



Eugene City Council

101 W 10th Ave., Suite 203
Eugene, OR 97401
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 22, 2024

7:30 p.m. CITY COUNCIL and URBAN RENEWAL AGENCY MEETING

City Council meetings will continue to be held in hybrid format using in person and 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 22, 2024; Her Honor Mayor Lucy Vinis Presiding

Councilors

Randy Groves, President
Lyndsie Leech
Jennifer Yeh
Mike Clark

Matt Keating, Vice President
Emily Semple
Alan Zelenka
Greg Evans

7:30 p.m. CITY COUNCIL and URBAN RENEWAL AGENCY MEETING

- 1. ACTION: Election of City Council Officers for 2024**
- 2. CEREMONIAL MATTERS**
 - A. Martin Luther King Jr. Day Proclamation**
 - B. International Holocaust Remembrance Day Proclamation**
- 3. COMMITTEE REPORTS AND ITEMS OF INTEREST**
- 4. PRIORITY GOAL ACTION: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Olive Plaza Senior Housing**
- 5. PRIORITY GOAL ACTION: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Peace Village Housing Cooperative**
- 6. PRIORITY GOAL ACTION: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Reveille on Sixth**
- 7. CONSENT CALENDAR 1**
 - A. Approval of City Council Minutes**
 - October 23, 2023 Work Session
 - October 23, 2023 Meeting

- December 13, 2023 Work Session
- January 8, 2024 State of the City

B. Approval of City Council Tentative Agenda

C. Approval of Appointment to the Metropolitan Wastewater Management Commission

D. Approval of a Resolution Authorizing the Sale of General Obligation Bonds to Fund Street Repair, and Walking, Biking, Safety, and Street Tree Projects

8. ACTION: Resolution Acknowledging Receipt of the Annual Financial Report of the Urban Renewal Agency of the City of Eugene for the Fiscal Year Ended June 30, 2023

9. ACTION: Resolution Acknowledging Receipt of City of Eugene, Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023

10. PUBLIC COMMENT

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.

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

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: Election of City Council Officers for 2024

Meeting Date: January 22, 2024
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Natalie Venhuda
Contact Telephone Number: 541-682-8497

ISSUE STATEMENT

This item is to elect the 2024 City Council President and Vice President.

BACKGROUND

Each year the City Council elects a new president and vice president. The City Charter and City Code specify the office of Council President; the City Code outlines the process of selecting the President and Vice President.

Section 13 of the Charter states:

"Council - President.

- (1) Each year, at the first regular meeting of the council, or as soon as practicable, the council shall choose by ballot one of its members to serve as council president.
- (2) The council president shall preside at council meetings when the mayor is absent.
- (3) The council president shall function as mayor, with the powers and subject to the limitations of the office of mayor when the mayor:
 - (a) is absent from the city on leave granted by the council;
 - (b) has been absent from the city for 30 days or more; or
 - (c) has been physically unable to function as mayor for 30 days or more."

Further, the Section 2.009 of the City Code states:

- (1) The council president shall be elected for a one-year term. That person who has served the longest on the council and has not previously acted as council president shall normally be entitled to election as the president. A councilor may be re-elected as president of the council only after the expiration of one year from the date the councilor last served as such president unless two-thirds of the total membership of the council votes otherwise. A councilor will not be eligible to be elected president who has not served as a councilor for at least two years.
- (2) The vice-president of the council shall be elected at the same time and in the same manner as the president of the council. A vice-president may be nominated and elected as president.
- (3) The candidates for president and vice-president of the council shall be nominated and elected by a majority vote at the first regular meeting of the council in each calendar year."

Council Leadership History

Ward	Name	Last Served as President	Last Served as Vice President
1	Emily Semple	2020	2019
2	Matt Keating		Current (2023)
3	Alan Zelenka	2017	2016
4	Jennfier Yeh	2021	2020
5	Mike Clark	2018	2017
6	Greg Evans	2016 (interim in 2022)	2015
7	Lyndsie Leech		
8	Randy Groves	Current (2023)	

POSSIBLE MOTIONS

1. Move to elect _____ as President of the City Council for 2024.

AND

2. Move to elect _____ as Vice President of the City Council for 2024.

FOR MORE INFORMATION

Staff Contact: Natalie Venhuda, City Council Coordinator
Telephone: 541-682-8497
Staff E-Mail: nvenhuda@eugene-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Ceremonial Matters

Meeting Date: January 22, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Cherish Bradshaw
Contact Telephone Number: 541-682-8340

ISSUE STATEMENT

This item is to acknowledge awards and achievements and inform the public of proclamations by the Mayor. No action is required by the City Council.

BACKGROUND

Per City Council Operating Agreements, at the first regular meeting of each month, the first agenda item shall be used to acknowledge special recognition or awards given to the City of Eugene or for the Mayor to read proclamations which serve to encourage and educate the community. Proclamations shall be made and placed on the agenda at the discretion of the Mayor.

The following proclamations for the month of January will be read during the January 22, 2024 meeting:

- January 15, 2024 – Martin Luther King Jr. Day
- January 27, 2024 – International Holocaust Remembrance Day

Current and previous proclamations are available on the City's [Proclamation webpage](#).

ATTACHMENTS

- A) Martin Luther King Jr. Day Proclamation
- B) International Holocaust Remembrance Day Proclamation

FOR MORE INFORMATION

Staff Contact: Cherish Bradshaw, Assistant, Mayor and City Council
Telephone: 541-682-8340
Staff E-Mail: cabradshaw@eugene-or.gov

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: The Reverend Dr. Martin Luther King, Jr. led the 1955 Montgomery Bus Boycott and became the first president of the Southern Christian Leadership Conference, created to put an end to the practice of segregation in this country; and

WHEREAS: Dr. King led the 1963 March on Washington where he gave us his dream of a nation where every person would be judged by the content of their character rather than the color of their skin; and

WHEREAS: Dr. King was a “drum major” for peace who challenged and ultimately changed unjust laws through nonviolent civil disobedience and who was awarded the Nobel Peace Prize; and

WHEREAS: Dr. King became the co-chair of Clergy and Laity Concerned about Vietnam in 1967 after his famous speech in opposition to the war; and

WHEREAS: Dr. King initiated the Poor People’s Campaign in 1968 to demand economic and human rights for all poor Americans regardless of race and it was during this campaign, working in support of sanitation workers of Memphis, Tennessee, that Dr. King was assassinated on April 4, 1968; and

WHEREAS: In light of his selfless service and sacrifice that made this a better nation for all people, the third Monday of January has been observed as a federal holiday since 1986.

NOW, THEREFORE, I, Lucy Vinis, Mayor of the City of Eugene, Oregon, do hereby proclaim January 15, 2024, to be

“Martin Luther King Jr. Day”

in the city of Eugene to honor a person of such outstanding leadership who used persuasion, love and non-violent resistance to make this a more just nation.

Mayor Lucy Vinis
City of Eugene
January 15, 2024

OFFICE OF THE MAYOR
City of Eugene, Oregon

PROCLAMATION

WHEREAS: The United Nations (UN) General Assembly passed a resolution in November 2005 to designate the 27th of January as the International Day of Commemoration in memory of the victims of the Holocaust; and

WHEREAS: Since 2005, the UN and its member states have held commemoration ceremonies to mark the anniversary of the liberation of the Auschwitz-Birkenau camp and to honor the victims and survivors of the Holocaust; and

WHEREAS: This year on International Holocaust Remembrance Day, the City of Eugene commemorates the 78th Anniversary of the liberation of Auschwitz-Birkenau; and

WHEREAS: The purpose of International Holocaust Remembrance Day is to serve as a date of the official commemoration of the victims of the Nazi regime, and to promote Holocaust education throughout the world; and

WHEREAS: The City of Eugene City Council has passed Resolution No. 5190 in 2017 declaring the City of Eugene's opposition to anti-Semitic hate and bias crimes; and

WHEREAS: The City of Eugene joins its Jewish community to honor International Holocaust Remembrance Day and encourages all community members to reflect on this day of remembrance.

NOW, THEREFORE, I, Lucy Vinis, Mayor of the City of Eugene, Oregon, do hereby proclaim January 27, 2024, to be

“International Holocaust Remembrance Day”

in Eugene, Oregon, and encourage all community members to join in this special observance, to honor the victims and survivors of the Holocaust worldwide.

Mayor Lucy Vinis
City of Eugene
January 27, 2024

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Olive Plaza Senior Housing

Meeting Date: January 22, 2024
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Laura Hammond
Contact Telephone Number: 541-682-5502

ISSUE STATEMENT

City Council is asked to adopt a resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for Olive Plaza Senior Housing, an existing Affordable Housing development located at 1133 Olive St. Olive Plaza Senior Housing, Limited Partnership is the applicant and Olive Plaza is the record owner of the property. The development includes 149 low-income rental units and one employee unit.

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since the adoption of the program, Council has approved tax exemptions for 37 Affordable Housing developments with more than 1,600 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 more than 400 units. Council reviews and takes action on each LIRHPTE request. In October of 2023, the City Council approved Ordinance 20697 allowing housing or property owned by a limited equity cooperative to be eligible for the LIRHPTE.

Projects must meet LIRHPTE 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 at EC 2.939(4) 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 adopt 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 Olive Plaza Senior Housing, a low-income housing development located at 1133 Olive Street (see map in Attachment D). The development includes 149 low-income rental housing units (all one-bedroom) and an employee unit.

The applicant is Olive Plaza Senior Housing, Limited Partnership. The partnership's General Partner is Olive Plaza Senior Housing LLC which is comprised of HumanGood Affordable Housing, and Olive Plaza (formerly known as Christian Church Homes of Oregon). Both entities are tax

exempt non-profit organizations organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001(38). HumanGood plans to purchase the property from Olive Plaza within the year and complete multi-million-dollar renovations.

The units are affordable to households at or below 60 percent AMI. Olive Plaza is subsidized by the U.S. Department of Housing and Urban Development (HUD) under HUD's Section 202 Supportive Housing for the Elderly Program for income qualified seniors. The units have rent assistance vouchers that allow residents to pay only 30 percent of their income for housing costs. Rents cannot be increased based on property tax valuations, so property taxes are borne by the property's operations. Although the property has been providing Affordable Housing for many years, this is the first time it has applied for the LIRHPTE. The savings will allow the owners to fund needed rehabilitation and provide on-going maintenance of the building and grounds that will help ensure the longevity of the asset as well as provide additional activities and services to the residents that allow them to 'age in place' while ensuring their safety and security.

The requested exemption meets the substantive criteria at EC 2.939(4) as shown in the Report and Recommendation provided in Attachment A. No public comments were received during the public comment period.

RELATED CITY POLICIES

Housing Implementation Pipeline (HIP): The HIP lists the LIRHPTE program as an important tool for supporting housing that serves the public good. Approving Olive Plaza Senior Housing for a LIRHPTE helps preserve existing affordable rental units furthering the HIP's 2- and 5-year goals of increasing and maintaining the number of Affordable Housing units available to the community.

City of Eugene [Strategic Plan 2023-2026](#) – The proposed update aligns with the following areas of the City's strategic plan:

Urgent Community Needs

- Stabilize the cost of housing.

