



Eugene City Council

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

EUGENE CITY COUNCIL AGENDA AMENDED

March 12, 2018

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of March 12, 2018;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Mike Clark, President
Greg Evans
Emily Semple
Jennifer Yeh

Betty Taylor, Vice President
Chris Pryor
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL MEETING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Mayor: *I call the March 12, 2018, City Council meeting to order.*

1. PUBLIC FORUM

Mayor: *The Public Forum is an opportunity for individuals to speak to the City Council on any city-related issues except for those items which have already been heard by a Hearings Official or are on tonight's agenda as a public hearing. Each person will have three minutes to speak. When you come to the podium, please give your name, city of residence, and, for Eugene residents, your ward if known. The timer and lights indicate the time you have to speak. The red light indicates the end of three minutes.*

Mayor closes Public Forum and asks for comments from the City Council.

2. CONSENT CALENDAR

- A. Approval of City Council Minutes**
- B. Approval of Tentative Working Agenda**

City Council President: *I move to approve the items on the Consent Calendar.*

Call for vote.

3. UPDATE: Opportunity Zones

Adjourn.

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 <i>www.eugene-or.gov</i>.</p>
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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Forum

Meeting Date: March 12, 2018
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
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: beth.l.forrest@ci.eugene.or.us

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: March 12, 2018
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 following minutes: January 24 and 31, 2018, Work Sessions as well as the February 20, 2018, Retreat.

ATTACHMENTS

- A. January 24, 2018, Work Session
- B. January 31, 2018, Work Session
- C. February 10, 2018, Retreat

FOR MORE INFORMATION

Staff Contact: Beth Forrest
Telephone: 541-682-5882
Staff E-Mail: beth.l.forrest@ci.eugene.or.us

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

January 24, 2018
12:00 p.m.

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

Councilors Absent: Chris Pryor

Mayor Vinis opened the January 24, 2018, Work Session of the Eugene City Council.

1. WORK SESSION: Follow-Up to City Council January 10 Motion on Performance Auditor

Glenn Klein, City Attorney, reviewed a revised proposed charter amendment and discussed Council options moving forward.

MOTION: Councilor Clark, seconded by Councilor Taylor, moved to direct the City Manager to bring back a resolution referring the proposed Charter amendment to the May ballot.

SUBSTITUTE MOTION: Councilor Taylor, seconded by Councilor Semple, moved to defer conversation on an auditor until after the May election.

Council Discussion

- Council should wait to see if the measure passes and if it does not, then can address the auditor issue.
- There has not been enough time or citizen involvement to put an additional measure on the ballot.
- Substitute motion has merit because a City Auditor is not needed in Eugene.

VOTE ON SUBSTITUTE MOTION: FAILED 3-4, Councilors Semple, Taylor and Clark in favor.

Council Discussion

- If both measures are on the ballot and they both pass with majorities, then whichever receives more yes votes will become effective.
- State and federal law would apply to employees; concerns about “at-will employees” have been addressed.
- Questions regarding recruitment, salary, budget, timeline will need to be addressed.
- The proposed draft fixes the problems and concerns with the current auditor measure.

VOTE ON MAIN MOTION: PASSED 4-3, Councilors Semple, Taylor, Clark opposed.

2. WORK SESSION: Intergovernmental Relations and 2018 Legislative Update

Intergovernmental Relations Manager Ethan Nelson talked about the current intergovernmental relations process, the 2018 legislative session, and the 2018 United Front effort.

Council Discussion

- Minority views should be respected and heard; the current process allows only binary yes or no views to be communicated to Salem.
- Bills related to City policy such as Envision Eugene, Vision Zero, or the Climate Recovery Ordinance should be brought to Council's attention.
- Consider a minority report addendum that articulates the issues that may not be in the reports for positions Council is taking.
- An email report is needed, but not sufficient.
- Council should meet more often; too many issues to keep track of.
- Council needs to be responsive to hot topic issues and give staff direction.
- Consider new structure that includes all councilors on IGR Committee and accommodates extra meetings.
- Council should prioritize issues at the local level.
- Need to determine how to best represent community's opinions when a decision is not unanimous.

The meeting adjourned at 1:26 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder

MINUTES

Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

January 31, 2018
12:00 p.m.

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

Councilors Absent: Chris Pryor

Mayor Vinis opened the January 31, 2018, Work Session of the Eugene City Council.

