



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 25, 2021

7:30 p.m. CITY COUNCIL MEETING

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

Meeting of January 25, 2021; Her Honor Mayor Lucy Vinis Presiding

Councilors

Jennifer Yeh, President
Mike Clark
Randy Groves
Emily Semple

Claire Syrett, Vice President
Greg Evans
Matt Keating
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

2. CONSENT CALENDAR 1

A. Approval of City Council Minutes

December 9, 2020, Work Session
December 16, 2020, Work Session
January 6, 2021, State of the City
January 11, 2021, Work Session
January 11, 2021, Meeting

B. Approval of City Council Tentative Agenda

C. A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on North Garfield Street, Eugene, Oregon (Assessor's Map 17-04-25-23; Tax Lot 3800; Assessor's Property Account Nos. 0440618, 4067482, 4278063, 4278071, 4278089, 4282651, 4282669) (Applicant St. Vincent de Paul Society of Lane County, Inc.)

D. Appointment to the Metropolitan Wastewater Management Commission

3. PUBLIC FORUM

4. ACTION: Appointment to the Toxics Board

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

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

<p>For more information, contact the Council Coordinator at 541-682-5010, or visit us online at www.eugene-or.gov.</p>

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: January 25, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2A
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes for the work session on December 9 and December 16, 2020; the work session on January 11, 2021; the meeting on January 11, 2021; and the State of the City and Administration of Oaths of Office on January 6, 2021.

ATTACHMENTS

- A. December 9, 2020, Work Session Minutes
- B. December 16, 2020, Work Session Minutes
- C. January 6, 2021, State of the City and Administration of Oaths of Office Minutes
- D. January 11, 2021, Work Session Minutes
- E. January 11, 2021, Meeting Minutes

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

MINUTES

**Eugene City Council
Virtual Work Session
Eugene, Oregon 97401**

**December 9, 2020
12:00 p.m.**

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

Mayor Vinis opened the December 9, 2020, work session of the Eugene City Council.

1. WORK SESSION: CAP2.0 Update

Sustainability Manager Chelsea Clinton provided updates related to the CAP2.0 community engagement work, greenhouse gas emissions inventories, and other efforts to implement the Climate Recovery Ordinance.

Council Discussion:

- Councilor Evans – asked staff for a high-level overview of the City’s current negotiations with Northwest Natural Gas (NWNNG).
- Councilor Zelenka – stated the City is making progress toward an agreement with NWNNG; acknowledged the list of actions presented by staff and stated the timeline seems appropriate given that only 2.0 FTE are performing this work; said he feels the equity panel input is important.
- Councilor Syrett – stated this is an impressive amount of work; asked about systems at Echo Hollow Pool and Campbell Community Center and how the new infrastructure at these locations will contribute to climate recovery goals; asked how staff balance budget and climate recovery goals when purchasing fleet fuel and requested to see the policies that guide staff in these decisions; suggested to staff to consider ranking more than just the top 10 City-led ideas.
- Councilor Clark – asked for staff to provide the respective carbon emissions of electricity produced by gas, solar, wind and hydro, and what the cost is to the Eugene Water and Electric Board (EWEB) to buy electricity produced by each.
- Mayor Vinis – asked about EWEB’s electrification study, including the timeline and content.
- Councilor Taylor – asked how accessory dwelling units are connected with climate change; stated she had hoped there would be a possible motion at this meeting to ban the expansion of natural gas infrastructure; stated a vote is important so the public can see if their councilor supports it, and Williams & Dame need to know.
- Councilor Syrett – reported the Oregon Transportation Commission is taking input from area commissions on transportation across the state on prioritizing transportation projects for the next round of funding in 2024, and the Lane Area Commission on Transportation (Lane ACT) is recommending active transportation be given a higher priority level.
- Councilor Zelenka –stated there is a new director at Oregon Department of Transportation (ODOT); stated EWEB has a high percentage of energy coming from renewables so using more electrification is good as long as renewables are used.
- Councilor Clark – stated a number of decisions Council will make depend on the information to be included in the EWEB study and feels it would be wise to wait for the information it contains.

2. WORK SESSION: Housing Tools and Strategies – Inclusionary Zoning Follow-Up

Economic Development Planner Anne Fifield shared how inclusionary zoning relates to the City's work on Housing Tools and Strategies and answered questions related to Senate Bill 1533. Councilor Evans left the meeting at 12:55 pm.

Council Discussion:

- Councilor Taylor – expressed disappointment that it took so many years for Council to consider this even after it was permitted, and in the amount of information provided; noted there are other states and cities doing this and it is about affordability and integration; stated she thinks it should be required and wished there were possible motions to vote on at this meeting.
- Councilor Clark – stated he does not feel inclusionary zoning should be mandatory; stated he would like to see the City incentivizing the building of affordable housing along 7th and 8th avenues and Hwy 99 corridors.
- Councilor Zelenka – stated he would like to see more analysis of the Portland program; stated he is willing to keep inclusionary zoning in the tool box and possibly take a deeper dive into why it has been successful in other states with an eye toward bringing back policies, programs and incentives; stated metrics are needed to show if the City's efforts are creating more affordable housing units.
- Councilor Syrett – asked clarifying questions regarding Portland's inclusionary zoning program; stated she is not ready to support mandatory inclusionary zoning and is interested in hearing how other states and jurisdictions outside of Oregon have seen benefits from mandatory inclusionary zoning; expressed concern that if Eugene were to make it mandatory it would push developers to look to other jurisdictions to build.
- Councilor Pryor – asked clarifying questions related to Portland's inclusionary zoning program; stated he is interested in having units available for a longer term; stated that mandatory affordability does not guarantee the housing will be built and that affordable housing needs to be built through partnerships.
- Councilor Yeh – stated it seems better to go with a voluntary program; asked clarifying questions regarding inclusionary zoning programs in Portland and Ashland.
- Mayor Vinis – stated it feels that voluntary inclusionary zoning and the City's Multi-Unit Property Tax Exemption (MUPTE) program would be quite similar; asked for clarification of this observation when this item returns to Council.
- Councilor Taylor – stated that people in subsidized housing should have their income checked; stated HB 2001 will most likely not contribute to affordability of housing, it will likely destroy the affordable homes; stated the implementation of HB 2001 should be resisted; stated the City needs to look into other cities and states that have successful inclusionary zoning programs.
- Councilor Zelenka – stated that voluntary inclusionary zoning without incentives seems worthless; stated he could support the motion with new incentives for voluntary compliance and more information from other jurisdictions; asked staff why the Renters' Protection Subcommittee for the Housing Policy Board work has paused and why Council has not seen its recommendations made a year ago.
- Councilor Clark – agreed with Councilor Taylor that HB 2001 will not have the intended effect of preserving housing affordability; asked clarifying questions related to Portland's inclusionary zoning program timeline; stated that Portland adopting mandatory inclusionary zoning probably caused a drop in homes built that will go on for years.

MOTION: Councilor Semple, seconded by Councilor Yeh, moved to direct the City Manager to provide an update in early 2021 on Housing Tools and Strategies to discuss housing affordability overall, progress made to date, and expanded options for tools including voluntary inclusionary zoning.

- Councilor Taylor – stated she will vote against this motion because voluntary inclusionary zoning doesn't mean anything.

VOTE: PASSED: 6:1, Councilor Taylor opposed.

The meeting adjourned at 1:40 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Jessica Gebb)

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

MINUTES

**Eugene City Council
Virtual Work Session
Eugene, Oregon 97401**

**December 16, 2020
12:00 p.m.**

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

Mayor Vinis opened the December 16, 2020, work session of the Eugene City Council.

1. WORK SESSION: Economic Recovery Strategies – Flexible Emergency Loan Fund for Small Businesses

Economic Development Planner Anne Fifield summarized economic impacts of the COVID-19 pandemic and provided information about loans and grants implemented to-date, the City's existing loan programs, and the different internal funds that could capitalize an emergency loan fund.

Councilor Evans joined the meeting at 12:20 p.m.