PREVIOUS COUNCIL DIRECTION

[May 26, 2020 Meeting](#)

City Council moved to adopt an Ordinance Concerning Low-Income Rental Housing Property Tax Exemption and Amending Sections 2.938, 2.939 and 2.940 of the Eugene Code, 1971 to extend the sunset date 10 years. The Council also moved to adopt the Resolution Adopting Amended Standards and Guidelines for Processing Applications for Low-Income Rental Housing Property Tax Exemptions and Repealing Resolution No. 5028 to comply with state law. (Motions passed 8:0)

COUNCIL OPTIONS

The City Council has two options:

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

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adopting the Resolution included in Attachment B approving a Low-Income Rental Housing Property Tax Exemption for Olive Plaza Senior Housing.

SUGGESTED MOTION

Move to adopt A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property located on Olive Street in Eugene, Oregon (Assessor's Map 17-03-31-42 Tax Lot 00300; Assessor's Property Account No. 1238557) (Applicant Olive Plaza Senior Housing, Limited Partnership)

ATTACHMENTS

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

FOR MORE INFORMATION

Staff Contact: Laura Hammond, Housing Tools Analyst
Telephone: 541-682-5502
Staff E-Mail: LHammond@eugene-or.gov

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

**Application of Olive Plaza Senior Housing, Limited Partnership
For Low-Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at 1133 Olive St., Eugene, OR 97401
OLIVE PLAZA SENIOR HOUSING**

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

1. Olive Plaza Senior Housing, Limited Partnership (the applicant) has submitted an application for a property tax exemption for Olive Plaza Senior Housing, located at 1133 Olive St., Eugene, OR 97401 (Assessor's Map 17-03-31-42 Tax Lot 00300; Assessor's Property Account No. 1238557/5737784) (the Property). The applicant has a business mailing address of 1900 Huntington Drive, Duarte, CA 91010. The submitted application is for an exemption from ad valorem property taxes through the City's Low-Income Rental Housing Property Tax Exemption (LIRHPTE) program (Sections 2.937 to 2.940 of the Eugene Code, 1971) for one hundred forty-nine (149) existing low-income rental housing units (all one-bedroom) and a common area. The Property is owned by Olive Plaza, a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001(38).

2. I have reviewed the application and find that the applicant has submitted all required materials and complies with the provisions of EC 2.939(4) 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 owner of the Property, Olive Plaza, is 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 owner of the Property, Olive Plaza is 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

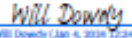
- Guidelines).
- (f) The proposed development is consistent with the City's Housing Dispersal Policy.
 - (g) The proposed development does not cause the displacement of low-income persons.
 - (h) The proposed development does not cause destruction of historic properties.
 - (i) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
 - (j) The applicant has signed a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines and said agreement will be in effect for the duration of the tax exemption period.
 - (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, 4J 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 4 day of January 2024.

Print: Will Dowdy

Sign: 
Will Dowdy (AM 6, 2024 12:34 PM)

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 OLIVE STREET IN EUGENE, OREGON (ASSESSOR'S MAP 17-03-31-42, TAX LOT 00300; ASSESSOR'S PROPERTY ACCOUNT NO. 1238557) (APPLICANT OLIVE PLAZA SENIOR HOUSING, LIMITED PARTNERSHIP)

The City Council of the City of Eugene finds that:

A. Olive Plaza Senior Housing, Limited Partnership (1900 Huntington Drive, Duarte, California, 91010) is the owner of real property located on Olive Street in Eugene, Oregon (Assessor's Map 17-03-31-42, Tax Lot 00300; Assessor's Property Account No. 1238557), more particularly described in Exhibit A attached to this Resolution (the Property).

B. Olive Plaza Senior Housing, Limited Partnership (1900 Huntington Drive, Duarte, California, 91010) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The tax exemption being sought includes 150 one-bedroom units, one of which serves as a common area unit, for a total of 149 low-income rental units and one common area unit. The applicant is seeking tax exemption for the entire Property.

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(4), 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 Olive Plaza Senior Housing, Limited Partnership for an ad valorem tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-03-31-42, Tax Lot 00300; Assessor's Property Account No. 1238557; and more particularly described in Exhibit A attached to this Resolution, which includes 150 one-

bedroom units, one of which serves as a common area unit, for a total of 149 low-income rental units and one common area unit.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2024, 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, 2024. 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 is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2024.

City Recorder

LEGAL DESCRIPTION OF PROPERTY

BEGINNING AT A 1/2 INCH PIPE FOUND MARKING THE INTERSECTION OF THE SOUTH MARGIN OF 11TH AVENUE WEST AND THE EAST MARGIN OF OLIVE STREET IN EUGENE, LANE COUNTY, OREGON; THENCE SOUTH 00°04' EAST, 179.76 FEET ALONG THE EAST MARGIN OF SAID OLIVE STREET TO A 5/8 INCH IRON PIN 40 FEET NORTH OF THE NORTH MARGIN OF A 12 FOOT ALLEY AS CONSTRUCTED; THENCE NORTH 89°51' EAST, 156.02 FEET ALONG A LINE PARALLEL TO THE CENTER LINE OF 11TH AVENUE WEST TO A POINT MARKED BY A 5/8 INCH IRON PIN; THENCE NORTH 00°02' WEST, 13.76 FEET ALONG A LINE PARALLEL WITH A MID-LINE MIDWAY BETWEEN THE CENTER LINE OF WILLAMETTE AND OLIVE STREETS AS NOW SURVEYED AND REFERENCED BY THE OFFICE OF THE CITY ENGINEER, EUGENE, OREGON; THENCE SOUTH 89°51' WEST, 27.75 FEET ALONG A LINE PARALLEL WITH THE CENTER LINE OF 11TH AVENUE WEST TO A POINT MARKED BY A 5/8 INCH IRON PIN; THENCE NORTH 00°02' WEST, 166.00 FEET ALONG A LINE PARALLEL WITH SAID MID-LINE TO A BUCKSHOT EMBEDDED IN THE CONCRETE WALK ON THE SOUTH MARGIN OF 11TH AVENUE WEST; THENCE SOUTH 89°51' WEST, 128.38 FEET ALONG THE SOUTH MARGIN OF SAID 11TH AVENUE WEST TO THE TRUE POINT OF BEGINNING, IN EUGENE, LANE COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

RESOLUTION NO. _____**A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON OLIVE STREET IN EUGENE, OREGON (ASSESSOR'S MAP 17-03-31-42, TAX LOT 00300; ASSESSOR'S PROPERTY ACCOUNT NO. 1238557) (APPLICANT OLIVE PLAZA SENIOR HOUSING, LIMITED PARTNERSHIP)****The City Council of the City of Eugene finds that:**

A. Olive Plaza Senior Housing, Limited Partnership (1900 Huntington Drive, Duarte, California, 91010) is the owner of real property located on Olive Street in Eugene, Oregon (Assessor's Map 17-03-31-42, Tax Lot 00300; Assessor's Property Account No. 1238557), more particularly described in Exhibit A attached to this Resolution (the Property).

B. Olive Plaza Senior Housing, Limited Partnership (1900 Huntington Drive, Duarte, California, 91010) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The tax exemption being sought includes 150 one-bedroom units, one of which serves as a common area unit, for a total of 149 low-income rental units and one common area unit. The applicant is seeking tax exemption for the entire Property.

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(4), 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 Olive Plaza Senior Housing, Limited Partnership for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the Property identified as Assessor's Map 17-03-31-42, Tax Lot 00300; Assessor's Property Account No. 1238557; and more particularly described on Exhibit A attached to this Resolution, which includes 150 one-

bedroom units, one of which serves as a common area unit, for a total of 149 low-income rental units and one common area unit 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 is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2024.