1. WORK SESSION: Downtown Riverfront Redevelopment Project Concept Update

Planning and Development Director Denny Braud introduced Dike Dame and Jim Atkins from Williams & Dame Development. They presented their initial project concepts for a Downtown Riverfront site.

Council Discussion

- The plan respects the river and brings the river to the city.
- Parking questions for riverfront development need to be addressed.
- The financing pieces of the project are still being drafted, in the process of developing a Memorandum of Understanding.
- Questions raised about the City's role in the development.
- Consider how a tram or trolley connecting parts of town to the river would be beneficial in providing public transit access.
- This development is an opportunity to re-imagine the community and downtown for decades.
- Concerns expressed that there will not be enough low-income housing.
- More green space than what is proposed is desirable.
- Consider inclusionary zoning instead of subsidized housing.
- Railroad quiet zone implementation features may alter the look of the area around the railroad tracks.
- Should encourage as much mixed-use development as possible.
- Questions remain regarding use of the steam plant.
- There will be mostly housing and some retail in the buildings, but not office space.

The meeting adjourned at 1:27 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**February 10, 2018
9:00 a.m.**

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

Councilors Absent: Emily Semple

Mayor Vinis opened the February 10, 2018, Eugene City Council Retreat.

1. Large Group Discussion

Policy Systems Analyst Jason Dedrick described how the meeting would proceed and be facilitated. He asked questions about what has gone well over the past year and why those things were successful and what the best and worst outcomes of the day would be.

2. Video

Video takeaways: how the collaborative nature of jazz relates to the efficacy of constructive conversations that build off of each other's perspectives and positions.

3. Small Group Discussions

Councilors and members of the Executive Team broke up into small groups to discuss Council priorities.

4. Reporting Back from Small Group Discussions

Shared takeaways from small group discussions.

5. Small Group Discussions

Chose areas of focus, narrowing to five from a list of 12.

6. Reporting Back from Small Group Discussions

Reported back list of prioritized focus areas.

7. Conclusion

Shared thoughts about how the morning went.

The meeting adjourned at 12:00 p.m.

Respectfully submitted,

Elena Domingo
Deputy City Recorder

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: March 12, 2018
Department: City Manager's Office
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 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.

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

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

CITY MANAGER'S RECOMMENDATION

Staff has no recommendation on this item.

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: beth.l.forrest@ci.eugene.or.us



City Council Tentative Agenda

For March 8, 2018

Meeting Location: Harris Hall, 125 E. 8th Avenue, unless otherwise noted

March-2018						
Date		Time	Title		Length (in min)	Staff Contact
12-Mar	Monday	5:30pm		Committee Reports and Items of Interest	15	Zach Galloway, PDD
				RR-SC Neighborhood Plan Project Update (Work Session)	30	
				5th Street Market District Project Update (Work Session)	45	Michael Kinnison, PDD
			Public Forum			
Expected Absences for 3/12: Councilor Evans, Councilor Taylor, Councilor Semple						
14-Mar	Wednesday	12pm		Executive Session Pursuant to ORS 192.660 (2)(e)	45	Jenifer Willer, PW
	Street Review Panel (Work Session)					
Expected Absences for 3/14: Councilor Evans, Councilor Taylor, Councilor Semple						

Council Break: March 15 – April 8, 2018

April-2018					
Date		Time	Title	Length (in min)	Department Contact
9-Apr	Monday	5:30pm	 Committee Reports and Items of Interest	45	Carolyn Burke, PW Jennifer Lleras VanDerHaeghen, CS
			 Construction Excise Tax (Work Session)		
			 Exception to Naming Policy Requirement (Work Session)		
		7:30pm	 Ceremonial Matters	Allison Camp, PDD	
 Public Forum					
 Appointment to Expenditure Review Panel for Downtown Urban Renewal District (Potential Action)					
Expected Absences for 4/9: None					
11-Apr	Wednesday	12pm	 Wildlife Feeding (Work Session) TBD (Work Session)		Lindsay Selser, PDD
Expected Absences for 4/11: Mayor Vinis					