Council Discussion:

- Councilor Clark – expressed interest in knowing the financial differences for fast food and dine-in restaurants; stated restaurants with a drive-thru window are faring better than others and believes restaurants should be a key target for assistance; stated Eugene will see critical changes to its business landscape.
- Councilor Zelenka – stated this economic downturn is a very different circumstance than the one that occurred in 2008; stated it doesn't appear that accelerating construction projects is necessary; stated Council's focus needs to shift away from job creation to COVID relief; would like to see more done for renters protections which is even more important now.
- Councilor Syrett – stated the Paycheck Protection Program was not originally designed to accommodate the particular challenges of operating a restaurant and it is concerning for the small and family-owned business landscape; stated she would like the City to be thinking about all the ways it can support restaurants through the pandemic.
- Councilor Semple – stated the situation downtown is deteriorating as businesses close.
- Councilor Taylor – expressed concern that once the pandemic is over there will be any restaurants still open for business.
- Mayor Vinis – stated there is activity of new business opening during the pandemic; asked staff how adaptable the small retail and restaurant industry is.
- Councilor Clark – stated he would like to see the City "get out of the way" and possibly appeal to Governor Brown to alter her Executive Order to make it more flexible to sector needs; suggested a bond to finance a loan fund for residential mortgage assistance.
- Councilor Zelenka – stated it is not the Governor's fault that COVID infections and hospitalizations are increasing, it is due to some people's behavior; stated businesses need to be kept afloat and employees needed to be helped through this pandemic; stated renter protections need to move forward; stated he would like to know what kinds of loans or grant sources can be accessed to provide funds to keep businesses afloat.
- Mayor Vinis – asked if there is an opportunity to look at a strategy to assist the arts sector; stated she might support asking the Governor's Office to re-evaluate criteria for re-opening by sector.

- Councilor Clark – stated he feels the economic conditions brought on by the pandemic are a larger impact problem than any seen for a while and the solutions need to be more robust than what has been done so far; said he hopes the City can lobby the Governor to consider a more nuanced response rather than a blanket one on how to operate safely in these conditions.

2. **WORK SESSION: Economic Recovery Strategies – Construction Projects as Local Stimulus**

Economic Development Planner Anne Fifield summarized the current and planned construction projects and the resources required to implement those projects, and described other ways that the City's activities stimulate local economic activity.

Council Discussion:

- Councilor Clark – stated he feels the most intelligent thing the City can do to assist is to build multi-unit housing, market or otherwise; suggested providing incentives for development along 7th and 8th avenues and Hwy 99.
- Councilor Syrett – stated Oregon was fortunate that Governor Brown did not shut down the construction industry allowing housing to continue to be built and skilled construction workers to be retained in the industry; expressed excitement the City is moving forward with a year-round downtown Farmers Market; asked why she did not see the Quiet Zone listed in the projects planned for 2021.
- Councilor Zelenka – commended Public Works staff on the rebuild of the Amazon Trail; stated it does not appear that accelerating construction projects is needed right now; asked about programs for retraining workers who cannot return to their previous jobs.
- Councilor Clark – reported that Lane Workforce Partnership and the Bureau of Labor and Industries (BOLI) have started coordinating work around retraining programs.
- Councilor Zelenka – stated that accelerating affordable housing projects will have multiple co-benefits and he would like to see emphasis placed on those projects.
- Councilor Taylor – stated single-room occupancy is the biggest deficit in Eugene's housing market and development of these should be encouraged.
- Councilor Clark – asked a clarifying question about skilled worker capacity.
- Mayor Vinis – expressed gratitude to Councilor Taylor and Councilor Pryor for their years of service; wished everyone a safe and happy holiday season.
- Councilor Semple – thanked Councilor Taylor and Councilor Pryor for their service and wished everyone a safe and happy holiday season.
- Councilor Zelenka – thanked Councilor Taylor and Councilor Pryor for their years of service.
- Councilor Clark – expressed appreciation for Councilor Taylor's and Councilor Pryor's service.

The meeting adjourned at 1:23 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Jessica Gebb)

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

**MINUTES
Eugene City Council
State of the City and Administration of Oaths of Office
Virtual Meeting
Eugene, Oregon 97401**

**January 6, 2021
5:30 p.m.**

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

1. ENTERTAINMENT

Shelley James and Callan Coleman performed "Heart of Gold,"

2. LAND ACKNOWLEDGEMENT

Mayor Vinis read a statement acknowledging that the ceremony was being held on Kalapuya Ilihi, the traditional indigenous homeland of the Kalapuya people.

3. WELCOME AND INTRODUCTIONS

City Council President Emily Semple provided opening remarks.

4. RECOGNITION OF OUTGOING COUNCILORS BETTY TAYLOR AND CHRIS PRYOR

Mayor Vinis gave tribute to Councilor Betty Taylor and Councilor Chris Pryor.

5. ADMINISTRATION OF OATHS OF OFFICE

Deputy City Recorder Julie Adams administered the oaths of office to:

- Mayor Lucy Vinis
- Councilor Emily Semple, Ward 1
- Councilor Matthew K. Keating, Ward 2
- Councilor Clair Syrett, Ward 7
- Councilor Randy Groves, Ward 8

6. BOLD STEPS AWARD

Mayor Vinis announced Marley's Monster's as the 2021 Bold Steps Award winner, and recognized PakTech and Summit Bank as finalists.

7. COMMUNITY AWARDS PRESENTATION

Mayor Vinis presented the 2021 Community Awards to Carry It Forward, Eugene Springfield NAACP, and Eugene Area Chamber of Commerce.

8. VIDEO PRESENTATION

A video of the 2020 City of Eugene Highlights was shown.

9. STATE OF THE CITY ADDRESS

Mayor Vinis delivered her 2021 State of the City address:

2020. What a year! For many of us, the year couldn't end soon enough.

The cascade of crises -- the pandemic, homelessness, racial justice, climate change, wildfires, and economic recession -- awakened us to the need for urgent action; alarmed us about our

future; and, in some cases, deepened the divisions among us. It has also highlighted the work, the courage, the fortitude, and the creativity that has enabled our community to carry on.

I dedicate this speech to all of you who continued to attend board and commission meetings, gather in neighborhood associations, and volunteer for nonprofits; to the businesses that transformed themselves to keep their doors open and their employees working; to the unsung heroes who continue to make sure we have gas and groceries and everything else we need to stay home; to the arts and cultural organizations that live-streamed performances and posted art online; to our teachers and school districts working overtime to teach and support their students and families; to our nonprofits who fed the hungry and sheltered homeless people; to our healthcare workers, fire fighters, police, and first responders who persevered to save lives in the most difficult and relentless of conditions; and to our city staff who ran this huge public agency through crisis after crisis, delivering essential services and more to the community. We are resilient. And the extraordinary good work that you all have done in 2020 will carry forward in 2021. THANK YOU!

We're entering a new year, with a new sense of hope and possibility. We have an opportunity this year, as we recover and adapt to a new post-pandemic normal, to carry the sense of common purpose and compassion into our immediate, local responses. We have an opportunity to become more inclusive, to see people for who they are, to respect their perspectives, and listen not only to their words, but also their intent.

Our nation was founded on the principles of life, liberty, and the pursuit of happiness—principles to which we continue to aspire. Living safely in this country, being free to speak and worship, to build and benefit from opportunities to pursue happiness—these things have not been enjoyed equally by all Americans. The challenge of living up to that high-minded vision is reflected in historic struggles towards a more just and inclusive world—civil rights, women's rights, immigrant rights, the environmental movement, and struggles for racial and economic justice all arose from that challenge. Our successes and failures can be seen in policies affecting housing, land use, transportation, health care, and education. Now is OUR time to take the next big steps toward a more equitable and sustainable nation. The crises of 2020 make it abundantly clear that our connectedness to each other is integral to our progress.

Looking forward to this year, the very fact of that we are meeting in a virtual format speaks directly to where we are as a community—we are still in a pandemic. And yet, it also speaks to who we are as a community. We are still gathered. We're still showing up for one another. You have just seen the City's video describing the enormous range of city investments and accomplishments in our community this year. What I hope you take away from that viewing is this: throughout this year, the city has maintained essential services, innovated in response to changing and emerging needs, and reached out to include new voices—remarkable accomplishments in any year.