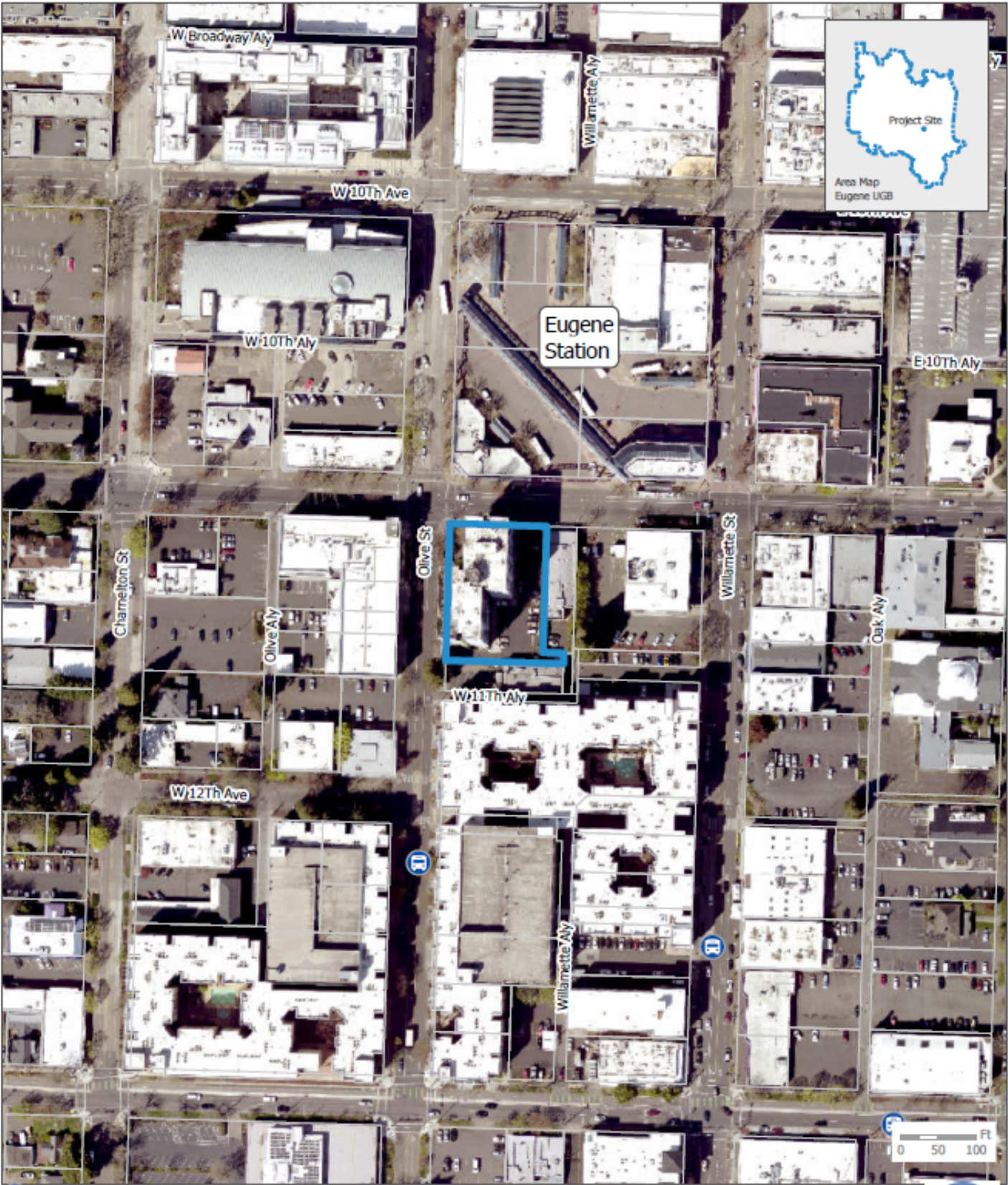
City Recorder

LEGAL DESCRIPTION OF PROPERTY

BEGINNING AT A 1/2 INCH PIPE FOUND MARKING THE INTERSECTION OF THE SOUTH MARGIN OF 11TH AVENUE WEST AND THE EAST MARGIN OF OLIVE STREET IN EUGENE, LANE COUNTY, OREGON; THENCE SOUTH 00°04' EAST, 179.76 FEET ALONG THE EAST MARGIN OF SAID OLIVE STREET TO A 5/8 INCH IRON PIN 40 FEET NORTH OF THE NORTH MARGIN OF A 12 FOOT ALLEY AS CONSTRUCTED; THENCE NORTH 89°51' EAST, 156.02 FEET ALONG A LINE PARALLEL TO THE CENTER LINE OF 11TH AVENUE WEST TO A POINT MARKED BY A 5/8 INCH IRON PIN; THENCE NORTH 00°02' WEST, 13.76 FEET ALONG A LINE PARALLEL WITH A MID-LINE MIDWAY BETWEEN THE CENTER LINE OF WILLAMETTE AND OLIVE STREETS AS NOW SURVEYED AND REFERENCED BY THE OFFICE OF THE CITY ENGINEER, EUGENE, OREGON; THENCE SOUTH 89°51' WEST, 27.75 FEET ALONG A LINE PARALLEL WITH THE CENTER LINE OF 11TH AVENUE WEST TO A POINT MARKED BY A 5/8 INCH IRON PIN; THENCE NORTH 00°02' WEST, 166.00 FEET ALONG A LINE PARALLEL WITH SAID MID-LINE TO A BUCKSHOT EMBEDDED IN THE CONCRETE WALK ON THE SOUTH MARGIN OF 11TH AVENUE WEST; THENCE SOUTH 89°51' WEST, 128.38 FEET ALONG THE SOUTH MARGIN OF SAID 11TH AVENUE WEST TO THE TRUE POINT OF BEGINNING, IN EUGENE, LANE COUNTY, OREGON.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Potential LIRHPTE: Olive Plaza Senior Housing, 1133 Olive St



LTD Bus Stops

Potential LIRHPTE Site

Taxlots

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Peace Village Housing Cooperative

Meeting Date: January 22, 2024
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 5
Staff Contact: Laura Hammond
Contact Telephone Number: 541-682-5502

ISSUE STATEMENT

City Council is asked to adopt a resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for Peace Village Housing Cooperative, a new limited equity cooperative for low-income households located at 3060 River Road. Peace Village Housing Cooperative is the applicant, leaseholder of the land (a community land trust owned by SquareOne Villages), and owner of the housing on the property. The development includes 70 low-income limited equity cooperative homes.

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since the adoption of the program, Council has approved tax exemptions for 37 Affordable Housing developments with more than 1,600 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 more than 400 units. Council reviews and takes action on each LIRHPTE request. In October of 2023, the City Council approved Ordinance 20697 allowing housing or property owned by a limited equity cooperative to be eligible for the LIRHPTE.

Projects must meet LIRHPTE 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 at EC 2.939(6) 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 adopt 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 Peace Village Housing Cooperative, a low-income limited equity cooperative development located at 3060 River Road (see map in Attachment D). The development includes 70 low-income housing units cooperatively owned by the residents (14 studio, 44 one-bedroom, 8 two-bedroom, and 4 ADA one-bedroom) and common areas.

The monthly cooperative charge ranges from \$450 to \$750 per unit for studio, one-bedroom, and two-bedroom units (affordable to households at or below 60 percent AMI). Without the tax exemption, Peace Village estimates that it would need to increase the monthly rates by \$57.60 per unit to cover property taxes. The units would not be able to achieve their proposed level of affordability without the LIRHPTE.

The requested exemption meets the substantive criteria at EC 2.939(6) as shown in the Report and Recommendation provided in Attachment A. No public comments were received during the public comment period.

RELATED CITY POLICIES

Housing Implementation Pipeline (HIP): The HIP lists the LIRHPTE program as an important tool for supporting housing that serves the public good. Approving Peace Village Cooperative Housing for a LIRHPTE helps create and preserve existing affordable units furthering the HIP's 2- and 5-year goals of increasing and maintaining the number of Affordable Housing units available to the community.

City of Eugene [Strategic Plan 2023-2026](#) – The proposed update aligns with the following areas of the City's strategic plan:

Urgent Community Needs

- Stabilize the cost of housing.

PREVIOUS COUNCIL DIRECTION

[October 25, 2023 Work Session](#)

City Council moved to adopt an Ordinance Concerning Low-Income Rental Housing Property Tax Exemption and Amending Sections 2.937, 2.938, 2.939 and 2.940 of the Eugene Code, 1971 to make limited equity cooperatives in the City of Eugene eligible for the LIRHPTE. (Motion passed (8:0)

[May 26, 2020 Meeting](#)

City Council moved to adopt an Ordinance Concerning Low-Income Rental Housing Property Tax Exemption and Amending Sections 2.938, 2.939 and 2.940 of the Eugene Code, 1971 to extend the sunset date 10 years. The Council also moved to adopt the Resolution Adopting Amended Standards and Guidelines for Processing Applications for Low-Income Rental Housing Property Tax Exemptions and Repealing Resolution No. 5028 to comply with state law. (Motions passed 8:0)

COUNCIL OPTIONS

The City Council has two options:

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

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adopting the Resolution included in Attachment B approving a Low-Income Rental Housing Property Tax Exemption for Peace Village Cooperative Housing.

SUGGESTED MOTION

Move to adopt A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property located on River Road in Eugene, Oregon (Assessor's Map 17-04-11-13 Tax Lot 01900; Assessor's Property Account No. 0357804) (Applicant Peace Village Housing Cooperative)

ATTACHMENTS

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

FOR MORE INFORMATION

Staff Contact: Laura Hammond, Housing Tools Analyst
Telephone: 541-682-5502
Staff E-Mail: LHammond@eugene-or.gov

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

**Application of Peace Village Housing Cooperative
For Low-Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at 3060 River Road, Eugene, OR 97404
PEACE VILLAGE HOUSING COOPERATIVE**

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

1. Peace Village Housing Cooperative (Peace Village) has submitted an application for a property tax exemption for the property located at 3060 River Road, Eugene, OR 97404 (Assessor's Map 17-04-11-13 Tax Lot 01900; Assessor's Property Account No. 0357804) (the Property). SquareOne Villages is the owner of the real property and Peace Village Housing Cooperative is the owner of the housing and most of the improvements located on the Property. Peace Village is also the lessee in a 99-year Ground Lease with SquareOne Villages for the Property, except for three parking spaces, the sanctuary building and the land underlying the sanctuary building. The Ground Lease requires Peace Village Housing Cooperative to pay all property taxes for the Property. Peace Village Housing Cooperative has a business mailing address of 3060 River Road, Eugene, OR 97404. SquareOne Villages has a business mailing address of 15 N. Polk Street, Eugene, OR, 97402. Peace Village has submitted an application for an exemption from ad valorem property taxes through the City's Low-Income Rental Housing Property Tax Exemption (LIRHPT) program (Sections 2.937 to 2.940 of the Eugene Code, 1971) for the Property, except that portion of the Property consisting of three paved parking spaces, the sanctuary building, and the real property underlying the sanctuary building. Peace Village is also seeking an exemption for seventy (70) low-income housing units (14 studio, 44 one-bedroom, 8 two-bedroom, and 4 ADA compliant one-bedroom) and common areas.

2. I have reviewed the application and find that the applicant has submitted all required materials and complies with the provisions of EC 2.939(6) and Sections 2.1 through 2.9 of the Standards and Guidelines adopted by Resolution No. 5297. Specifically, I find:

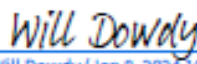
- (a) The real property subject to the exemption is owned by SquareOne Villages, a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation and is occupied solely as a resident for low income persons.
- (b) The housing and other improvements subject to the exemption are owned by Peace Village Housing Cooperative, a limited equity cooperative as defined in section 2.937 of the Eugene Code, 1971.

- (c) The portion of the Property subject to the exemption, will be occupied by low-income persons holding a proprietary lease in the limited equity cooperative.
- (d) The applicant's application was filed prior to July 1, 2030.
- (e) The housing units on the property were constructed, or converted to limited equity cooperative ownership, after February 12, 1990.
- (f) 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).
- (g) The proposed development is consistent with the City's Housing Dispersal Policy.
- (h) The proposed development does not cause the displacement of low-income persons.
- (i) The proposed development does not cause destruction of historic properties.
- (j) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
- (k) The applicant has signed a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines and said agreement will be in effect for the duration of the tax exemption period.
- (L) 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, 4J 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 8 day of January 2024.

Print: Will Dowdy Sign: 
Will Dowdy (Jan 8, 2024 10:14 PST)

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 RIVER ROAD IN EUGENE, OREGON (ASSESSOR'S MAP 17-04-11-13, TAX LOT 01900; ASSESSOR'S PROPERTY ACCOUNT NO. 0357804) (APPLICANT PEACE VILLAGE HOUSING COOPERATIVE)****The City Council of the City of Eugene finds that:**

A. Peace Village Housing Cooperative (3060 River Road, Eugene, Oregon, 97404) is a limited equity cooperative as defined in section 2.397 of the Eugene Code, 1971 (EC) and is the owner of real property located on River Road in Eugene, Oregon (Assessor's Map 17-04-11-13, Tax Lot 01900; Assessor's Property Account No. 0357804), more particularly described in Exhibit A attached to this Resolution (the Property). Peace Village owns all housing and other improvements on the Property except the sanctuary building.

B. SquareOne Villages (15 N. Polk Street, Eugene Oregon, 97402) is a nonprofit corporation that meets the criteria for a public benefit corporation and is the owner of the Property.

C. Peace Village Housing Cooperative (3060 River Road, Eugene, Oregon, 97404) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

D. The tax exemption being sought includes eight two-bedroom townhomes, 20 one-bedroom townhomes, four ADA compliant one-bedroom townhomes, 24 one-bedroom flats, and 14 studio townhomes, as well as community amenities, for a total of 70 housing units, two community buildings, and one garage. The applicant is seeking tax exemption for the entire Property, except that portion of the Property consisting of three paved parking spaces, the sanctuary building, and the real property underlying the sanctuary building.

E. 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(6), 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 Peace Village Housing Cooperative for an ad valorem tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-04-11-13, Tax Lot 01900; Assessor's Property Account No. 0357804; and more particularly described in Exhibit A attached to this Resolution, except that portion of the Property consisting of three paved parking spaces, the sanctuary building, and the real property underlying the sanctuary building. The portion of the Property subject to the exemption includes eight two-bedroom townhomes, 20 one-bedroom townhomes, four ADA compliant one-bedroom townhomes, 24 one-bedroom flats, and 14 studio townhomes, as well as community amenities, for a total of 70 housing units, two community buildings and one garage.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2024, 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, 2024. 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 is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2024.