Work Session

Action Item

Public Hearing

Public Forum

Consent Calendar Item

Committee Reports and Items of Interest

Ceremonial Matters

April-2018					
Date		Time	Title	Length (in min)	Department Contact
16-Apr	Monday	7:30pm	 Ordinance Concerning Secondary Dwellings (Phase 1 Implementation of Senate Bill 1051) (Public Hearing)		Alissa Hansen, PDD
Expected Absences for 4/16: None					
18-Apr	Wednesday	12pm	  Moving Ahead Project Update (Work Session) TBD (Work Session)	45	Chris Henry, PW Zach Galloway, PDD
Expected Absences for 4/18: Councilor Syrett					
23-Apr	Monday	5:30pm	  Committee Reports and Items of Interest TBD (Work Session) TBD (Work Session)		
		7:30pm	 Public Forum		
Expected Absences for 4/23: None					
25-Apr	Wednesday	12pm	  TBD (Work Session) TBD (Work Session)		
Expected Absences for 4/25: None					

May-2018					
Date		Time	Title	Length (in min)	Department Contact
9-May	Wednesday	12pm	 TBD (Work Session)  TBD (Work Session)		
Expected Absences for 5/9: None					
9-May	Wednesday	5:30pm	Budget Committee Meeting		Jamie Garner, CS
Expected Absences for 5/9: None					Location: Library Bascom/Tykeson Room
14-May	Monday	5:30pm	 Committee Reports and Items of Interest  TBD (Work Session)  TBD (Work Session)		
		7:30pm	 Ceremonial Matters  Public Forum  MWMC Budget Ratification (Consent Calendar) Ordinance Concerning Secondary Dwellings (Phase 1 Implementation of Senate Bill 1051)  (Potential Action)	John Huberd, PW Alissa Hansen, PDD	
Expected Absences for 5/14: None					
16-May	Wednesday	12pm	 TBD (Work Session)  TBD (Work Session)		
Expected Absences for 5/16: None					

May-2018						
Date		Time	Title	Length (in min)	Department Contact	
16-May	Wednesday	5:30pm	Budget Committee Meeting		Jamie Garner, CS	
Expected Absences for 5/16: None				Location: Library Bascom/Tykeson Room		
21-May	Monday	7:30pm		TBD (Public Hearing)		
Expected Absences for 5/21: None						
23-May	Wednesday	12pm		Boards and Commissions Interviews	Cas Casados, CS	
Expected Absences for 5/23: None						
23-May	Wednesday	5:30pm	Budget Committee Meeting		Jamie Garner, CS	
Expected Absences for 5/23: None				Location: Library Bascom/Tykeson Room		
29-May	Tuesday	5:30pm		Committee Reports and Items of Interest	45	Rebecca Gershow, PDD
				Urban Reserves Planning (Work Session)		
		7:30pm		TBD (Work Session)		
	Public Forum					
Expected Absences for 5/29: None						
30-May	Wednesday	12pm		TBD (Work Session)		
				TBD (Work Session)		
Expected Absences for 5/30: None						
30-May	Wednesday	5:30pm	Budget Committee Meeting		Jamie Garner, CS	
Expected Absences for 5/30: None				Location: Library Bascom/Tykeson Room		

Approved Work Session Polls to be Scheduled:

C-2 Zoning - Councilor Taylor
 Rest Stop Siting Policy - Councilor Evans
 Hwy 99/Bethel Urban Renewal District - Councilor Evans
 1000' Marijuana Buffer Zone - Councilor Semple

Follow-Up Work Sessions to be Scheduled:

\$1 Million Shelter
 Nuisance Codes
 Rental Housing
 Zone of Benefit/Reimbursement District
 Unimproved Roads
 Commercial Setbacks
 Property Leases

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Opportunity Zones

Meeting Date: March 12, 2018
Department: Planning and Development Department
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Anne Fifield
Contact Telephone Number: 541-682-5451

ISSUE STATEMENT

The focus of this work session is on Opportunity Zones, a new incentive program created by the 2017 federal tax reform package. Opportunity Zones are intended to encourage investments in certain low-income communities. The state of Oregon can designate up to 86 Census tracts as Opportunity Zones. Through Business Oregon, the state has asked local governments and the general public to submit the Census tracts they would like to see designated. Staff will be seeking feedback from council on those Census tracts that have tentatively been identified for submission.

BACKGROUND

The 2017 federal tax reform package created a new incentive to encourage investments in certain low-income communities, to be designated as "Opportunity Zones." Staff are consulting with Lane County, City of Springfield, local affordable-housing providers, and the Chamber of Commerce to identify eligible Census tracts in Eugene to consider for submission.

