>> Hammond: My bad.

>> Yeh: So I think like the Mayor said, I think, you know, these illegal activities are very concerning.

So I'm wondering, do we have anything in place that would, you know, detect something like this? And if so, you know, what would be then the response that the city would do?

>> Hammond: Thank you for the question, Councilor Yeh.

We monitor all of our affording housing developments.

Some of the developments received a more monitoring depending on what they're giving.

We are following up with rental reports.

So we are following them closely throughout both the construction phase and their affordability phase once they're in construction and being rented.

>> Yeh: What does a site visit entail? You ask people hey, are you getting paid? You know.

>> Hammond: Well, I would probably have to have a more -- a conversation with the folks who do the site visits to give you more details on that.

But we could certainly bring back that information for you.

>> Yeh: Okay.

Thank you.

Okay.

>> Knudson: Councilor Evans.

>> Evans: Don't go away.

Will's going to answer it.

>> The state is the primary agency in charge of labor law.

So it's the state that we ultimately defer to and rely on.

So we rely on issues being reported to the state, we -- state whatever process they have for monitoring, audit site visits and then also for the penalties, especially in case of crime.

So that is -- that's state law and not local law.

And so we defer to the state to be the ones to monitor and enforce that.

>> Yeh: So if local, for example, if cornerstone had an allegation made or they, you know, the state found that something was happening, like you know, wage theft, would you then get notified and then would you notify us so that we would know for making decisions later on?

>> The things we would do, if someone reported that to us, we would encourage them to report that directly to the state.

We would also pass that on to the state if we had reason to think that this was something that's with important.

And then -- and then I guess that would go into our decision-making in the future for these kinds of things.

For -- for LIRHPTE where it is a -- it's, you know, the council's asked to make a decision based on whether the project meets the criteria, I don't know -- I don't know if past issues are criteria.

No.

So the code that we have is one where we're asking you to approve it based on whether it meets the criteria or, no, because it doesn't and specifically call out which criteria it doesn't meet.

>> Do we know if there have been issues with cornerstone?

>> None that I'm aware of.

>> Yeh: And that's because there are none or we haven't checked?

>> I don't think we have checked.

I don't think we've proactively checked that.

>> Yeh: All right.

Thank you.

>> Knudson: Councilor Evans and staff coming to the podium.

Thank you.

>> On our projects, before they start construction, we do a debarment check with the construction for the state board on licensing to make sure that you will at contractors are licensed.

But that is where they register past complaints, so we have that information.

If there are past complaints in the past ten years.

But unless they're debarred, so they've gone through the state process, if they've corrected their actions and they've proved to the state that they have corrected

their actions and they're not debarred and they can work on our projects.

>> Knudson: Councilor Evans.

>> Evans: So again, question would be because of state law with regard to LIRHPTE projects, prevailing wage is exempted.

Am I correct?

>> Hammond: Thank you, Councilor.

Yes, and I want to make one adjustment.

It's with up to four stories high.

So if they are above five stories, they would have to pay prevailing wage.

>> Evans: Remind me again, how why is this one?

>> Hammond: Three stories.

>> Evans: Three stories.

So they are exempted from prevailing wage.

So we have a narrow path to -- I've supported all the previous LIRHPTEs.

But I'm saying, we have a narrowed path that because this project is below three stories, prevailing wage does not kick in?

>> Hammond: Correct.

It's below four stories.

>> Evans: Below four stories.

It's a three-story project.

Okay.

>> Hammond: Yeah.

>> Knudson: Thank you, council, for that Q&A and thank you, staff, for answering several different questions.

We have returned to agenda Item 3, priority goal action adopting resolution approving a low-income rental housing property tax exemption for the Lucy apartments.

Are there any additional questions from Council? Councilor Keating.

>> Keating: Are we able to seek any clarification from local 541 representatives?

>> Knudson: No, not tonight, not during this meeting.

Thank you, city attorney.

Additional questions from Council? Seeing none, I will turn to -- oh, sorry Councilor Clark, thank you.