City Recorder

Property Description

Exhibit A

Lot 3 of FERNDAL ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT: Beginning at the Southeast corner of Lot 3 of the Plat of FERNDAL ADDITION TO SANTA CLARA, in Lane County, Oregon, which point is in the center of the County Road, said road being known as the River Road; run West along the South line of said Lot 3, 191.2 feet; thence leaving said South line and run North 4 feet; thence East parallel with said South line 190.0 feet to the center line of said County Road; thence South 18° 00' East along the center line of said road to the point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at the intersection of the West line of River Road with the North line of Lot 3 of FERNDAL ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records; running thence North 89° 48' West 761.66 feet to the Northwest corner of said Lot 3, said point being the true point of beginning; thence South 0° 17' East 117.50 feet; thence South 89° 10' East 127.50 feet; thence North 0° 17' West 117.50 feet to the North line of said Lot 3; thence North 89° 48' West 127.60 feet to the true point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at the Northeast corner of Lot 7, FERNDAL ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records, in Lane County, Oregon; thence South 0° 16' East along the Easterly line of said Lot 7, 117.50 feet to a 5/8 inch iron rod and the true point of beginning of this description; thence South 89° 48' East 127.50 feet to a 5/8 inch iron rod; thence North 0° 16' West 117.50 feet to the Southerly line of Lot 4 of said FERNDAL ADDITION TO SANTA CLARA; thence South 89° 48' East along the Southerly line of said Lot 4, 170.0 feet; thence South 0° 16' East 350.17 feet to a 5/8 inch iron rod on the Northerly line of Lot 2 of said FERNDAL ADDITION TO SANTA CLARA; thence North 89° 57' West along the Northerly line of said Lot 2, 297.50 feet to a 5/8 inch iron rod at the Northwest corner thereof, said point being on the Easterly line of said Lot 7; thence North 0° 16' West along said Easterly line 233.45 feet to the true point of beginning, in Lane County, Oregon.

ALSO EXCEPT that portion conveyed to Lane County by Deed recorded November 5, 1969, Reception No. 86613, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPT that portion conveyed to Lane County by Deed recorded August 1, 1984, Reception No. 84-31037, Lane County Official Records, in Lane County, Oregon.

RESOLUTION NO. _____**A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON RIVER ROAD IN EUGENE, OREGON (ASSESSOR'S MAP 17-04-11-13, TAX LOT 01900; ASSESSOR'S PROPERTY ACCOUNT NO. 0357804) (APPLICANT PEACE VILLAGE HOUSING COOPERATIVE)****The City Council of the City of Eugene finds that:**

A. Peace Village Housing Cooperative (3060 River Road, Eugene, Oregon, 97404) is a limited equity cooperative as defined in section 2.397 of the Eugene Code, 1971 (EC) and is the owner of real property located on River Road in Eugene, Oregon (Assessor's Map 17-04-11-13, Tax Lot 01900; Assessor's Property Account No. 0357804), more particularly described in Exhibit A attached to this Resolution (the Property). Peace Village owns all housing and other improvements on the Property except the sanctuary building.

B. SquareOne Villages (15 N. Polk Street, Eugene Oregon, 97402) is a nonprofit corporation that meets the criteria for a public benefit corporation and is the owner of the Property.

C. Peace Village Housing Cooperative (3060 River Road, Eugene, Oregon, 97404) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

D. The tax exemption being sought includes eight two-bedroom townhomes, 20 one-bedroom townhomes, four ADA compliant one-bedroom townhomes, 24 one-bedroom flats, and 14 studio townhomes, as well as community amenities, for a total of 70 housing units, two community buildings, and one garage. The applicant is seeking tax exemption for the entire Property, except that portion of the Property consisting of three paved parking spaces, the sanctuary building, and the real property underlying the sanctuary building.

E. 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(6), 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 Peace Village Housing Cooperative for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the Property identified as Assessor's Map 17-04-11-13, Tax Lot 01900; Assessor's Property Account No. 0357804; and more particularly described in Exhibit A attached to this Resolution, because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(6) 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 is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2024.

City Recorder

Exhibit A

Property Description

Lot 3 of FERNDAL ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records, in Lane County, Oregon.

EXCEPT: Beginning at the Southeast corner of Lot 3 of the Plat of FERNDAL ADDITION TO SANTA CLARA, in Lane County, Oregon, which point is in the center of the County Road, said road being known as the River Road; run West along the South line of said Lot 3, 191.2 feet; thence leaving said South line and run North 4 feet; thence East parallel with said South line 190.0 feet to the center line of said County Road; thence South 18° 00' East along the center line of said road to the point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at the intersection of the West line of River Road with the North line of Lot 3 of FERNDAL ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records; running thence North 89° 48' West 761.66 feet to the Northwest corner of said Lot 3, said point being the true point of beginning; thence South 0° 17' East 117.50 feet; thence South 89° 10' East 127.50 feet; thence North 0° 17' West 117.50 feet to the North line of said Lot 3; thence North 89° 48' West 127.60 feet to the true point of beginning, in Lane County, Oregon.

ALSO EXCEPT: Beginning at the Northeast corner of Lot 7, FERNDAL ADDITION TO SANTA CLARA, as platted and recorded in Book 4, Page 6, Lane County Oregon Plat Records, in Lane County, Oregon; thence South 0° 16' East along the Easterly line of said Lot 7, 117.50 feet to a 5/8 inch iron rod and the true point of beginning of this description; thence South 89° 48' East 127.50 feet to a 5/8 inch iron rod; thence North 0° 16' West 117.50 feet to the Southerly line of Lot 4 of said FERNDAL ADDITION TO SANTA CLARA; thence South 89° 48' East along the Southerly line of said Lot 4, 170.0 feet; thence South 0° 16' East 350.17 feet to a 5/8 inch iron rod on the Northerly line of Lot 2 of said FERNDAL ADDITION TO SANTA CLARA; thence North 89° 57' West along the Northerly line of said Lot 2, 297.50 feet to a 5/8 inch iron rod at the Northwest corner thereof, said point being on the Easterly line of said Lot 7; thence North 0° 16' West along said Easterly line 233.45 feet to the true point of beginning, in Lane County, Oregon.

ALSO EXCEPT that portion conveyed to Lane County by Deed recorded November 5, 1969, Reception No. 86613, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPT that portion conveyed to Lane County by Deed recorded August 1, 1984, Reception No. 84-31037, Lane County Official Records, in Lane County, Oregon.

Potential LIRHPTE: Peace Village Co-Op, 3060 River Road



- LTD Bus Stops
- Potential LIRHPTE Site
- Taxi

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Priority Goal Action: Adoption of a Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Reveille on Sixth

Meeting Date: January 22, 2024
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 6
Staff Contact: Laura Hammond
Contact Telephone Number: 541-682-5502

ISSUE STATEMENT

City Council is asked to adopt a resolution approving a 20-year Low-Income Rental Housing Property Tax Exemption (LIRHPTE) for Reveille on Sixth, an Affordable Housing development occupying the former Econo Lodge hotel building located at 1190 West 6th Avenue. Reveille Foundation is the applicant and leaseholder of the property. The development includes 66 low-income rental units.

BACKGROUND

Council adopted the LIRHPTE program in 1990. Since the adoption of the program, Council has approved tax exemptions for 37 Affordable Housing developments with more than 1,600 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 more than 400 units. Council reviews and takes action on each LIRHPTE request. In October of 2023, the City Council approved Ordinance 20697 allowing housing or property owned by a limited equity cooperative to be eligible for the LIRHPTE.

Projects must meet LIRHPTE 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 at EC 2.939(4) 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 adopt 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 Reveille on Sixth, a new Affordable Housing development located at 1190 West 6th Avenue (see map in Attachment D) serving low-income households and people exiting homelessness. The development converted a former motel into 66 low-income rental housing units (52 studios and 14 one-bedroom). It began operations in December 2023.

The units rent for \$846-\$949 per unit for studio and one-bedroom units including utilities

January 22, 2024 Meeting – Item 6

(affordable to households at or below 60 percent AMI). Without the tax exemption, Reveille estimates that it would need to increase the monthly rent by \$56 per unit to cover property taxes, which would increase the monthly rent to \$942-\$1,005 per unit. The units would not be able to achieve their proposed level of affordability without the LIRHPTE.

The requested exemption meets the substantive criteria at EC 2.939(4) as shown in the Report and Recommendation provided in Attachment A. No public comments were received during the public comment period.

RELATED CITY POLICIES

Housing Implementation Pipeline (HIP): The HIP lists the LIRHPTE program as an important tool for supporting housing that serves the public good. Approving Reveille on Sixth for a LIRHPTE helps create and preserve existing affordable rental units furthering the HIP's 2- and 5-year goals of increasing and maintaining the number of Affordable Housing units available to the community.

City of Eugene [Strategic Plan 2023-2026](#) – The proposed update aligns with the following areas of the City's strategic plan:

Urgent Community Needs

- Stabilize the cost of housing.

PREVIOUS COUNCIL DIRECTION

[May 26, 2020 Meeting](#)

City Council moved to adopt an Ordinance Concerning Low-Income Rental Housing Property Tax Exemption and Amending Sections 2.938, 2.939 and 2.940 of the Eugene Code, 1971 to extend the sunset date 10 years. The Council also moved to adopt the Resolution Adopting Amended Standards and Guidelines for Processing Applications for Low-Income Rental Housing Property Tax Exemptions and Repealing Resolution No. 5028 to comply with state law. (Motions passed 8:0)

COUNCIL OPTIONS

The City Council has two options:

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

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adopting the Resolution included in Attachment B approving a Low-Income Rental Housing Property Tax Exemption for Reveille on Sixth.

SUGGESTED MOTION

Move to adopt A Resolution Approving a Low-Income Rental Housing Property Tax Exemption for Property located on 6th Avenue in Eugene, Oregon (Assessor's Map 17-04-36-11 Tax Lots 09700,

January 22, 2024 Meeting – Item 6

09800, 09900, 09999; Assessor's Property Account Nos. 0473213, 0473221, 0473239, 0473247)
(Applicant Reveille Foundation)

ATTACHMENTS

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

FOR MORE INFORMATION

Staff Contact: Laura Hammond, Housing Tools Analyst
Telephone: 541-682-5502
Staff E-Mail: LHammond@eugene-or.gov

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

**Application of Reveille Foundation
For Low-Income Rental Housing Property Tax Exemption
(Section 2.937 to 2.940 of the Eugene Code, 1971)
for Property at 1190 West 6th Avenue Eugene, OR 97402
REVEILLE ON SIXTH**

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

1. Reveille Foundation (the applicant) has submitted an application for a property tax exemption for Reveille Housing, located at 1190 West 6th Avenue Eugene, OR 97402 (Assessor's Map 17-04-36-11 Tax Lots 09700, 09800, 09900, 09999; Assessor's Property Account No. 0473213, 0473221, 0473239, 0473247) (the Property). CV 1190 at West Sixth, LLC, is the record owner of the Property. Reveille Foundation is a nonprofit corporation that has signed a lease agreement with CV 1190 at West Sixth, LLC for the Property. Reveille Foundation is obligated under the terms of the lease to pay the ad valorem taxes on the real and personal property used in the rental activity on the Property. The applicant has a business mailing address of 1711 Willamette Street Suite 301, #779, Eugene, OR 97401. The submitted application is for an exemption from ad valorem property taxes through the City's Low-Income Rental Housing Property Tax Exemption (LIRHPTE) program (Sections 2.937 to 2.940 of the Eugene Code, 1971) for sixty-six (66) low-income rental housing units (52 studio, 14 one-bedroom) and common areas.

