



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

December 5, 2016

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

Meeting of December 5, 2016;
Her Honor Mayor Kitty Piercy Presiding

Councilors

Greg Evans, President
George Brown
George Poling
Claire Syrett

Alan Zelenka, Vice President
Mike Clark
Chris Pryor
Betty Taylor

7:30 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue

- 1. WORK SESSION**
City Hall – Eugene Water & Electric Board Site Evaluation

Adjourn.

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: City Hall – Eugene Water & Electric Board Site Evaluation

Meeting Date: December 5, 2016
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Kristie Hammitt
Contact Telephone Number: 541-682-5524

ISSUE STATEMENT

The purpose of this work session is to provide information and analysis on the Eugene Water and Electric Board Headquarters site as a possibility for City Hall. This work session will build on the information presented in the Coordinated Downtown Development Joint Elected Officials meeting regarding potential City Hall development scenarios.

BACKGROUND

On July 14, 2016, the Eugene City Council and the Board of County Commissioners held a joint session to provide an update on several planned projects in downtown Eugene and to discuss the potential for collaboration on the development of a renewed civic center.

On July 18, 2016, the Eugene City Council approved a motion to direct the City Manager to work with the County and the Court to investigate the following possibilities: (1) a new City Hall on the Butterfly Lot and a Courthouse on the full City Hall block; (2) Phase 1 of a new City Hall as currently planned and a wrap-around Courthouse; (3) other options that may arise. The motion also cited factors to consider including, but not limited to, parking, City Hall Phase 2 and farmers' market. Further, Council directed that the work with the County and Court shall be completed by November 15, 2016. Following this action by the Council, the Board of County Commissioners provided similar direction to the County Administrator in its July 19, 2016, meeting. To fulfill this charge, City and County staff met regularly through the month of August to charter the work and begin the collaborative effort necessary to fulfill the direction of each of the elected bodies.

On September 20, 2016, staff presented an update on these efforts to a joint session of the Eugene City Council and Board of County Commissioners. This update included a review of the Elected Representative Group (ERG) members and their role in the work, a review of the joint Staff Task Force (STF) members, and an introduction of the task force's independent facilitator, Cameron McCarthy. Additionally, Cameron McCarthy reviewed the planned scope of work of the task force, as well as the approach and methodology they will employ in order to meet the demanding schedule the work must be completed within.

On October 12, 2016, the Council approved motions to pursue certain cost-reduction strategies related to the potential rebid of City Hall Phase 1 in February 2017, so long as the energy efficiency goals for the project are not negatively impacted. The Council also requested that

information related to the suitability of the EWEB Headquarters facility as a potential home for City Hall be presented at a future work session.

On October 19, 2016, City and County staff, along with representatives from Cameron McCarthy, presented information on work completed since the previous joint elected officials meeting. This included an update on the project task/action list, a review of stakeholder and public involvement plans and activities to date, a review of the space programs that have been developed for each of the uses to be accommodated under each development scenario, a discussion on the task force's draft prerequisites and considerations document, and a presentation of preliminary development concept models.

On October 26, 2016, the Council approved motions to narrow the preliminary development concept models from six options to three preferred scenarios for use as the basis for costing and further decision-making.

On November 21, 2016, the council approved motions to suspend work on the rebid option for City Hall Phase 1 and to use equivalent values for evaluating the EWEB option as were used for the joint City/County preliminary development concepts.

CITY MANAGER'S RECOMMENDATION

None. The work session is for information and Council discussion only.

SUGGESTED MOTION

None.

FOR MORE INFORMATION

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