>> Clark: Once we vote to grant, there's no option to do otherwise or there is an option if we were to learn something new to make a different decision at a later point?

>> Well, that's a good question.

I see Lauren coming up to the podium.

I'll say what I'm going to say and then we'll see what she says.

You can adopt the resolution this evening, and then you would have the opportunity at your next regularly scheduled meeting for somebody that voted in favor of it to make a motion to reconsider.

I will say the fact that they're moving forward with its financing on the 29th may complicate that.

From a Roberts rules and procedure standpoint you have the ability to reconsider a decision at your next regular meeting if you voted in favor of it.

>> Which is two weeks from now.

Thank you very much.

>> I'll just stand here in case.

>> Knudson: Thank you, our next meeting is Monday, November 10th.

>> Yes, that's your next regular meeting.

If you vote on it this evening, you can do one of -- you could do a couple of things.

You would have the opportunity if you delay -- if you just don't put the vote on the table and the desire is to bring this back on the 10th, you would have an opportunity to have more information potentially about the applicant.

It won't change the criteria upon which you can approve or deny this application.

I think that was some of the points that some of the Councilors, including Zelenka was making.

If you wanted to vote on it this evening and then was to get other information and make a motion to reconsider on the 10th, that would be an opportunity too.

Those are some of the your options that are available to you.

>> I looked at your calendar and the 10th is your next opportunity.

>> Knudson: Any further questions or comments from Council? Yes, Councilor Kashinsky.

>> Kashinsky: Yes.

To clarify, we have decisions that we make that are based on very specific criteria that is within the code.

And what we're doing when we're making those decisions is saying do we think that this group based on their application met that criteria.

Or didn't meet that criteria.

And our report says that as shown in the report, they met the criteria and as of when this was written, and I got it on Friday, no comments had been received.

Is that right? I see nodding from the staff section over there.

So really -- really the question before us is does this application meet the criteria as it exists and there isn't an applicable criteria at the moment that deals with prevailing wage or anything like that.

>> Correct, Councilor Kashinsky.

>> Kashinsky: Thank you.

>> Knudson: With that, I'll turn to the council President to put a motion forward.

>> Evans: Move to adopt the resolution as attached to attachment B to this AIS, approving a low-income rental housing property tax exemption for property located at 860 hunt sacker lane.

>> Second.

>> Knudson: Any additional discussion? Councilor Keating.

>> Keating: Thank you, Mayor.

I have a few questions that I hope will be answered on November 10th meeting prior to this November 11th drop dead deadline.

I'd like to seek clarification how our carpenters partners track or investigate wage theft in our community or throughout the state.

Yes, there's a state avenue.

But I'd like to also find out what avenue local 541 is exploring.

Moreover, how has wage theft occurred on a project that has yet to break ground? And so is it as you might have -- or as I'm interpreting you alluded to, Mayor, is it an issue not necessarily with the developer, but with the subcontractors, perhaps, and is there a history of working with certain subcontractors who might be a little unscrupulous in their behavior? And finally, Mayor, I'd like to hear from cornerstone.

This body has already adopted previous LIRHPTes, we've already invested a million dollars.

\$7 million.

I don't want to get in the way of that progress in the 11th hour.

So I'm going to be in the affirmative for a couple reasons.

The aforementioned, and any Councilor who votes in the affirmative then has the -- as per our Roberts rules, the ability to roll it back should there be more information.

So I just want to be very clear about what my intentions are and what my -- what sort of information I'm seeking when we next gather on November 10th.

I do want to hear from cornerstone and I do want to hear from the carpenters, if that -- without objection, if that's possible.

Thank you.

>> Knudson: Councilor Evans.

>> Evans: I'm going to state for the record I'm going to vote in the affirmative on this based on the criteria that has been presented to us.

However, I will note my objection to the fact that we don't have to -- or this applicant or any applicant for a LIRHPTE with a height restriction has to adhere to prevailing wage.

I think it's wrong.

And I think that this community has been victim not just in the public sector, also from the private sector of unscrupulous people who have decided to take advantage of the law.

I'll leave it at that.