Our responses to the crises of 2020 reflect a commitment to equity. We know that people in poverty and people of color are disproportionately impacted by the public health crisis, by the loss of jobs, and by the degradation of the environment. Actions by council and city government have reflected that recognition. I am especially excited that in 2020 we have taken significant steps to bring new voices to the table to help guide us today and into the future. If we are to build more equity, we must start with meaningful seats at the table and real agency for those new voices.

In response to the Black Lives Matter protests, we've stepped up to engage people from the Black, Indigenous and People of Color (BIPOC) and LGBTQ communities in reviewing and reassessing our public safety systems. We convened a broad range of community members to

improve our Climate Action Plan, and have worked collaboratively with advocates, providers and the unhoused to address our need for shelter and housing.

Moving into 2021, we have convened a Youth Advisory Board, which met for the first time in December. The city has long needed an institutionalized, consistent pathway for youth in our community to advise and frame the issues before us. The Board comprises students from every high school in the city, in every grade, and of a diversity of backgrounds. They are smart, able, insightful, and eager to do this work for our community. It is their future, their planet, that we are impacting right now, so, of course, they deserve a meaningful say in charting our course. Resiliency is logistical and psychological. Each new crisis this year has washed over the on-going crises in a thundering cascade. Homelessness was already skyrocketing and overwhelming, then COVID-19 deepened that crisis; and then fires and smoky air added to the suffering. Repeated assaults on our sense of well-being trigger protective instincts to pull back from one another. But we all reverberate from the same traumas. It has been said of 2020 that we were on the same rough seas together, each of us in boats of different sizes and seaworthiness. I am pleased and grateful to say that the City of Eugene this year strove mightily, and relentlessly, to help all boats stay afloat, and to help us navigate, collectively, to safer waters.

A number of people have commented to me lately, “You didn’t have to run for a second term....” implying that the challenges of the job and the era are not so attractive this time around. I will say to you, as I have said to them, there’s no other place I would rather be than in this role, in this city, at this time. It is an honor to work with all of you, and to work on behalf of our wonderful community.

No single person carries the burden, the power to remedy, or the responsibility to recover. Reaching out together with our strengths, skills, wisdom, and energy will help us all take the next steps. Our foundational values are strong: we believe that everyone in our community should live safely and well, with the liberty that enables them to pursue happiness and more. As you all have demonstrated in 2020, it takes courage, respect, open-mindedness, and determination, to live up to those ideals. In 2021, our foremost obligation is to expand our understanding of “we” to include the lived reality of all Eugenians. Because we are, after all, in this together.

Thank you.

10. ENTERTAINMENT

Shelley James and Callan Coleman performed “Don’t Dream It’s Over.”

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

Link to recording of State of the City [here](#).

MINUTES

**Eugene City Council
Virtual Work Session
Eugene, Oregon 97401**

**January 11, 2021
5:30 p.m.**

Councilors Present: Emily Semple, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Matt Keating, Randy Groves, Greg Evans

Mayor Vinis opened the January 11, 2021, work session of the Eugene City Council.

- 1. WORK SESSION: Equity in Community Engagement, Policy Development and Policy Delivery**
Human Rights and Neighborhood Involvement Manager Michael Kinnison, and Associate Planner for Neighborhood Involvement staff Lorna Flormoe provided information about the Equity in Community Engagement, Policy Development and Policy Delivery work of the City organization.

Council Discussion:

- Councilor Syrett – thanked staff for the presentation; emphasized that prioritizing the integration of the equity lens into the work was very important; expressed appreciation for the initiatives for the Spanish-speaking population to engage and open their access to City services.
- Councilor Yeh – thanked staff for the presentation and listing all of the resolutions in the council materials; inquired about the Felt Hat project and voiced enthusiasm about its progress; asked how the City can assess the impact of trainings and would like more information on options; requested information on how to maintain Spanish-language resources for community despite loss of grant funding; spoke about ideas from staff about how to bring this effort to Boards and Commissions; expressed concern about staff having enough resources to keep up with Council requests.
- Councilor Evans – inquired about development of the equity program and contracting with minority firms, particularly how many businesses owned by people of color are contracting with the City right now and how many are working on the Riverfront project; expressed concern about minority-owned businesses not getting enough projects with the City; discussed issues about hiring and retention for equity within the City and how it would be executed; requested departmental breakdown of people of color staff within the City and how to build support structures for employees of color within the City.
- Councilor Clark – expressed appreciation to staff for the presentation and their work; asked about how the City defines the difference in culture and community, how to equalize outcome in culture, and what defines a difference in culture; said Council has a goal to make the community as welcoming to all communities as possible, and to make sure everyone belongs here in their heart and to keep that big picture in that mind.
- Councilor Groves – thanked staff for the presentation; said he considered the work a waypoint, not an endpoint, on the journey towards true equity and referenced the significance of this initiative; spoke about recruitment and retention and efforts to ensure that everyone is welcomed to the community as well as the organization; spoke about integrating people into the community to set them up for success and how Council can help.
- Councilor Zelenka – impressed by the matrix for equity initiatives and work within the City; remarked how Council has upheld its resolutions.
- Councilor Keating – thanked staff for the presentation; inquired about bilingual pay for staff and other gaps in communication between the City and non-English speakers that Council can help

with; asked about an intensive coaching seminar for equity and if it was available widely to staff and councilors; supported providing incentives for employees to learn a second language and asked what percentage of City employees are bilingual.

- Councilor Semple – thanked staff for presentation; inquired if Council can take equity trainings offered to City staff.
- Councilor Evans – inquired if City staff leaving the organization had exit interviews and if the City is asking the right questions about why employees are moving on if they're dissatisfied with the organization; asked if City staff are prepared for unrest in the next couple days and what protections BIPOC people can depend on from the City.

2. WORK SESSION: Annual Report from Police Commission

Analyst and Staff Liaison to the Police Commission Jeremy Cleversey and Police Commission Chair Sean Shivers presented the annual report and work plan of the Police Commission.

Council Discussion:

- Councilor Zelenka – thanked commissioners for their work; explained the unique nature of the Police Commission's work going over police policy word by word and making recommendations to the Police Chief; commented the Police Commission can review the recommendations of the Ad Hoc Committee on Police Policy.
- Councilor Syrett – expressed appreciation for the commission and how the community can communicate directly with EPD and go over police policies; appreciated outreach efforts of the commission through tabling at community events.
- Councilor Groves – thanked commissioners for their work; asked how the findings from the Ad Hoc Committee will be reviewed by the Police Commission and how it will impact the commission's work; asked what they had learned from the process that would be helpful to convey to councilors.
- Councilor Keating – thanked commissioners on their work; recognized efforts to incorporate gender neutral pronouns in police policies; said minor tweaks can have major impacts; inquired about policies in place to protect trans community members and allow officers to hold them in places appropriate to their gender identity.
- Councilor Clark – thanked commissioners for work; appreciated their choice in new commissioners and said that the commission represented the community; said he looks forward to their review of the Ad Hoc Committee on Police Policy recommendations.
- Mayor Vinis – thanked commissioners and their work, especially this year, in helping guide the community.

The meeting adjourned at 7:13 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

(Recorded by Julie Adams)

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

MINUTES

**Eugene City Council
Virtual Meeting
Eugene, Oregon 97401**

**January 11, 2021
7:30 p.m.**

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett, Randy Groves

Mayor Vinis opened the January 11, 2021, meeting of the Eugene City Council in a virtual format.

1. ELECTION OF 2021 CITY COUNCIL OFFICERS

MOTION AND VOTE: Councilor Semple, seconded by Councilor Yeh, moved to elect Jennifer Yeh as President of the City Council for 2021. **PASSED 8:0**

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to elect Claire Syrett as Vice President of the City Council for 2021. **PASSED 8:0**

2. CEREMONIAL MATTER

Acting Public Works Director Matt Rodrigues and American Public Works Association Region 9 Director Dan Hartman presented information on the City's recent re-accreditation by the APWA.