What is an Opportunity Zone?

Opportunity Zones offer favorable tax treatment for taxpayers who invest in designated high-poverty neighborhoods. Implemented by the U.S. Department of the Treasury, the program uses Census tracts that meet low-income criteria as the basis for determining areas eligible for an Opportunity Zone designation. To be eligible for designation, a Census tract must have an individual poverty rate of at least 20 percent and median family income no greater than 80 percent of the area median.

Investors are eligible to receive certain tax benefits on unrealized capital gains reinvested in Opportunity Zones through pooled Opportunity Funds. Opportunity Funds are a new class of investment vehicles (organized as a corporation or a partnership) that specialize in aggregating private investment and deploying that capital in Opportunity Zones. The intent of the program is to channel pooled capital into equity investments in small businesses and real estate development in distressed communities.

The program is new and the U.S. Treasury Department is still working out many details. Treasury has communicated that it will turn its focus to providing guidance on Opportunity Fund certification after the Zones are designated. At this time, it is unclear whether an Opportunity

Fund will need to meet particular qualifications beyond the limited requirements outlined in statute. The timeline for the availability of the guidance is not yet known.

How is an area designated as an Opportunity Zone?

Up to 25 percent of the total number of Census tracts in a state that qualify can be designated as an Opportunity Zone. Of Oregon's 366 eligible Census tracts, the state may nominate no more than 86 (20 eligible tracts are in Eugene). Each state's Governor will determine which tracts will be designated as an Opportunity Zone.

The state of Oregon must submit its nominated census tracts to the Treasury Department by March 21, 2018. Business Oregon is preparing analysis and assembling data to provide to the Governor that will inform her designation process. All input is due to Business Oregon by Wednesday, March 14, 2018.

How will the Opportunity Zone designation affect the community?

The program is new, and it is not known how it will impact investment in Opportunity Zones. The aim of the program is to encourage purchasing and rehabilitating residential property or expanding local businesses. It is a federal tax incentive based on capital appreciation, not on employment or local services, and includes no provisions intended to retain local residents or address housing affordability. It is likely that the Opportunity Zone designation will attract investment that would otherwise not occur in that area.

Additional Resources:

[Interactive map](#)

Tool created by Business Oregon showing eligible Census tracts and economic data that may be useful in identifying areas that could benefit from the Opportunity Zone status as well as attract investment.

<http://www.oregon4biz.com/Opportunity-Zones/>

Information provided by the state about Opportunity Zones, including the nomination and selection process.

<http://eig.org/opportunityzones>

Overview of Opportunity Zones provided by the Economic Innovation Group, including history of the program and how the program works.

RELATED CITY POLICIES

If designated, Opportunity Zones would encourage economic development activity targeted in core areas that support adopted planning and policy goal objectives, including:

Eugene Downtown Plan

- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Use downtown development tools and incentives to encourage development that provides character and density downtown.

- Facilitate dense development in the courthouse area and other sites between the core of the downtown and the river.

Riverfront Urban Renewal Plan

- Improve the function, condition, and appearance of the development area.
- Eliminate existing blight and blighting influences.
- Strengthen the economic and environmental conditions of the plan area and the metropolitan area.
- Stimulate development activity and amenities near the new federal courthouse.

Envision Eugene Pillars

- Provide ample economic opportunities for all community members.
- Promote compact urban development and efficient transportation options.
- Provide housing affordable to all income levels

Regional Economic Prosperity Plan

- Coordinate public capital and finance networks within the region to facilitate business access to needed funding for continued operation and growth.
- Continue to work with property and business owners to expand, upgrade, and construct state-of-the-art facilities.
- Identify strategies to address unique and logistical needs of existing and emerging industries

COUNCIL OPTIONS

Council may support or direct staff to change the recommended mix of Census tracts identified for submission.

CITY MANAGER'S RECOMMENDATION

Information only.

SUGGESTED MOTION

No action required at this time.