2. I have reviewed the application and find that the applicant has submitted all required materials and complies with the provisions of EC 2.939(4) 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) Reveille Foundation is a nonprofit corporation organized in a manner that meets the criteria for a public benefit corporation as described under ORS 65.001(38).
- (d) Reveille Foundation is 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) Reveille Foundation has a leasehold interest in the Property and is obligated under the terms of the lease to pay the ad valorem taxes on the real and personal property used in the rental activity on the Property.
- (f) 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).
- (g) The proposed development is consistent with the City's Housing Dispersal Policy.
- (h) The proposed development does not cause the displacement of low-income persons.
- (i) The proposed development does not cause destruction of historic properties.
- (j) The proposed development is otherwise consistent with the Eugene Code and adopted city regulations and policies.
- (k) The applicant has signed a Rent Regulatory Agreement as described in Section 5.1 of the Standards and Guidelines and said agreement will be in effect for the duration of the tax exemption period.
- (l) 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, 4J 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 4 day of January 2024.

Print: Will Dowdy Sign: *Will Dowdy*
Will Dowdy (Jan 4, 2024 12:33 PST)

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 6TH AVENUE IN EUGENE, OREGON (ASSESSOR'S MAP 17-04-36-11, TAX LOTS 09700, 09800, 09900, 09999; ASSESSOR'S PROPERTY ACCOUNT NOS. 0473213, 0473221, 0473239, 0473247) (APPLICANT REVEILLE FOUNDATION)****The City Council of the City of Eugene finds that:**

A. CV 1190 at West Sixth, LLC (1190 West 6th Avenue, Eugene, Oregon, 97402) is the owner of real property located on West 6th Avenue in Eugene, Oregon (Assessor's Map 17-04-36-11, Tax Lots 09700, 09800, 09900, 09999; Assessor's Property Account Nos. 0473213, 0473221, 0473239, 0473247), more particularly described in Exhibit A attached to this Resolution (the Property).

B. Reveille Foundation (1711 Willamette Street Suite 301, #779, Eugene, Oregon, 97401) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The tax exemption being sought includes 52 studio units and 14 one-bedroom units, for a total of 66 units. The applicant is seeking tax exemption for the entire Property.

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 Reveille Foundation for an ad valorem tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the property identified as Assessor's Map 17-04-36-11, Tax Lots 09700, 09800, 09900, 09999; Assessor's Property Account Nos. 0473213, 0473221, 0473239, 0473247; and more particularly described in Exhibit A attached to this Resolution, which includes 52 studio units and 14 one-bedroom units, for a total of 66 units.

Section 2. The land and units described in Section 1 above are declared exempt from local ad valorem property taxation commencing July 1, 2024, 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, 2024. 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 is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2024.

City Recorder

Exhibit A

Legal Description

REAL PROPERTY IN THE COUNTY OF LANE, STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOTS 4, 5, 8 AND 9, BLOCK 4, PURKERSON AND QUIMBY ADDITION, AS PLATTED AND RECORDED IN BOOK 2, PAGE 71, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

Commonly known as 1190 West 6th Avenue, Eugene, Oregon 97402

APN: 0473239, 1504461, 5348253, 0473247, 0473221, 1504750, 0473213

RESOLUTION NO. _____**A RESOLUTION DENYING A LOW-INCOME RENTAL HOUSING PROPERTY TAX EXEMPTION FOR PROPERTY LOCATED ON 6TH AVENUE IN EUGENE, OREGON (ASSESSOR'S MAP 17-04-36-11, TAX LOTS 09700, 09800, 09900, 09999; ASSESSOR'S PROPERTY ACCOUNT NOS. 0473213, 0473221, 0473239, 0473247) (APPLICANT REVEILLE FOUNDATION)****The City Council of the City of Eugene finds that:**

A. CV 1190 at West Sixth, LLC (1190 West 6th Avenue, Eugene, Oregon, 97402) is the owner of real property located on West 6th Avenue in Eugene, Oregon (Assessor's Map 17-04-36-11, Tax Lots 09700, 09800, 09900, 09999; Assessor's Property Account Nos. 0473213, 0473221, 0473239, 0473247), more particularly described in Exhibit A attached to this Resolution (the Property).

B. Reveille Foundation (1711 Willamette Street Suite 301, #779, Eugene, Oregon, 97401) (the applicant) has submitted an application for an exemption from ad valorem taxes on the Property beginning July 1, 2024, under the City's Low-Income Rental Housing Property Tax Exemption Program (EC 2.937 to 2.940).

C. The tax exemption being sought includes 52 studio units and 14 one-bedroom units, for a total of 66 units. The applicant is seeking tax exemption for the entire Property.

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(4), 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 Reveille Foundation for an ad valorem property tax exemption under the City's Low-Income Rental Housing Property Tax Exemption Program for the Property identified as Assessor's Map 17-04-36-11, Tax Lots 09700, 09800, 09900, 09999; Assessor's Property Account Nos. 0473213, 0473221, 0473239, 0473247; and more particularly described on Exhibit A attached to this Resolution, which

includes 52 studio units and 14 one-bedroom units, for a total of 66 units, because the applicant has failed to demonstrate satisfactory compliance with the criteria in Section 2.939(4) 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 is effective immediately upon its passage by the City Council.

The foregoing Resolution adopted the ____ day of _____, 2024.

City Recorder

Exhibit A

Legal Description

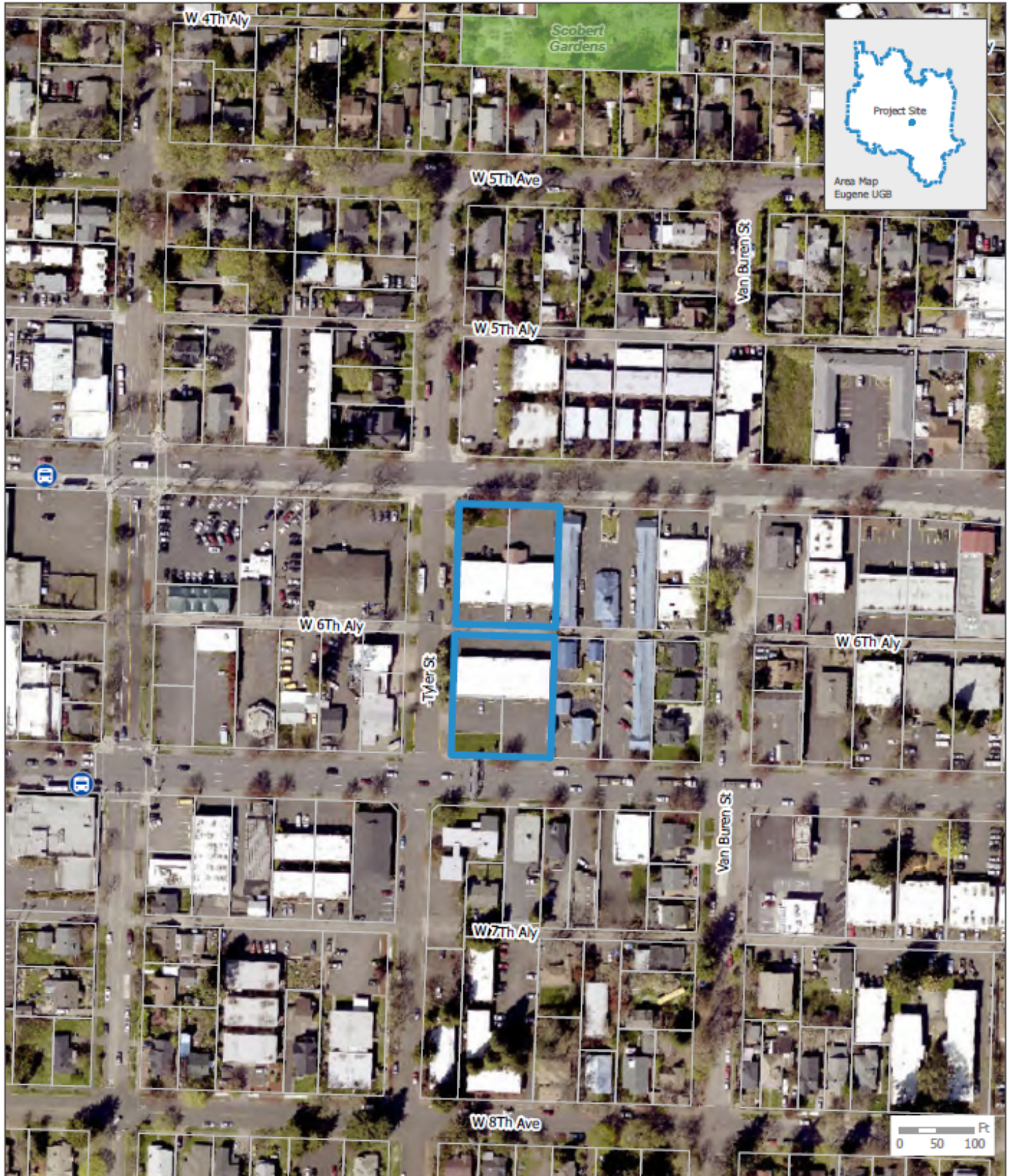
REAL PROPERTY IN THE COUNTY OF LANE, STATE OF OREGON, DESCRIBED AS FOLLOWS:

LOTS 4, 5, 8 AND 9, BLOCK 4, PURKERSON AND QUIMBY ADDITION, AS PLATTED AND RECORDED IN BOOK 2, PAGE 71, LANE COUNTY OREGON PLAT RECORDS, IN LANE COUNTY, OREGON.

Commonly known as 1190 West 6th Avenue, Eugene, Oregon 97402

APN: 0473239, 1504461, 5348253, 0473247, 0473221, 1504750, 0473213

Potential LIRHPTE: Reveille Foundation, 1190 W 6th Ave



- LTD Bus Stops
- Potential LIRHPTE Site
- Taxlots

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: January 22, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 7A
Staff Contact: Natalie Venhuda
Contact Telephone Number: 541-682-8497

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

BACKGROUND

Per City Council Operating Agreements, written minutes shall be taken for all City Council meetings in accordance with the Oregon Attorney General's Public Records and Meetings Manual. The minutes must give a true reflection of the matters discussed but need not be a full transcript, verbatim or recording.

As a matter of courtesy and efficiency a councilor should notify the Mayor and other councilors that they intend to propose an amendment to the minutes and should propose replacement text in advance of the meeting at which those minutes are scheduled to be approved. If the proposed amendment is a simple factual, grammatical, or spelling correction, the amendment may be proposed without consulting the minutes recorder. If the proposed amendment is substantive in nature or seeks to clarify the speaker's intent, the councilor should notify the minutes recorder and request verification of the proposed amendment.

SUGGESTED MOTION

Move to approve the minutes for the work sessions, meetings, and State of the City on October 23, 2023, December 13, 2023, and January 8, 2024.

ATTACHMENTS

- A. October 23, 2023 Work Session
- B. October 23, 2023 Meeting
- C. December 13, 2023 Work Session
- D. January 8, 2024 State of the City

FOR MORE INFORMATION

Staff Contact: Natalie Venhuda, City Council Coordinator

Telephone: 541-682-8497

Staff E-Mail: nvenhuda@eugene-or.gov

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

October 23, 2023
5:30 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Councilor Groves opened the October 23, 2023, work session of the Eugene City Council in a hybrid format at 101 W 10th Avenue, Eugene OR 97401.

MOTION: Councilor Evans, seconded by Councilor Keating, moved to make an amendment to the agenda to flip the order of the work session and begin with the work session neighborhood planning.