3. COMMITTEE REPORTS AND ITEMS OF INTEREST

Council Discussion

- Councilor Syrett – read a statement condemning the January 6 insurrection at the Capitol Building in Washington, DC.
- Councilor Semple – thanked Councilor Syrett for her statement; said she was proud of Public Works staff and all that they do for the community; appreciated being provided with more details about the proposed updates to the solid waste administrative order.
- Councilor Yeh – thanked Councilor Syrett for her statement; reported that the Metropolitan Wastewater Management Commission was given a seat on the National Association of Clean Water Agencies legislative affairs committee; announced a training offered by the Junior League on abolishing human trafficking.
- Councilor Zelenka – thanked Councilor Syrett for her statement, noting the incitement to violence was predicated on lies; said that democracy had survived this challenge but people must be vigilant and guard against future threats; encouraged the council to begin thinking about what it will do with the Ad Hoc Committee on Police Policy's recommendations.
- Councilor Clark – said a full range of perspectives are needed to address the Ad Hoc committee's recommendations; expressed appreciation for the manner with council conducts its business despite disagreements on issues.
- Councilor Keating - thanked Councilor Syrett for her statement and the Mayor's statement condemning hate and white supremacy; noted Mayor Vinis had signed on to the statement issued by the Western State Coalition to Defend Democracy and encouraged his colleagues to do the same; said he was dedicated to a safe community in Eugene; invited interested parties to

apply for one of two vacancies on the Mental Health Advisory Local Alcohol and Drug Planning Committee.

- Councilor Syrett – spoke about the City’s Vision Zero efforts in light of the recent pedestrian fatality; thanked staff for their work to put on the State of the City event, noting specifically the community award recipients and how important these partnerships with the City are.

4. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- October 19, 2020, Work Session
- November 9, 2020, Work Session
- November 23, 2020, Work Session

B. Approval of City Council Tentative Agenda

C. Approval of Resources for Housing Affordable to Low-Income Persons

D. Adoption of a Resolution Approving A Low-Income Rental Housing Property Tax Exemption for Property Located on Hope Loop, Eugene, Oregon (Assessor’s Map 17-04-27-24, Tax Lots 02201, 02211, 02214, 02215, and 02218; Assessor’s Property Account Nos. 1511623, 1511599, 1511631, 1511458, and 1511482)

E. Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property Located on W. 2nd Avenue, Eugene, Oregon (Assessor’s Map 17-03-30-34; Tax Lots 400 and 401, Assessor’s Property Account Nos. 1304375 and 0255198) (Applicant St. Vincent De Paul Society of Lane County, Inc.)

Councilor Zelenka pulled items 3C, 3D, and 3E for discussion.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to approve Item A and B on the Consent Calendar 1. **PASSED 8:0.**

Planning and Development Analyst Ellen Meyi-Galloway provided information about the three agenda items related to affordable housing.

Council Discussion

- Councilor Zelenka – noted that the number of units provided does not equal the number of people who will be housed and asked for clarification of how many are expected to be housed in the new developments; expressed appreciation for the impressive work of the project developers; supported the three proposed actions.
- Councilor Clark – echoed Councilor Zelenka’s comments; supported celebrating housing wins but encouraged all to keep long-term goals for increasing housing production in focus.

MOTION AND VOTE: Councilor Yeh, seconded by Councilor Syrett, moved to approve Items C, D, and E on the Consent Calendar 1. **PASSED 8:0.**

5. PUBLIC FORUM

1. Laura Allen – encouraged council to take bold action and reduce the use of natural gas.
2. Tai Pruce-Zimmerman – said 2021 is a year of action on climate, homelessness and police reform.
3. Joan Kleban – supported break from business-as-usual related to climate goals and natural gas.
4. Rachel Dedes – supported ordinances to mandate a move away from natural gas.
5. Kathryn Dunn – voiced concern about new registration requirements for short-term rentals.
6. Kory – supported requirement that NW Natural move to renewable energy as part of new agreement.
7. Xitali Torres – supported reduction of ghg emissions and banning natural gas at Riverfront.
8. Haley Case-Scott – supported greater action on climate goals and ordinance to ban natural gas.
9. Tim Kovash – voiced concern about new registration requirements for short-term rentals.
10. Jenna Witzleben – spoke about Cascadia Subduction Zone and the threat to energy infrastructure.

11. Aaron Donnelly – supported the proposed changes to the solid waste administrative order.
12. Sahara Valentine – spoke about the climate crisis and need to meet Climate Recovery ordinance goals.
13. Sam Stout – opposed to the use and expansion of natural gas; supported ordinances banning gas.
14. Isabelle Wilde - opposed the use and expansion of natural gas; supported ordinances banning gas.
15. Hollis Mann - opposed the use and expansion of natural gas; supported ordinances banning gas.
16. Sophia Trotter - opposed the use and expansion of natural gas; supported ordinances banning gas.
17. Mattie Karduna - opposed the use and expansion of natural gas; supported ordinances banning gas.
18. Cynthia Black – supported creating more infrastructure for bike use.
19. Michael Carrigan - opposed the use and expansion of natural gas; supported ordinances banning gas.
20. Jesse - opposed the use and expansion of natural gas; supported ordinances banning gas.
21. Selena Blick - opposed the use and expansion of natural gas; supported ordinances banning gas.
22. Doyle Canning - opposed the use and expansion of natural gas; supported ordinances banning gas.
23. Ylan Guinsbourg - opposed the use and expansion of natural gas; supported ordinances banning gas.
24. John Linkhart – spoke about the local housing shortage and the impacts of fracking on communities.
25. Dylan Plummer - opposed the use and expansion of natural gas, noting the impacts of fossil fuels.
26. Layna Beale – opposed the use and expansion of natural gas, noting the impacts of fossil fuels.
27. Heather Quass-Annsa - denounced Proud Boys and hate groups; asked for public safety assurances.
28. Nicholas Tippins – spoke about climate impacts of fossil fuel infrastructure.
29. Lin Woodrich – shared Bethel re-development activities; supported creation of comprehensive plan.
30. Steve Kiernan – said action is needed on improving police response.
31. Betzi Hitz – supported phasing out natural gas and committing to effective policies.
32. Debbie Williamson-Smith – spoke about the importance of guarding against white nationalism.
33. Alma Hesus – asked how the City will make good in its promise to protect against white nationalism.
34. William Smith – spoke about the safety concerns related to 5G wireless technology.
35. Avery Temple – noted the nexus between climate and racial justice efforts; decried police actions.
36. Dennis Reynolds – supported changing the agreement with NW Natural requiring renewable energy.
37. Naman Singla - opposed the use and expansion of natural gas; supported ordinances banning gas.
38. Madelyn Cowen - opposed the use and expansion of natural gas; supported ordinances banning gas.

Council Discussion

- Councilor Clark – appreciated the tone of the testimony, noting its sincerity and reasonableness; said people should not be demonized for having a different opinion.
- Councilor Evans – said all areas of the city need attention and supported providing resources to develop a comprehensive plan for the Bethel area; supported Councilor Syrett’s earlier statement and shared his perspective as a Black person.
- Councilor Yeh – thanked everyone and said it was difficult to sum up her comments; clarified that it is the council’s intention that the NW Natural agreement will reflect the council’s climate goals.
- Councilor Keating – thanked everyone for attending and providing testimony.
- Councilor Syrett – shared her and her constituent’s public safety concerns, noting lessons learned from the BLM protests that allow a less invasive approach; encouraged the Police Chief to renounce the violence and inform the public about public safety plans.
- Councilor Groves – said that everyone’s opinion matters; it is time for people to speak up and the council to listen.
- Councilor Zelenka – supplest that the council update and reaffirm their resolution condemning white supremacy.
- Councilor Clark – cautioned against targeting one group that commits violence and not condemning all others.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Beth Forrest
City Recorder

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: January 25, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2B
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is a routine item to approve the City Council Tentative Working Agenda.

BACKGROUND

On July 31, 2000, the City Council held a process session and discussed the Operating Agreements. Section 2 notes, in part, that "The City Manager shall recommend monthly to the council which items should be placed on the council agenda. This recommendation shall be placed on the consent calendar at the regular City Council meetings (regular meetings are those meetings held on the second and fourth Monday of each month in the Council Chamber). If the recommendation contained in the consent calendar is approved, the items shall be brought before the council on a future agenda. If there are concerns about an item, the item may be pulled from the consent calendar at the request of any councilor or the Mayor. A vote shall occur to determine if the item should be included as future council business." Scheduling of this item is in accordance with the Council Operating Agreements.