ATTACHMENTS

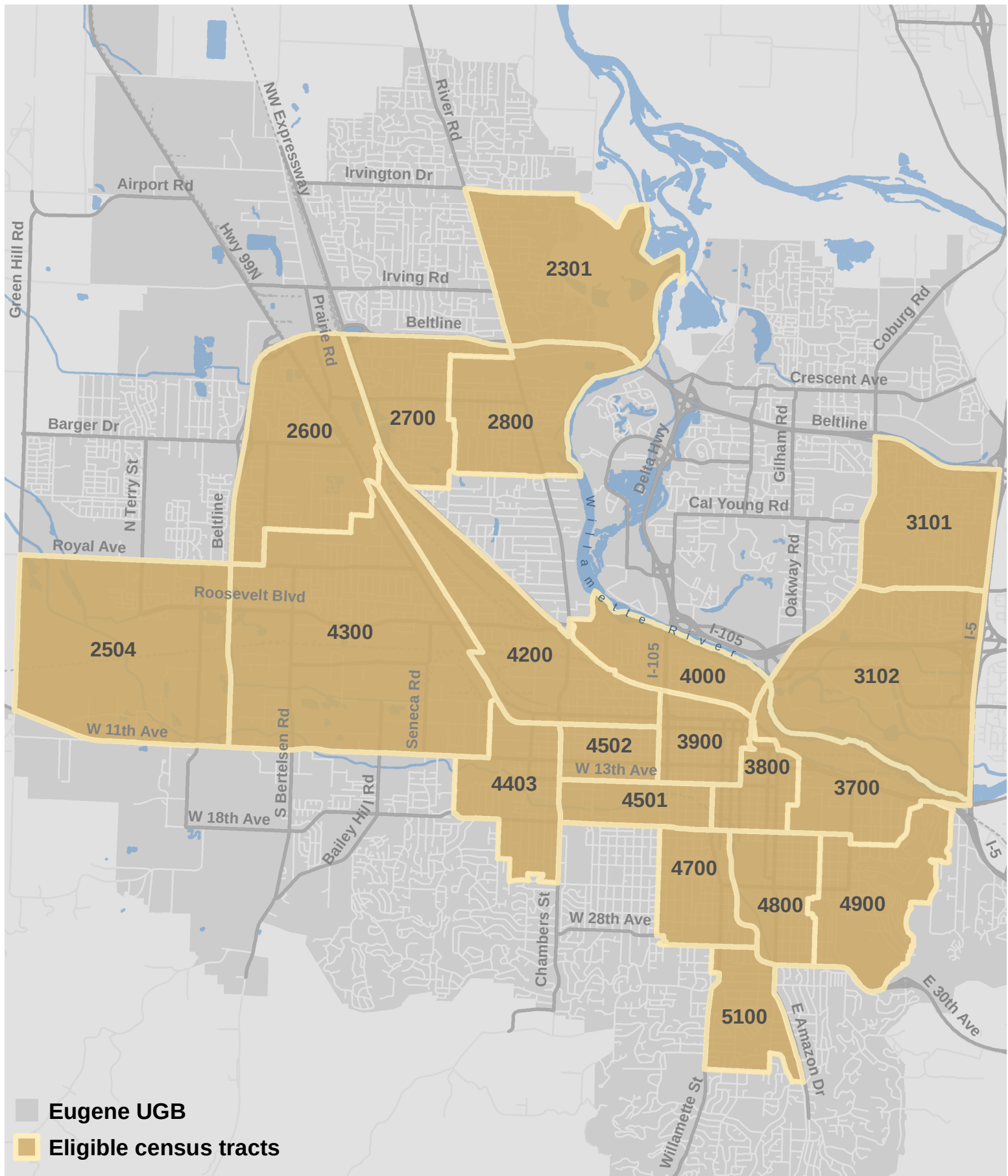
- A. Map of Eligible Census Tracts

FOR MORE INFORMATION

Staff Contact: Anne Fifield
 Telephone: 541-682-5451
 Staff E-Mail: anne.e.fifield@ci.eugene.or.us

Opportunity Zones – Eligible City of Eugene Census Tracts

Attachment A



Eligible tracts are those that have been designated as a "Low Income Community" (LIC) by the federal New Market Tax Credit program. LICs are tracts with a poverty rate of at least 20% or with median family incomes that do not

Tracts labeled with tract number.
Data source: State of Oregon Geospatial Data Clearinghouse, LIC Tracts, Retrieved 3/10/2018



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

March 10, 2018 City of Eugene PDD
March 12, 2018, Meeting - Item 3