>> Knudson: I see Councilor Groves and Leech.

>> When you talked about building contracts, what but did with MOPTE, we had them provide a list of all the contractors and confirm that they had a proper license, insurance, bonding, Workmen's Comp coverage, and then also provide an affidavit that the contract, owner, and everybody else will not have any unpaid judgments or construction debts against and that they will comply with all Oregon labor laws and tax laws.

And they have to sign an affidavit for that.

And we could potentially do that with LIRHPTE as well.

But it doesn't necessarily talk about prevailing wage because it's very -- as I recall, it's very difficult for the city to institute a prevail wage because that's state purview.

And that's the problem.

And I agree with you about prevailing wage, I think it should apply across the board.

But that's not the law.

>> Knudson: Councilor Groves.

>> Groves: Thank you, Mayor.

I too, I struggle with this.

I mean, it's -- I've spoken with you guys before on this.

And some of the wage theft that's taking place goes well beyond prevailing wage.

I mean, people are absolutely they're only given cash or they try to give them a check and then they say, well for cash because some of these folks don't even have bank accounts, they give them a much lesser rate and there's a surcharge to get cash instead of the checks.

It's just insidious how this happens.

But I always dislike being in a position where we have just a very short timeline to make a decision on a project that will help people in our community.

I mean, housing is a problem and this is low-income housing, but at the same time we seem to find ourselves in this position more often than I would like where we have more questions than we have answers and we have the short timelines that force us into making decisions that we might not make had we had more time.

So.

>> Welcome to the council.

>> Groves: Yeah, I know, welcome to the council.

That's part of the problem.

But I think we do need the larger discussion about this.

I've brought this up before, of wanting to have a larger discussion about how do we take care of the people that do the work in our community? And I recognize that cost and -- determines whether projects get made or not.

Even with our MOPTE program, we're not getting a lot of construction, we're getting no construction downtown.

So there's more afoot here than just this one issue.

But at some point we've got to come up with a full package of how we're going to address construction in our community.

How we're going to address compact housing, which tends to be more expensive, especially in our downtown core area.

But at the same time how are we going to take care of our workers.

So with that -- and last thing I want to say is, cornerstone is a good outfit.

I mean, they have done a lot of good in our community.

And they're operating on a shoestring.

And then the last thing I want to say, because I saw some eyebrows go up when you start hearing millions of dollars moving around.

You know, some of that is tax exemption into the future.

But some of that too is the housing trust fund which is a surcharge placed on construction in our community that goes into a special fund, then can be utilized for promoting low-income housing projects like this.

And it's actually a good program as far as getting capital to help get these projects off the ground into completion.

So with that, thank you.

>> Knudson: Councilor Keating.

>> Keating: I promise I'll be brief.

There was a hearing on this last Monday, if memory serves.

And there wasn't anyone -- no? Councilor Kashinsky, there was or wasn't? I thought there was a public hearing last week.

>> Kashinsky: The public -- sorry.

The public hearing last week was on a change to the LIRHPTE code in general, not this specific project.

>> Keating: Okay.

Thank you.

I told you I'd be short.

Turning off my mic now.

>> Knudson: Now I'll take a vote for this motion.

Motion on the table.

Councilors, please lock in your votes on the tablets in front of you.

Motion has been made and seconded.

We just finished council discussion.

Motion passes with a vote of 8-0.

Thank you, that concludes that third agenda item.

We have one more, quickly, which is returning to agenda Item 5, consent calendar 2.

There was request to postpone until following the public comment period to hear any comments related to a resolution annexing land to the City of Eugene located at 3241 Downing Street or resolution annexing land at 2588 Dale avenue.

If there are no questions, I ask for a motion.

>> Evans: I move to approve the items on consent calendar 2.

>> Second.

>> Knudson: Any questions? Discussion? I'll take a vote.

The motion passings with a vote of 8-0.

Thank you, that concludes that agenda item.

And that brings us to the end of our agenda and our meeting this evening.

I now close the October 27, 2025, City Council meeting and we are adjourned.

[Gavel pounded]