COUNCIL OPTIONS

The council may choose to approve, amend or not approve the tentative agenda.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

A. Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov



City Council Tentative Agenda

Updated January 21, 2021

**** SPECIAL NOTICE ****

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, all City Council meetings will be held remotely, using virtual meeting technology. Information about how to access these meetings will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>.

Council Break: December 17 – January 6

January 2021					
Date	Day	Time	Title	Length	Dept. Contact
25-Jan	Monday	5:30 p.m.	 Middle Housing (Work Session)	90 mins	Terri Harding, PDD
		7:30 pm	 Committee Reports and Items of Interest  Resolution Approving Low-Income Rental Housing Property Tax Exemption for Garfield Park Apts. (Consent Calendar 1)  Reappointment to Metropolitan Wastewater Management Commission (Consent Calendar 1)  Public Forum  Appointment to Toxics Board (Action)		Ellen Meyi-Galloway, PDD Beth Forrest, CS James Lenhart, Fire
Expected absences for 1/25: none					
27-Jan	Wednesday	12 pm	 Executive Session Pursuant to ORS 192.660(2)(f)	45 mins	Althea Sullivan, PDD
			 Commercial Setbacks (Work Session)	45 mins	
Expected absences for 1/27: none					



Work Session



Action



Public Hearing



Public Forum



Consent Calendar



Committee Reports/Items of Interest

CC Agenda

Consent Calendar



Pledge of Allegiance

February 2021					
Date	Day	Time	Title	Length	Dept. Contact
8-Feb	Monday	5:30 pm	 Emergency Response – Lessons Learned (Work Session)	45 mins	Mia Cariaga, CS Chief Heppel, Fire
			 Urban Forestry Program (Work Session)	45 mins	Craig Carnagey, PW
		7:30 pm	 Committee Reports and Items of Interest  Public Forum		
Expected absences for 2/8: none					
10-Feb	Wednesday	12 pm	 Joint Meeting with Lane County Commissioners on Homeless Services (Work Session)	90 mins	Sarai Johnson, CS
Expected absences for 2/10: none					
16-Feb	Tuesday	5:30 pm	Schedule only as needed		
		7:30 pm	 Ordinance Providing for Withdrawal of Annexed Properties from Special Districts (Public Hearing)		Althea Sullivan, PDD
Expected absences for 2/16: none					
17-Feb	Wednesday	12 pm	 2020 Census and Ward Population Update (Work Session)	45 mins	Jason Dedrick, CS
			 TBD (Work Session)	45 mins	
Expected absences for 2/17: none					
17-Feb	Wednesday	5:30 pm	Budget Committee Meeting Capital Improvement Program and Financial Condition Update		Vicki Silvers, CS
Expected absences for 2/17: none					
22-Feb	Monday	5:30 p.m.	 URA - Riverfront Urban Renewal Follow-Up (Work Session)	45 mins	Amanda Nobel, PDD
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest  Public Forum		
Expected absences for 2/22: none					

24-Feb	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 2/24: none					
27-Feb	Saturday	9 am	 City Council Annual Workshop (Workshop)		Sarah Medary, CMO
Expected absences for 2/27: none				** NOTE: Workshop Added **	

March 2021						
Date	Day	Time	Title		Length	Dept. Contact
8-Mar	Monday	5:30 pm		Steam Plant Deal Points (Work Session)	45 mins	Amanda D’Souza, PDD
				Growth Monitoring (Work Session)	45 mins	Heather O’Donnell, PDD
		7:30 pm		Committee Reports and Items of Interest		Althea Sullivan, PDD
		Ordinance Providing for Withdrawal of Annexed Properties from Special Districts (Consent Calendar 1)	Jenessa Dragovich, PDD			
		Public Forum				
		Clear and Objective Standards Ordinance (Public Hearing)				
Expected absences for 3/8: none						
10-Mar	Wednesday	12 pm		Housing Tools and Strategies (Work Session)	90 mins	Amanda Nobel, PDD
Expected absences for 3/10: none						

Council Break: March 11 – April 12

April 2021					
Date	Day	Time	Title	Length	Dept. Contact
12-Apr	Monday	5:30 pm	 Ad Hoc Committee on Police Policy Update (Work Session)	45 mins	Kevin Alltucker, CS
			 TBD (Work Session)	45 mins	

12-Apr	Monday	7:30 pm	 Committee Reports and Items of Interest  Public Forum		
Expected absences for 4/12: none					
14-Apr	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 4/14: none					
19-Apr	Monday	5:30 pm	Schedule only as needed		
		7:30 pm	Hold for Boards and Commissions Interviews		
Expected absences for 4/19: none					
21-Apr	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 4/21: none					
26-Apr	Monday	5:30 p.m.	 TBD (Work Session)  TBD (Work Session)	45 mins 45 mins	
		7:30 pm	 Committee Reports and Items of Interest  Public Forum		
Expected absences for 4/26: none					
28-Apr	Wednesday	12 pm	 Street Repair Review Panel Update (Work Session)	45 mins	Katie Marwitz, PW
			 TBD (Work Session)	45 mins	
Expected absences for 4/28: none					
28-Apr	Wednesday	5:30 pm	Budget Committee Meeting City Manager Presentation of Proposed Budget		Vicki Silvers, CS
Expected absences for 4/28: none					

NOTE: Budget Committee Meeting Added

May 2021					
Date	Day	Time	Title	Length	Dept. Contact
10-May	Monday	5:30 pm	 TBD (Work Session)	45 mins	James McClendon, PW
			 TBD (Work Session)	45 mins	
		7:30 pm	 Committee Reports and Items of Interest  Public Forum  FY22 MWMC Budget Ratification (Consent Calendar 1)		
Expected absences for 5/10: none					
12-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 5/12: none					
12-May	Wednesday	5:30 pm	Budget Committee Meeting Budget Deliberations		Vicki Silvers, CS
Expected absences for 5/12: none			NOTE: Budget Committee Meeting Added		
17-May	Monday	5:30 pm	<i>Schedule only as needed</i>		
		7:30 pm	 TBD (Public Hearing)		
Expected absences for 5/17: none					
19-May	Wednesday	12 pm	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	
Expected absences for 5/19: none					
19-May	Wednesday	5:30 pm	Budget Committee Meeting Budget Deliberations		Vicki Silvers, CS
Expected absences for 5/19: none			NOTE: Budget Committee Meeting Added		
24-May	Monday	5:30 p.m.	 TBD (Work Session)	45 mins	
			 TBD (Work Session)	45 mins	

24-May	Monday	7:30 pm	 Committee Reports and Items of Interest  Public Forum		
<i>Expected absences for 5/24: none</i>					
26-May	Wednesday	12 pm	 TBD (Work Session)  TBD (Work Session)	45 mins 45 mins	
<i>Expected absences for 5/26: none</i>					
26-May	Wednesday	5:30 pm	Budget Committee Meeting Public Hearing and Recommendation		Vicki Silvers, CS
<i>Expected absences for 5/26: none</i>				<i>NOTE: Budget Committee Meeting Added</i>	

 Work Session	 Action	 Public Hearing	 Public Forum	 Consent Calendar
 Committee Reports/Items of Interest	 Ceremonial Matters	 Pledge of Allegiance		

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
"Housing Status" as a Protected Class – <i>follow-up TBD</i>	Semple	03/12/20
Urban Forestry Program – <i>scheduled 02/08</i>	Syrett	12/03/20
Follow-Up Work Sessions to be Scheduled		
TAC Implementation – <i>ongoing</i>		
Commercial Setbacks – <i>scheduled 1/27</i>		
Naming Policy – <i>follow-up TBD</i>		

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Garfield Park

Meeting Date: January 25, 2021
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2C
Staff Contact: Ellen Meyi-Galloway
Contact Telephone Number: 541-682-5532

ISSUE STATEMENT

City Council is asked to approve a resolution for a new 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for a portion of Garfield Park, an existing affordable housing development located on N. Garfield Street. The owner of the development is St. Vincent de Paul Society of Lane County, Inc (St. Vincent de Paul). The LIRHPTE would include 15 low-income rental apartment units and mobile homes leased as low-income rental units (the portion of the Property occupied by 12 occupant-owned mobile homes will not be subject to the exemption).