VOTE: PASSED 8:0

1. **WORK SESSION: Neighborhood Planning**

City Manager Medary introduced Alissa Hansen, Planning Director, and Fabio Andrade, Equity & Community Engagement Program Manager.

Councilor Discussion:

- Councilor Evans – asked for the scope of work for River Road and Santa Clara given current resource restraints; asked if staff is planning to narrow the scope.
- Councilor Zelenka – noted the difficulty of creating comprehensive neighborhood land use plans; noted a nimble, solutions-oriented process is more useful; stated neighborhood problems are often unique and not solvable with land use changes; stated his appreciation for this new, holistic approach to neighborhood planning.
- Councilor Leech – asked how staff will engage with local businesses during the planning process; noted businesses along River Road may be affected by proposed code changes; asked about the strategies for plan implementation; asked how land use changes will be addressed if they arise during the community engagement process.
- Councilor Yeh – noted her appreciation for the refined planning process; stated she is looking forward to the process coming to her neighborhood.
- Councilor Groves – asked staff what the plan is missing; asked staff if anything will be lost; noted the importance of a robust community discussion; noted the importance of including local businesses in the planning discussion; stated he is looking forward to learning more.
- Councilor Semple – noted the previous planning process has been strenuous and controversial; noted she is looking forward to seeing how this new neighborhood planning process evolves.
- Councilor Evans – noted his appreciation for the increased interdepartmental cooperation during the planning process; noted the Bethel area is in a unique situation as they have

their own school district; noted the smoothness of the Echo Hollow Pool revitalization process; stated Bethel area has significantly improved their schools through bond measures; asked how staff will work with stakeholders in Bethel School District.

- Councilor Zelenka – stated he expects the revised planning process will result in more robust engagement from neighbors and businesses because it will be shorter and more focused to the needs of individual neighborhoods; noted he does not expect to lose anything during this process because it is unlikely that the City will complete a classic neighborhood requirement plan focused on land use again; stated the focus on tailored solutions will be more effective; stated there is more to neighborhood planning than land use.

2. WORK SESSION AND POSSIBLE ACTION: Approval of the Project List with \$5 Million for Walking Projects, \$3 Million for Bicycling Projects, \$3 Million for Safety Projects, and \$2 Million for Street Trees as Part of the 2025-2029 Street Repair Bond Measure

City Manager Medary introduced Reed Dunbar, Senior Transportation Planner, and Rob Inerfeld, Transportation Planning Manager, who provided an update on the project list for the 2025-2029 Street Repair Bond Measure.

Councilor Discussion:

- Councilor Zelenka – noted the amounts allocated to biking, pedestrian, and transit projects have increased from five percent to about 30 percent over the years; noted his appreciation that the project list incorporates Climate Action Plan 2.0 as well as pavement, walking, biking safety, and tree projects; stated the City’s success with public bond approval comes down to a few factors including a specific project list, an audit to ensure the plan was followed, and an even distribution of benefits; noted concern that the project list is geographically inequitable; stated an inequitable distribution of projects may discourage people from voting in favor of future bonds; noted Wards 1, 2, and 3 had the highest amount of “yes” votes for the last bond; stated that Wards 1, 2, and 3 are receiving less than two-thirds of the overall benefits of Ward 8; noted that despite his concerns, he will vote to approve the project list.
- Councilor Keating – asked for future presentations to include voter turnout information by ward or area; noted the 2022 road bond included oversight from the Citizen’s Advisory Committee; stated he is looking forward to seeing the advisory committee’s newest report; noted his ward has the highest amount of projects, but one of the lowest budgets; asked how resources are being used differently in Ward 2; noted the bike lane through Fox Hollow via Hilyard is dangerous.
- Councilor Yeh – stated it is inappropriate to base resource allocation decisions on voting rates; noted that various factors influence a person’s decision to vote.
- Councilor Leech – stated projects are distributed throughout the city; noted the citizens of Eugene do not solely reside within their own ward; noted her excitement about the Grant Street connector project; noted her appreciation for the equity approach taken by staff.
- Councilor Semple – stated her appreciation for the inclusion of specific projects in Ward 1; stated more bike paths and more people on bikes benefits everyone; asked if there is data about how much property tax comes from each ward; noted projects should not be distributed by property tax paid.

- Councilor Groves – noted other distribution metrics include center line miles, lane miles, and sidewalk miles; noted the bond also includes an additional 45 million dollars distributed throughout the city; stated he trusts staff to evaluate and prioritize projects appropriately; noted the criteria used to determine which roads should be repaired are complex.
- Councilor Clark – asked for the amount of deferred maintenance; stated the City had initiated the first road bond because of the extensive deferred maintenance of the City's roads; believes the initial road bond was executed wisely, and roads are now in better condition; noted concerns that an increased percentage of the bond is being spent on alternate transportation which was not the original intention.
- Councilor Zelenka – stated his original point was about the politics of getting a “yes” vote; believes the current plan may risk future “yes” votes.
- Councilor Keating – noted the voter pamphlet entry for the 2022 road bond stated the previous bond funded 230 miles of road repairs, and that the entry did not break those miles down by ward; stated we live in a community and believes that there is community benefit to the current plan; stated he is more concerned about the breakdown of walking, biking, safety, and street tree projects; noted that more money is budgeted for biking, safety, and walking than street tree projects; noted the proposal includes a review by an independent auditor and a citizen street repairs review panel; asked if the street tree budget can be increased using the unprogrammed funds budget; asked about the significance of color-coding on the street tree map.
- Councilor Groves – asked how to interpret the street tree heat island map.

MOTION: Councilor Keating, seconded by Councilor Semple, moved to approve the document titled "Proposed Walking, Biking, and Safety Project List: All Wards" that is included in Attachment A to this AIS and the document titled "Street Trees Projects -- Process for Prioritizing transportation Bond Funds" set forth in Attachment B to this AIS.

VOTE: PASSED 7:1 (opposed by Councilor Clark).

The meeting was adjourned at 6:51 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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

MINUTES

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

**October 23, 2023
7:30 p.m.**

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Councilor Groves opened the October 23, 2023, meeting of the Eugene City Council in a hybrid in-person and virtual format at 101 W. 10th Avenue, Suite 114, Eugene, OR 97401.

1. COMMITTEE REPORTS AND ITEMS OF INTEREST

- Councilor Evans – shared updates from the Intergovernmental Relations Committee regarding legislative priorities and policies and preparation for the upcoming legislative session.
- Councilor Leech – noted a recent incident at a Human Rights Commission meeting; read a statement condemning hate speech; noted the Human Rights Commission’s commitment to ensuring a sense of belonging in the community.
- Councilor Clark – noted the upcoming Northeast Neighbors neighborhood association meeting.
- Councilor Keating – shared an update from the Human Services Commission; noted the Lane Regional Air Protection Agency is seeking a new executive director.

2. CONSENT CALENDAR 1

A. Approval of City Council Minutes

- June 28, 2023 Work Session
- September 13, 2023 Work Session and Urban Renewal Agency Meeting
- September 20, 2023 Work Session
- September 27, 2023 Work Session

B. Approval of City Council Tentative Agenda

C. Adoption of a Resolution Amending Eugene City Council Operating Agreements and Repealing Resolution No. 5381

MOTION: Councilor Keating, seconded by Councilor Clark, moved to approve the minutes for the work sessions, meetings, and public hearings on June 28, 2023, September 13, 2023, September 20, 2023, and September 27, 2023 with corrections to the minutes for September 13, 2023 to change the word “being” to “bring” in the motions recorded on pages 3 and 4. **VOTE: 8:0 PASSED**

MOTION: Councilor Keating, seconded by Councilor Clark, moved to approve items B and C on Consent Calendar 1. **VOTE: 8:0 PASSED**

3. PUBLIC FORUM

1. Lin Woodrich – spoke in favor of a Bethel area neighborhood plan.
2. Michael Whitman – spoke about the conflict in Gaza.

Council Discussion:

- Councilor Groves – stated the Council does not condone derogatory comments and asked commenters to maintain a sense of decorum and respect; noted testifying at public forum is a privilege and not a right.
3. Eric Wold – asked Council to support funding for a regional pickleball complex.
 4. Kaelin Jackson – asked Council to support funding for a regional pickleball complex.
 5. Gina Caciuppi – spoke about issues with mental health care access.
 6. Karen Gaffney – asked council to support funding for a regional pickleball complex.
 7. David Zupan – asked Council to support funding for a regional pickleball complex.
 8. John Quilter – spoke in favor of more traffic enforcement and lower speed limits.
 9. Scott Willis – asked Council to support funding for a regional pickleball complex.
 10. Nick Tabet – asked Council to support funding for a regional pickleball complex.
 11. Richard Locke – spoke about camping and safety issues in the city.
 12. Andrew Pham – asked Council to support funding for a regional pickleball complex.
 13. Stefan Strek – spoke about the recent passing of his pet cat.
 14. Roger Schalio – asked Council to support funding for a regional pickleball complex.
 15. Radiant Gaines – asked Council to support funding for a regional pickleball complex.
 16. Jul Gray – asked Council to support funding for a regional pickleball complex.
 17. Les Shabbos – spoke about the effects of crime in the community.

Councilor Groves adjourned the meeting at 8:29 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

December 13, 2023
12:00 p.m.

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Vinis opened the December 13, 2023, work session of the Eugene City Council in a virtual format.

1. WORK SESSION: Lane County Multi-Use Stadium Bond Discussion

City Manager, Sarah Medary, introduced Planning and Development Executive Director, Denny Braud, who provided information on a potential capital bond to support a multi-use stadium at the Lane County Fairgrounds.

Councilor Discussion:

- Councilor Groves – asked staff to confirm that Council is not obligated to exercise the bond if the project came to a halt after voters passed it; asked staff to confirm that funding could not be used for anything other than the purpose stated in the bond; noted the majority of public comments received have been in favor of the bond; noted that he does not support the use of general fund dollars for this project, but does support presenting the bond to the voters; stated the communications Council has received regarding the Eugene Emeralds stadium have been full of personal experiences; believes that voters should weigh in on money measures.
- Councilor Yeh – noted her preference for option three, to wait to see if the project is feasible; noted the County has not yet committed funds to the project and Council has not been provided necessary information such as operating agreements; clarified that option four consists of drafting a resolution without taking action; indicated that while option four is not her preference, she could support it; noted concerns with option four as it would dedicate staff time to work that Council may not move forward with.
- Councilor Semple – noted her initial preference for option three; noted concern for the time needed to draft a resolution; asked City Attorney how much time is needed to draft a resolution; asked staff which option would work best for their workload; noted her support of option four.
- Councilor Keating – noted his support for options four or two; noted option four does not lock the City into the bond but still signals support for the Eugene Emeralds, mirroring state and federal legislative priorities that Council passed unanimously; indicated he does not support using general fund dollars for this

project; stated that in recognition of the Eugene Emeralds support of non-profits in the region, he is in favor of drafting a resolution for the May 2024 ballot.

- Councilor Zelenka – believes the Eugene Emeralds are a valuable asset to the community and is in favor of a City contribution to the project; noted his support of bringing a bond to the voters; stated he is unwilling to cut essential City services to fund the project; discussed a potential friendly amendment requiring a specific funding plan and an operations and maintenance plan in addition to funding commitments from the County; indicated that he favors option four; noted that he does not want the City to be responsible for operating costs; highlighted the \$10 million contribution from the Eugene Emeralds is actually a front-loaded rent payment.
- Councilor Leech – noted more information is needed before the City can support the bond; noted the Revenue Committee is meeting in the following week through January, which may result in the option for voters to address the structural gap in funding; indicated she does not want the vote addressing the structural gap in funding to compete with the stadium bond on the ballot; noted her preference to wait until after the Revenue Committee meets to make a decision, but does support drafting a resolution.
- Councilor Evans – noted his support of option four; stated that the City needs a clear operations and maintenance plan; noted the voters may choose to contribute to the facility through a bond; indicated he would like to see more of an investment from the team's owners into the project; noted there is value in keeping the Eugene Emeralds in the community.

MOTION (*with friendly amendment*): Councilor Groves, seconded by Councilor Keating, moved to direct the City Manager to draft a capital bond referral resolution for Council to consider as soon as possible after the City receives notification from Lane County that they have committed funds for construction of the multiuse stadium project and have a definitive plan to fill the current funding gap and a guarantee or plan for the stadium operations and maintenance that does not rely on any City resources.

Councilor Discussion:

- Councilor Zelenka – made a friendly amendment to add a definitive plan to fill the current funding gap and a guarantee or plan for the stadium operations and maintenance that does not rely on any City resources (*friendly accepted*).
- Councilor Yeh – asked if there must be specific conditions on the motion; clarified that it would not be put on the agenda if the conditions are not met.

VOTE ON MAIN MOTION (*with friendly amendment*): **PASSED 7:0**
(Councilor Clark was not present for the vote)

Councilor Clark entered the meeting after Item 1.

2. WORK SESSION: Arts & Economic Prosperity Update

City Manager, Sarah Medary, introduced Cultural Services Director, Isaac Marquez, who provided information regarding the Arts and Economics sector in Eugene. Isaac was joined by the Library, Recreation, and Cultural Services Executive Director, Joshua Bates.

Councilor Discussion:

- Mayor Vinis – noted her appreciation for the Arts and Business Alliance’s participation in the study; noted the economic impact of the arts can be easily overlooked; stated that the arts contribute to the community’s sense of place and belonging.
- Councilor Zelenka – noted he chooses to live in Eugene due to the size, self-sufficient economy, and community as well as the focus on arts and culture; indicated that he is not surprised by this sector’s contribution to creating jobs and the quality of life; asked if the numbers given did not include for-profit venues and if the economic benefit would be higher if they were added in; asked staff for an estimate of how much for-profit venues contribute; asked if the Cuthbert Amphitheater is for-profit; noted that he would expect the economic impact numbers to increase significantly if for-profit venues were included; asked staff to follow up with updated numbers.
- Councilor Keating – noted that he sees room for growth in the economic prosperity of Eugene’s arts and culture; asked what the relationship is with the next generation of artists and students in the community; asked if reduced rate tickets are available to economically disadvantaged community members.
- Councilor Groves – asked how Eugene can further market its events related to arts and culture.
- Councilor Yeh – noted the City has a great opportunity to highlight the arts and cultural opportunities that are not economically viable in other venues; noted the arts and culture opportunities in Eugene are enriching.
- Mayor Vinis – noted Council’s investment into the Farmer’s Market Pavilion and how that has created an affordable and accessible venue for the community; stated the City learned a lot about developing community gatherings that strengthen the community through World Athletic Championships (Oregon 22); expressed appreciation for the creativity that can be seen throughout Eugene in murals and paintings.

Mayor Vinis adjourned the meeting at 12:52 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Natalie Venhuda)

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

MINUTES

**Eugene City Council
Hult Center for the Performing Arts
1 Eugene Center
Eugene, Oregon 97401**

**January 8, 2024
5:30 p.m.**

Councilors Present: Emily Semple, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Lyndsie Leech, Randy Groves

Councilors Absent: Greg Evans

1. ENTERTAINMENT

John Mambira Trio performed *Kurota*.

2. LAND ACKNOWLEDGEMENT

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

3. ADMINISTRATION OF OATHS OF OFFICE

City Recorder Katie LaSala administered the oath of office to:

- Lyndsie Leech, Ward 7

4. WELCOME AND INTRODUCTIONS

City Council President Randy Groves provided opening remarks.

5. COUNCIL REMARKS

A video presentation was shown titled 2023 City Councilor Reflections.

6. 2024 BOLD STEPS AWARD

Mayor Vinis announced Oregon Community Credit Union and Thinking Tree Spirits as the 2024 Bold Steps Award winners, and recognized Rosen Aviation, and Foxbound Flowers as finalists.

7. COMMUNITY SERVICE AWARDS

Mayor Vinis presented the 2023 Community Service Awards to Jim Garcia, Clip Chop, and Friends of Trees.

8. VIDEO PRESENTATION

A video of the 2023 City of Eugene Highlights was shown.

9. 2024 STATE OF THE CITY ADDRESS

Mayor Vinis delivered her 2024 State of the City Address:

Welcome to the 2024 State of the City! This is the seventh time I've given this address, and today marks the beginning of my final year in office. It is a moment to mark the passage of time, the work we have done, and my commitments and hopes for this final year as your mayor.

People often thank me for serving in this “thankless role.” And I reply, it is actually a thankful task. Everyday I work with councilors, city staff and community volunteers who care about the quality of life in this city, who invest themselves as problem solvers and creative thinkers, who show up, make hard choices and learn along the way. This speech is my tribute to all of you for your perseverance, skill, hard work and good will.

You have just seen the City's annual video highlighting last year's progress. As always, progress is incremental. We invest in solutions year after year. In addition to last year's highlights, in the past seven years the city has accrued a long list of accomplishments. We've adopted plans and code changes to build bike lanes and new parks, to permit middle housing and ADUs across the city, to invest in affordable housing, to act on climate, to protect renters, to build and support a system of emergency shelters for the unhoused, and to invest in a broad public safety network. Despite the disruption of a pandemic and its economic downturn, we continue to build public and private spaces. Businesses continue to grow, and new businesses start up. People continue to move to our city because of the quality of life we enjoy.

This work of envisioning, planning and building the city we want and need takes courage. Last year in this State of the City, I called on all of us to rekindle our sense of common purpose. Our nation is deeply divided, and those divisions endanger our ability to address the full range of systemic challenges we face. We watch in dismay the rancor and dysfunction in Congress; a war in the Middle East which has emboldened white supremacists, and fostered hate crimes, antisemitism, and Islamophobia here at home; and a looming national election that we rightly worry could jeopardize our democracy again. And all the while the clock is ticking on climate change.

In the face of crisis and trauma, as we learned during the pandemic, it is too easy to pull back in cynicism and distrust. But cynicism and distrust are not options in local government—we must provide and invest in essential services. And we have to make those investments not only to meet immediate needs, but to anticipate the city of the future.

We have forged many planning documents to shape that future city, and all of those documents point in the same direction—a direction that aligns with our community's values. We are striving for greater equity, security, and opportunity for all Eugenians. We are striving to build a community where everyone knows that they belong at the decision-making table. We are building the housing and infrastructure we need to house more people in a wider range of housing types and costs, with an energy and transportation system that will meet the future needs of our growing population and the impacts of climate change. We are building a diverse economy focused on stronger wages. And we are aiming to create a healthy community in all ways – through investments in parks and open spaces and through public safety.

I describe this work as incremental, but the trajectory is deeply rooted in what we have learned and experienced. We are not the same city we were pre-pandemic or when I took office in 2017. Our resolve to meet the known and unknown challenges of the future is deeper and stronger because of the experiences and lessons of the past few years. Our expectations of ourselves, as a city government and a community, are higher because we know that we are capable not only of overcoming obstacles, but of understanding those obstacles as a springboard for creative solutions. There is hard and exciting work ahead to build the city we envision.

Keeping that in mind, I will break this speech into three broad areas: lessons learned in 2023; priorities for 2024, and shared community values that guide this work.

What lessons did we learn in 2023 that can guide us in 2024? Here are my top three:

1. It matters who is at the table; 2. Success is a balancing act; 3. Be willing to change course.

First, It matters who is at the table. When we first crafted our Land Acknowledgement, I was clear that this should be a first step, and not a stand-alone symbolic act. The land acknowledgement is a formal statement, recognizing that our city is built on Indigenous land, acknowledging the injustice of the past, and resolving to build our future relationships with Indigenous people on a foundation of respect and recognition of their sovereignty.

Supported by the City's Intergovernmental Tribal Relations team, in 2023, I joined staff in a series of meetings with Tribal Governments in our first steps to build government to government relationships with the four Tribal Governments who serve their members in our community. We had no agenda other than to learn, to understand, and to find areas of mutual concern and endeavor. It's a start.

Once you open the door for a conversation – share the table with new faces and voices, you ask yourself, what took me so long? What do we have in common? How can we help each other? In what ways are we stronger together? Many of the tensions we experience in our policy discussions hinge on asking these questions and inviting diverse people to respond and help us break out of entrenched patterns. This effort reflects our commitment to a dynamic, evolving, and more inclusive approach to conversation—and it applies to all of our public engagement efforts.

That brings me to the second lesson – Policy making is not a zero sum game. It's a balancing act. This year, Council passed essential protection for renters in a merciless housing market. We heard hours of testimony by tenants and landlords. The path was not obvious; strategic choices had to be made. At its heart, this ordinance is a consumer protection policy. Tenants are vulnerable. We heard from many elderly tenants, one of whom was quoted as saying she hoped she died before the next rent increase so she wouldn't have to live on the streets. At the same time, some landlords and property managers have concerns that these protections will unfairly and negatively impact the rental housing market. This is not a policy of winners and losers. This is an effort to find balance and some predictability for vulnerable members of our community while

still offering needed discretion to landlords. Inaction is not an option – that’s what got us here. The path begins with a few steps. If it doesn’t work, we can recalibrate.

Recalibrate. That word is important, because it reflects that we are always seeking balance, and it may have to be adjusted—that we get to “better” incrementally. But if we measure our work as a one-time effort with winners and losers, we will all lose in the end because we will have lost sight of our common interests and goals.

And the third lesson of 2023: sometimes the best course of action is to shift direction. When you work toward long-term policy goals like climate change, you must flow like a river, moving around the boulders in the water to flow forward. Keep your eyes on the goal. Council courageously and rightly acted this year to regulate the construction of new natural gas infrastructure. I believe we have both the responsibility and the authority to regulate where and how gas infrastructure is installed, and that this prohibition was a key step in reducing our future dependence on natural gas in housing.

This decision was immediately and loudly protested, and as you know, was destined for the November ballot with lots of industry dollars behind it. By July, it was clear that Council’s position was untenable because of the Ninth Circuit Court of Appeals decision against a similar ordinance in Berkeley, CA. It was a painful decision to repeal that ordinance. But it was based on a realistic assessment of the cost and barriers of implementation, as well as a recognition of the unique opportunity to shift our focus toward transitioning to clean technology, thanks to federal and state investments and policies. More on that opportunity in a moment.

These three lessons—bring the right people to the table, aim to balance and recalibrate the final decisions, and be prepared to adjust course—are valuable guides. Where do we need to apply these lessons in the coming year? What are the priorities facing us in 2024? I have four priorities: Climate, Budget, Public Health, and City Charter.