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since the adoption of the program, Council has approved tax exemptions for 34 affordable housing developments with over 1,400 units. Council unanimously approved extending the LIRHPTE program for an additional ten years in 2020. The ordinance also enables recipients to apply for renewal of the 20-year LIRHPTE when a prior LIRHPTE period has expired. Council has approved LIRHPTE renewals for over 250 units. Council reviews and takes action on each LIRHPTE request. Most recently, Council approved LIRHPTEs for the Mary Skinner Apartments and Hope Circle existing developments in January 2021.

Projects must meet 10 criteria including requirements for rents and incomes limited to households with incomes at or below 60 percent of area median income (AMI). If an application meets the substantive criteria [EC 9.239(3)(a)-(i)] as referenced in the Report and Recommendation (Attachment A), the City must grant the exemption by resolution (Attachment B). A decision to deny the exemption cannot be made by simple motion or inaction; Council would need to make a resolution (Attachment C) that explains how the applicant has failed to demonstrate that the tax exemption is in the public interest.

Summary of requested tax exemption

The requested tax exemption is for a portion of Garfield Park, an affordable housing development located on N. Garfield Street (see map in Attachment D). The development includes 5 stick-built buildings housing 9 low-income rental apartment units and a storage area for supplies used to maintain the low-income rental units, 6 mobile homes leased as low-income rental units, and 12 occupant-owned mobile home spaces with no income restrictions. The portion of the Property occupied by the 12 occupant-owned mobile homes will not be subject to the LIRHPTE.

January 25, 2021, Meeting – Item 2C

St. Vincent de Paul acquired the property and rehabilitated the existing housing in 2004 using federal HOME Investment Partnership Program funds. St. Vincent de Paul never applied for a LIRHPTE for the property. The developer had a different property tax exemption for the property (ORS 307.130), but a change in state law made low-income housing no longer eligible for that property tax exemption. The LIRPHTE would provide the property with a partial tax exemption, allowing rents to remain low, and preserve the affordability of the units for the next 20 years.

The units currently have rents between \$331 and \$612 per unit for studio, one-, two- and three-bedroom units. Without the tax exemption, St. Vincent de Paul would have to increase rents by approximately \$46 per month to cover the cost of property taxes, which is significant to low-income households. The units would not be able to achieve their proposed level of affordability without the City property tax exemption.

The requested exemption meets the substantive criteria [EC 9.239(3)(a)-(i)] as shown in the Report and Recommendation (Attachment A). No public comments were received during the public comment period.

PREVIOUS COUNCIL DIRECTION

[May 26, 2020](#) – City Council adopted an update to the LIRHPTE code, extending the program for ten years to June 30, 2030.

COUNCIL OPTIONS

The City Council has two options:

1. Approve the tax exemption.
2. Deny the tax exemption.

CITY MANAGER'S RECOMMENDATION

Adopt the Resolution included in Attachment B approving a Low-Income Rental Housing Property Tax Exemption for a portion of Garfield Park.

SUGGESTED MOTION

Move to adopt a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Garfield Park.

ATTACHMENTS

- A. Report and Recommendation
- B. Draft Resolution Approving the Tax Exemption
- C. Draft Resolution Denying the Tax Exemption
- D. Map of the proposed site

FOR MORE INFORMATION

Staff Contact: Ellen Meyi-Galloway

Telephone: 541-682-5532

Staff E-Mail: EMeyi-Galloway@eugene-or.gov

**REPORT AND RECOMMENDATION
of the Community Development Manager
of the Planning and Development Department**

**Application of St. Vincent de Paul Society of Lane County, Inc.
For Low-Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property on North Garfield Street, Eugene, Oregon**

The Community Development Manager of the Planning and Development Department of the City of Eugene finds that:

1. St. Vincent de Paul Society of Lane County, Inc. owns real property located on North Garfield Street, Eugene, Oregon, 97402 (Assessor's Map 17-04-25-23; Tax Lot 3800; Assessor's Property Account Nos. 0440618, 4067482, 4278063, 4278071, 4278089, 4282651, 4282669) ("the Property"). St. Vincent de Paul Society of Lane County, Inc., ("the applicant"), located at 2890 Chad Drive, Eugene, Oregon 97408, has submitted an application for a partial exemption from ad valorem taxes under the City's Low-Income Rental Housing Property Tax Exemption Program (Sections 2.937 to 2.940 of the Eugene Code, 1971) for the portion of the Property occupied by five stick-built buildings and associated with Lane County Assessor's Property Tax Account No. 0440618, as well as for the portion of the Property occupied by six mobile homes owned by St. Vincent de Paul and leased as low-income rental units and associated with Lane County Assessor's Property Tax Account Nos. 4067482, 4278063, 4278071, 4278089, 4282651, and 4282669. The portion of the Property occupied by the 12 tenant-owned mobile homes will not be subject to the exemption.

2. I have reviewed the application and find that the applicant has submitted all required materials and is in compliance with the provisions of EC 2.939(3) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5297. Specifically, I find:

- (a) The property, or portion thereof subject to the property tax exemption, will be occupied solely as a residence for low-income persons.
- (b) The applicant's application was filed prior to July 1, 2030.
- (c) The property is owned by a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001(38).
- (d) The property is owned by a nonprofit corporation that expends no more than ten percent of its annual income from residential rentals for purposes other than acquisition, maintenance or repair of residential rental property for low-income persons, or for the provision of on-site child care services for the residents of the rental property.

- (e) The applicant has complied with the policies set forth in Section 5 of the Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption adopted by council Resolution No. 5297 (Standards and Guidelines).
- (f) The proposed development is consistent with the city's Housing Dispersal Policy.
- (g) The proposed development does not cause the displacement of low-income persons.
- (h) The proposed development does not cause destruction of historic properties.
- (i) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
- (j) The applicant has executed, and agrees to maintain in effect for the duration of the tax exemption period, a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines.
- (k) The applicant has consented in writing that for the duration of the tax exemption period, the city may inspect the property for which the exemption is granted to insure that the premises are maintained in decent, safe and sanitary conditions for the occupants.

3. Comments have been solicited from interested City departments, Bethel School District, and the affected neighborhood group. No public comments were received.

Therefore, based on the above findings, the proposed project conforms with all applicable City Code provisions, local plans, planning regulations, the Envision Eugene Plan, and the criteria set forth in the City's adopted Standards and Guidelines for Low-Income Rental Housing Property Tax Exemption, and I recommend that the application be approved.

Dated this 6th day of January, 2021.

MS
ns

Print: Amanda Nobel Flannery

Sign:  Amanda Nobel Flannery Jan 10, 2021 18:41 PST

AIC Community Development Manager of the Planning and Development Department

RESOLUTION NO. _____**A RESOLUTION APPROVING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON NORTH GARFIELD STREET, EUGENE, OREGON (ASSESSOR'S MAP 17-04-25-23; TAX LOT 3800; ASSESSOR'S PROPERTY ACCOUNT NOS. 0440618, 4067482, 4278063, 4278071, 4278089, 4282651, 4282669) (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)****The City Council of the City of Eugene finds that:**

A. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located on North Garfield Street, Eugene, Oregon, 97402 (Assessor's Map 17-04-25-23; Tax Lot 3800; Assessor's Property Account Nos. 0440618, 4067482, 4278063, 4278071, 4278089, 4282651, 4282669), more particularly described in Exhibit A attached to this Resolution (the Property).

B. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for a partial exemption from ad valorem taxes on the Property beginning July 1, 2021, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The Garfield Park development includes five stick-built buildings housing nine low-income rental apartment units and a storage area for supplies used to maintain the low-income rental units, six mobile homes owned by St. Vincent de Paul and leased as low-income rental units, and 12 tenant-owned mobile homes. A tax exemption is being sought for the portion of the Property occupied by the five stick-built buildings associated with Lane County Assessor's Property Tax Account No. 0440618, as well as for the portion of the Property occupied by the six mobile homes owned by St. Vincent de Paul and leased as low-income rental units and associated with Lane County Assessor's Property Tax Account Nos. 4067482, 4278063, 4278071, 4278089, 4282651, and 4282669. The portion of the Property occupied by the 12 tenant-owned mobile homes will not be subject to the exemption.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(3), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based upon the above findings, the City Council approves the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the portion of the Property occupied by the five stick-built buildings associated with Lane County Assessor's Property Tax Account No. 0440618, as well as for the portion of the Property occupied by the six mobile homes owned by St. Vincent de Paul and leased as low-income rental units and associated with Lane County Assessor's Property Tax Account Nos. 4067482, 4278063, 4278071, 4278089, 4282651, and 4282669. The portion of the Property occupied by the 12 tenant-owned mobile homes will not be subject to the exemption.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2021, and continuing for a continuous period of 20 years unless earlier terminated in accordance with the provisions of Section 2.940 of the Eugene Code, 1971, which provides for termination after an opportunity to be heard if:

2.1 Construction or development of the exempt property differs from the construction or development described in the application for exemption, or was not completed by July 1, 2030, and no extensions or exceptions were granted; or

2.2 The applicant fails to comply with provisions of ORS 307.515 to 307.523, provisions of the Eugene Code, 1971, the Standards and Guidelines adopted by Council Resolution No. 5297, or any conditions imposed in this Resolution.

The tax exemption shall be terminated immediately, without right of notice or appeal, pursuant to the provisions of ORS 307.531 in the event that the county assessor determines that a change of use to other than that allowed has occurred for the housing units, or portion thereof, or, if after the date of this approval, a declaration as defined in ORS 100.005 is presented to the county assessor or tax collector for approval under ORS 100.110.

Section 3. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within 10 days from the date of adoption of this Resolution, and to cause a copy of this Resolution to be filed with the Lane County Assessor on or before April 1, 2021. The copy of the Resolution sent to the applicant shall be accompanied by a notice explaining the grounds for possible termination of the exemption prior to the end of the exemption period and the effects of the termination.

Section 4. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the _____ day of January, 2021.

City Recorder

EXHIBIT "A"

Beginning at the Northwest corner of Lot 1 of the CROSS' PLAT, as platted and recorded in Book 25, Page 582, Lane County Oregon Deed Records, in the center of the Old Elmira Road in Section 25, Township 17 South, Range 4 West of the Willamette Meridian; thence South $0^{\circ} 33 \frac{1}{2}'$ West 306.0 feet to an old fence corner on the West side of Lot 1 of CROSS' PLAT; thence North 89° East 234.5 feet along the old line fence marking the North line of the property now or formerly owned by Homer L. and Isa J. Nicholson to a point marked by an iron pipe, said point being the point of beginning; thence continue North 89° East 348.3 feet along the said property line fence to a point on the Northeast corner of a concrete retaining wall on the West right of way line of Garfield Street; thence South $0^{\circ} 26'$ West 193.2 feet along the edge of the concrete retaining wall marking the West edge of Garfield Street to a point on the Southeast corner of said retaining wall; thence South $89^{\circ} 55'$ West 348.8 feet along an old fence to a point marked by an iron pipe; thence North $0^{\circ} 33 \frac{1}{2}'$ East 199.8 feet to the point of beginning, being a part of Lots 1 and 2 of CROSS' PLAT, in Lane County, Oregon.

RESOLUTION NO. _____**A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON NORTH GARFIELD STREET, EUGENE, OREGON (ASSESSOR'S MAP 17-04-25-23; TAX LOT 3800; ASSESSOR'S PROPERTY ACCOUNT NOS. 0440618, 4067482, 4278063, 4278071, 4278089, 4282651, 4282669) (APPLICANT ST. VINCENT DE PAUL SOCIETY OF LANE COUNTY, INC.)****The City Council of the City of Eugene finds that:**

A. St. Vincent de Paul Society of Lane County, Inc. is the owner of real property located on North Garfield Street, Eugene, Oregon, 97402 (Assessor's Map 17-04-25-23; Tax Lot 3800; Assessor's Property Account Nos. 0440618, 4067482, 4278063, 4278071, 4278089, 4282651, 4282669), more particularly described in Exhibit A attached to this Resolution (the Property).

B. St. Vincent de Paul Society of Lane County, Inc. (2890 Chad Drive, Eugene, Oregon, 97408) (the applicant) has submitted an application for a partial exemption from ad valorem taxes on the Property beginning July 1, 2021, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The Garfield Park development includes five stick-built buildings housing nine low-income rental apartment units and a storage area for supplies used to maintain the low-income rental units, six mobile homes owned by St. Vincent de Paul and leased as low-income rental units, and 12 tenant-owned mobile homes. A tax exemption is being sought for the portion of the Property occupied by the five stick-built buildings associated with Lane County Assessor's Property Tax Account No. 0440618, as well as for the portion of the Property occupied by the six mobile homes owned by St. Vincent de Paul and leased as low-income rental units and associated with Lane County Assessor's Property Tax Account Nos. 4067482, 4278063, 4278071, 4278089, 4282651, and 4282669. The portion of the Property occupied by the 12 tenant-owned mobile homes will not be subject to the exemption.

D. The Community Development Manager of the Planning and Development Department, as designee of the City Manager, has prepared a Report and Recommendation recommending that the application be approved and the exemption granted. In making that recommendation, the Community Development Manager found that the applicant submitted all materials, documents and fees required by Section 2.938 of the Eugene Code, 1971 (EC), and is in compliance with the policies set forth in Section 5 of the Standards and Guidelines adopted by Resolution No. 5297. In addition, the Community Development Manager found that the applicant has complied with the criteria for approval provided in EC 2.939(3), and the eligibility requirements at Section 2.10 of the Standards and Guidelines adopted by Resolution No. 5297.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Notwithstanding the findings in the Community Development Manager's Report and Recommendation, the City Council denies the application of St. Vincent de Paul Society of Lane County, Inc. for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the portion of the Property occupied by the five stick-built buildings associated with Lane County Assessor's Property Tax Account No. 0440618, as well as for the portion of the Property occupied by the six mobile homes owned by St. Vincent de Paul and leased as low-income rental units and associated with Lane County Assessor's Property Tax Account Nos. 4067482, 4278063, 4278071, 4278089, 4282651, and 4282669, and more particularly described on Exhibit A attached to this Resolution, because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(3) of the Eugene Code, 1971.

Section 2. The City Manager, or the Manager's designee, is requested to forward a copy of this Resolution to the applicant within ten days from the date of adoption of this Resolution, along with a notice informing the applicant of the right to appeal in the manner set forth in ORS 34.010 to 34.100.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the _____ day of January, 2021.

City Recorder

EXHIBIT "A"

Beginning at the Northwest corner of Lot 1 of the CROSS' PLAT, as platted and recorded in Book 25, Page 582, Lane County Oregon Deed Records, in the center of the Old Elmira Road in Section 25, Township 17 South, Range 4 West of the Willamette Meridian; thence South $0^{\circ} 33 \frac{1}{2}'$ West 306.0 feet to an old fence corner on the West side of Lot 1 of CROSS' PLAT; thence North 89° East 234.5 feet along the old line fence marking the North line of the property now or formerly owned by Homer L. and Isa J. Nicholson to a point marked by an iron pipe, said point being the point of beginning; thence continue North 89° East 348.3 feet along the said property line fence to a point on the Northeast corner of a concrete retaining wall on the West right of way line of Garfield Street; thence South $0^{\circ} 26'$ West 193.2 feet along the edge of the concrete retaining wall marking the West edge of Garfield Street to a point on the Southeast corner of said retaining wall; thence South $89^{\circ} 55'$ West 348.8 feet along an old fence to a point marked by an iron pipe; thence North $0^{\circ} 33 \frac{1}{2}'$ East 199.8 feet to the point of beginning, being a part of Lots 1 and 2 of CROSS' PLAT, in Lane County, Oregon.

Potential LIRHPTE: Garfield Park



Garfield Park

0 50 Feet



Ordnophotography: 2019

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

City of Eugene, PDD
12/8/2020



EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Appointment to the Metropolitan Wastewater Management Commission

Meeting Date: January 25, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2D
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This is an action item to reappoint Peter Ruffier to a second full term on the Metropolitan Wastewater Management Commission.

BACKGROUND

The purpose of the Metropolitan Wastewater Management Commission (MWMC) is to act as the governing and policy-making body for regional wastewater management activities. Seven persons compose the commission, three of whom represent the city of Eugene: one elected official and two citizen-at-large members. The Mayor appoints the elected official and nominates the citizen representatives for three-year terms. The City Council then votes on the Mayor's citizen nominations.

Peter Ruffier is a current citizen representative who has held his position on the MWMC since June 2016, when he was appointed to fill the position vacated by Hillary Loud.

The Mayor nominates Peter Ruffier for reappointment. Mr. Ruffier brings vast experience in the wastewater industry and great experience with the MWMC partnership.

RELATED CITY POLICIES

The Metropolitan Wastewater Management Commission serves as an advisory body to the City Council working under an intergovernmental agreement.

COUNCIL OPTIONS

1. Appoint the applicant who has been nominated.
2. Appoint someone else.
3. Seek additional candidates for this position.

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item; the appointments are made by the council.

January 25, 2021, Meeting – Item 2D

SUGGESTED MOTION

I move to reappoint Peter Ruffier to Position 1 on the Metropolitan Wastewater Management Commission for a term ending on January 31, 2024.

ATTACHMENTS

- A. List of Current MWMC Membership
- B. Applicant Information
- C. MWMC Eugene Citizen Representative – Recommendation from MWMC General Manager

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

The Commission

Local representatives from each of the regional partners (Lane County, City of Eugene, City of Springfield) serve on the Commission. Each partner has both an elected official and a citizen representative (except for the City of Eugene which has two citizen representatives to reflect a proportional number of customers.)

The Commission provides oversight to the facilities and guidance to staff, establishes policies, sets goals and regional wastewater rates, oversees the facilities budget, approves capital projects, and grants contracts to consultants and construction companies. Community members are welcomed to attend [monthly meetings](#).

Your Commissioners



Pat Farr
MWMC President
Lane County
Commission



Jennifer Yeh
MWMC Vice-President
Eugene City Council



Bill Inge
Lane County citizen



Doug Keeler
Springfield citizen



Walt Meyer
Eugene citizen



Joe Pishioneri
Springfield City Council



Peter Ruffier
Eugene citizen

We Clean Water

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Metropolitan Wastewater MANAGEMENT COMMISSION

*partners in wastewater management***MWMC Commission**

Pat Farr
Lane County Commissioner
MWMC President

Jennifer Yeh
Eugene City Councilor
MWMC Vice President

Bill Inge
Lane County Citizen

Doug Keeler
Springfield Citizen

Walt Meyer
Eugene Citizen

Peter Ruffier
Eugene Citizen

Joe Pishioneri
Springfield City Councilor

Administration

Matt Stouder
MWMC Executive Officer
City of Springfield
225 Fifth Street
Springfield, Oregon 97477
(541) 726-3694
FAX (541) 726-2309

Operations

Dave Breitenstein
Wastewater Director
City of Eugene
410 River Avenue
Eugene, Oregon 97404
(541) 682-8600
FAX (541) 682-8601

January 4, 2021

Mayor Lucy Vinis
City Manager's Office
101 West 10th Avenue, 2nd Floor
Eugene, OR 97401

RE: MWMC Eugene Citizen Representative –
Recommendation from the MWMC Executive Officer

Mr. Peter Ruffier is currently serving as a citizen representative from the City of Eugene on the Metropolitan Wastewater Management Commission (MWMC). Commissioner Ruffier's term will expire on January 31, 2021. Commissioner Ruffier has held his position on the MWMC since June 2016.

Mr. Ruffier is uniquely qualified to serve as a MWMC Commissioner based on his professional training and thirty-plus years of work experience in environmental services and regulatory affairs.

Mr. Ruffier is well versed in the regulatory and fiscal challenges facing the MWMC, and uses his technical knowledge to further the MWMC's mission of protecting the public health, safety and the environment of the Eugene-Springfield metropolitan area. Mr. Ruffier also demonstrates leadership in helping the MWMC achieve its goals, including maintaining fiscal management that is effective and efficient.

Mr. Ruffier understands and respects the importance of partnership, which forms the foundation of the MWMC, and has demonstrated his commitment to the partnership through his leadership on the Commission. I encourage you to consider reappointing Mr. Ruffier to the Metropolitan Wastewater Management Commission representing the City of Eugene. I am confident Mr. Ruffier will continue to contribute at a high level while representing the City of Eugene's interest and respecting the regional partnership.

Respectfully,

Matt A. Stouder
MWMC Executive Officer

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: January 25, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

This segment allows citizens the opportunity to express opinions and provide information to the council. Testimony presented during the Public Forum should be on city-related issues and should not address items which have already been heard by a Hearings Official or are on the present agenda as a public hearing item.

SUGGESTED MOTION

No action is required; this is an informational item only.

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: bforrest@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Appointment to the Toxics Board

Meeting Date: January 25, 2021
Department: Fire
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: James Lenhart
Contact Telephone Number: 541-682-7118

ISSUE STATEMENT

This is an action item to reappoint Krystal Abrams to a second term as a Right-to-Know Advocate on the Eugene Toxics Board and to receive City Council direction on the process for filling additional vacancies.

BACKGROUND

The Eugene Toxics Right-to-Know Program was created and adopted by citizen initiative in November 1996 and is governed by Section 54 of the Eugene City Charter. It requires that businesses meeting certain criteria report their hazardous substance use to the City, that the City make that information public, and that hazardous substance users pay fees as necessary to operate the program.

The City Council appoints a board of seven people to oversee the program, provide policy direction, and serve as an advisory board: three members are employed by or are agents of businesses required to report; three members have a demonstrable record of advocating for the public's right-to-know; and one member is recommended through agreement of at least four board members to be a neutral party.

Due to June 30, 2020, term expirations, four of the seven Toxics Board positions are currently vacant. When no applications for the open positions were received during the 2020 annual Boards and Commission selection process, recruitment was extended until August 31. This second effort yielded three candidates, including incumbent Krystal Abrams who agreed to apply for a second term, and one candidate who does not live within the Urban Growth Boundary. The third candidate applied for an Industry Representative position.

With the current level of vacancies, the Toxics Board is unable to achieve quorum and carry out its Charter-mandated duties which have prescribed deadlines during the spring of 2021. Historically, identifying qualified board members has been challenging, particularly for the industry representatives, as the pool for eligible candidates from which to draw is limited. To address the immediate quorum issue, staff recommends the reappointment of Krystal Abrams and proceeding with efforts to fill the other vacancies within the framework of the annual Boards and Commissions recruitment.

January 25, 2021, Meeting – Item 4

COUNCIL OPTIONS

The City Council has the option to:

1. Reappoint Krystal Abrams to the open Right-to-Know Advocacy position and proceed with recruitment to fill the other **three** vacancies during the regular, annual Boards and Commission recruitment process (recruitment January – March; interviews April 19, appointments June 14)
2. Do not appoint Krystal Abrams for a second term and proceed with recruitment to fill all **four** vacancies during the annual Boards and Commission recruitment process. ***This option will result in the board being unable to function until new members can be appointed.***
3. Modify options 1 or 2 above to facilitate a special recruitment, interview, and selection process independent of the regularly scheduled recruitment process.

SUGGESTED MOTION

I move to reappoint Krystal Abrams to the Right-To-Know Advocacy Position on the Toxics Board, effective immediately, for the remainder of a three-year term ending June 30, 2023.

ATTACHMENTS

- A. Applications Received for Toxics Right-to-Know Board

FOR MORE INFORMATION

Staff Contact: James Lenhart
Telephone: 541-682-7118
Staff E-Mail: jlenhart@eugene-or.gov