Climate is at the top of the list, and climate is a place where we can really stand to learn from the lessons of 2023. Our Climate Action Plan 2.0, which is now better supported by state and federal action, is the guide for our actions. With more resources available, we can and must get to the steps faster and more robustly. The Climate Action Plan is built on the premise that “we’re in this together.” It incorporates actions by large public and private entities, like the school districts, UO, and EWEB, described as the Eugene Climate Collaborative, along with members of the local business community. The plan also incorporates the priorities of the Equity Panel, which recommended actions that would benefit underserved people and areas in our community.

In a meeting in September, my Blue Ribbon Business Panel pointed to the disagreement over the gas infrastructure ban as a deepening source of distrust in the business community. One of the panelists commented “When you’re not AT the table, you’re ON the table.” Despite their deep involvement in the creation of the updated Climate Action Plan, CAP 2.0, a sizable percentage of the business community was not with us when Council acted to restrict the extension of natural gas into new residential low-rise construction. While council has appropriately repealed the proposed ban, we need to

continue to collaborate with this important segment of our community on the work ahead.

This year, 2024, the national and state landscape has shifted in favor of a promising public conversation about next steps. A fellow mayor refers to the federal Bipartisan Infrastructure Law and Inflation Reduction Act as “Unicorn funds.” They are unique—in their scope, size and urgency. And they are pushing cities to build the capacity to make the best use of these incredible resources. The City of Eugene, because of our Climate Action Plan, is well positioned to make the most of these opportunities. Federal dollars enable us to implement at a larger scale, sooner, and faster; state policies provide the city with regulatory authority as well as dollars.

This year, staff will reach out to listen, inform, and begin to plan with both the business community and the public as a whole our best steps forward to improve the energy efficiency of buildings and advance the adoption of clean technology. Our climate work in 2024 will be built on the lessons learned in 2023. Be sure the conversation includes people who express the full array of concerns, strive for balance across those concerns, and build in the ability to recalibrate. The goal this year will be a stronger consensus about the path forward in our response to climate. We all stand to benefit.

My second priority for 2024 is to address the budget. Eugene is a growing community with an increasing demand for services. But the financial landscape for our city, and for other cities across the state, works against us. We don’t benefit from increases in property value because of limits imposed by Measures 5 and 50; we don’t benefit from increased income tax that exceeds projections because of the kicker. We have no general sales tax, so we incrementally create local taxes where we can – construction excise tax, marijuana tax, community safety payroll tax – and a range of fees.

A committee including councilors, budget committee members, community members and staff began discussions in December about possible ongoing sources of revenue that could strengthen our budget. A list of possibilities is coming to council for consideration early this year. The city has a long record of meeting fiscal challenges deftly; retaining essential services and, to the extent possible, softening the impact on the public. While we have strived to bring strong, diverse voices to the table, this challenge has always meant trade-offs, felt more in some sectors of our community than in others. But this time, without new revenue, the impacts will be felt very broadly.

I expect as mayor to work closely this year with other mayors and with state legislators to open the discussion about city finances based on lessons learned. We need to bring the right people to the table; to advance the issue of revenue beyond winners and losers to a more sustainable balance; and to recalibrate and shift the trajectory of our state’s tax priorities. The system established in past decades does not adequately fund city services. We have an obligation to reconsider and find a financial structure that can support us in the coming decades.

The third priority for 2024 is Public Health. The city of Eugene is increasingly called upon to dedicate staff, funding and policy direction in areas that are not embedded in our charter. Public health is one such critical area. The urgency to address health care

is coming from several directions. Three key ones are homelessness and the associated mental health and addiction crises; the impacts of pollution on neighborhood safety; and the closure of the PeaceHealth University District hospital. Creating a healthy community is a core value and priority in city planning and public safety. But these three issues are pushing Council and staff to step into this work in new ways. I will speak about each of these in turn.

Homelessness: I have long talked about housing as health care. People cannot be physically or psychologically healthy if they are unsheltered. The experience of being unhoused triggers trauma and coping mechanisms that deepen the challenges and steepen the pathway to recovery.

As you all know, within our limited resources, the city has been agile and creative in responding to this crisis, but so much remains to be done. When I took office in 2017, I promised to work for the creation of a permanent shelter. The navigation center is now well into its second year of operation. In 2017, one part-time staff person served as a liaison to homeless services. Today we have a well-coordinated team that works closely with the county and an array of private providers to run a spectrum of emergency and transitional shelters. Our programs are a model for Oregon and the country. And yet, the flood of people pouring into homelessness continues. As we look at revenue options this year, finding a path to strategically support this ongoing work of stabilizing people without homes will be a key priority.

In my last year as mayor, I will continue to advocate for ongoing support from the state to ensure that our successful programs like the safe sleep sites continue to serve; and join mayors from across the country to advocate for federal investments. We understand that the long-term solution is housing; but we must continue to invest in emergency responses until that housing supply is expanded.

Our second public health challenge is the impact of pollution on neighborhoods. In 2023, council responded to neighborhood concerns about noise pollution, particularly industrial vibration, and soil, air and water pollution concerns related to the former JH Baxter facility in Bethel. In the first case, Council had a clear pathway to amend the noise ordinance to regulate vibrations. While the city is not a health authority, we can act to reduce environmental stress. Ensuring that neighborhoods near industry are able to sleep is a practical and responsible step.

Neighbors of the JH Baxter plant in Bethel have long been subjected to noxious odors, and soil tests have discovered significant, dangerous contamination in yards. Much of the work for regulating and responding to pollution is outside of the City's authority. As with the noise ordinance, however, Council does have a path to protect public health through development standards. This is not new territory, but in the case of Bethel in particular, we recognize that earlier development patterns created this unhealthy proximity of industry to residential neighborhoods. Our goal is to avoid this in the future through increased and tightened requirements. We are a public health agency in the sense that we are responsible for zoning and building that ensures the city is a safe place to live, work and play.

And our third and immediate public health concern is the loss of a hospital emergency room in Eugene. This has deep implications for public health and emergency services. In the fall meeting of my Blue Ribbon Business Panel, this crisis elicited two questions: how do we anticipate issues on the horizon; and how might we coordinate better across jurisdictions? The panel encouraged the city to see this as an opportunity to think bigger and better about how to coordinate and collaborate with the County, the University, and other partners. Crisis is also an opportunity.

While the city's immediate focus is on the logistics, personnel and equipment we need for providing emergency services, in the longer term, the city must work to ensure that we have the right emergency services on this side of the river. The path is not clear; we're learning daily about the medical sector. It's a unique moment that will have enormous consequences for our city – a time to come together, to bring the right people into the conversation who understand the health care landscape and can help us build the health services we need.

My final and fourth priority for 2024 is related to city government itself. Our success in meeting these ongoing and emerging challenges is built on the experience and systems that came before and our willingness to think creatively. The structures as they currently exist – affecting climate, budget, and public health – need to be re-evaluated. There's one more that we should review: the city charter itself.

Our Charter is a description of the structure of our City government - and it has not been reviewed since 2002. Aspects of the charter need updating: the language itself does not reflect the city's emphasis on inclusiveness and "a culture of belonging." Equitable representation in elected offices is constrained by the fact that they do not pay a living wage. I am not suggesting a multi-year exhaustive process like the deep review undertaken in 2002. I hope the council will guide a charter review that is targeted and strategic to update and align changes with current practices and needs.

At the beginning of this speech, I listed three broad areas of discussion. I have spoken about lessons learned in 2023 and my priorities for 2024. Those two legs of the policy-making stool need a third for balance, and that is a commitment to acting on our shared values. The success of our future actions – in 2024 and beyond – depends on our ability not only to state our shared values, but to put them into action. I have a couple of examples of what that looks like.

In August, my Youth Advisory Council tightly gathered in a small room in the Graham Field House. The high school students had a packed agenda: swearing in new leadership, thanking their graduating president, and meeting the City's new director for Library, Recreation, and Cultural Services. The departing YAC president, Sofia El Shamaa, is one of the founding members of YAC, which started at the end of 2020. In those three years, this group, and Sofia herself, have built an organizational structure, a shared understanding of their purpose and process, and a bench of leaders.

In this small space, new LRCS director Josh Bates, stood before the YAC. The students peppered him with hard questions: have hard experiences ever made you feel ashamed of your identity? What drives you? As direct and personal as these questions were, Josh

answered frankly – and the students responded in kind, with clarity, sincerity and vulnerability. They had created a safe space for themselves and unabashedly shared their insights, fears and humor. This is the path to meaningful participation and results from all groups in our community.

I formed the Youth Advisory Council to create an opportunity for high school students to develop their ability to engage in civic conversations. What I didn't realize is how that space would inform my own thinking about how to have important conversations, and how to sustain a healthy curiosity about people with other life experience. The City's new Strategic Plan emphasizes a "Culture of Belonging" as a key priority. These students and one of our executive leaders showed how that's done.

In November, I visited both Temple Beth Israel and the Islamic Center in Eugene to express my support for both Jewish and Muslim members of our community who are struggling with grief, anger, loss, fear, and despair. After both services, members of the two congregations thanked me for serving as mayor of a city that has made them feel at home and embraced in this terrible time.

The purpose behind everything we are doing is people. The value of human life and experience must inform how we grow and improve as a community. Creating a safe space of belonging – whether that's for a small group of students or the broader community culture – is our key task. Building housing and parks, responding to climate change, creating economic opportunity – the goal is to realize our individual and collective potential.

As a city, we face no fewer challenges than we did when I took office. Some are ongoing, some are new. But we have proven to be agile, strong, and creative in our responses. We know more today than we did seven years ago; we've built new programs, parks, and housing even during a time of crisis and uncertainty. We are strong. We have learned lessons about how best to make progress and to make our way toward the city we strive to be. We have learned to put into practice these disciplines: To invite and include at the table all people who have a stake; to look for balance and equity in solutions; and to reconsider our options based on knowing and listening to one another. That's community. That's a healthy civic life. That's acting on shared values to build the city we need for coming generations. And that is both our legacy and our future.

10. ENTERTAINMENT

John Mambira Trio performed *Life*.

The meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Cherish Bradshaw)

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

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: January 22, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 7B
Staff Contact: Katie LaSala
Contact Telephone Number: 541-682-5010

ISSUE STATEMENT

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

BACKGROUND

Per City Council Operating Agreements, at each regular meeting of the Council, the City Manager shall present the Tentative Agenda. This shall be placed on the Consent Calendar. If there are any concerns about the items on the Tentative Agenda, it may be removed at the request of any councilors from the Consent Calendar and discussed separately.

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. City Council Tentative Working Agenda

FOR MORE INFORMATION

Staff Contact: Katie LaSala, City Recorder
Telephone: 541-682-5010
Staff E-Mail: klasala@eugene-or.gov

Updated – Jan 18, 2024

January 2024					
Date	Day	Time	Title	Length	Dept. Contact
22-Jan	Monday	5:30 pm	 Riverfront Urban Renewal (Work Session)	45 mins	Amanda D'Souza, PDD
			 Downtown Core Housing Initiative (Work Session)	45 mins	Anne Fifield, PDD
Work Session Location: Public via Virtual Only					
22-Jan	Monday	7:30 pm	 Election of City Council Officers for 2024 (Action)		Laura Hammond, PDD
			 Ceremonial Matters		
			 Committee Reports and Items of Interest		
			 Consideration of Low-Income Rental Housing Property Tax Exemptions (LIRHPTE) for Olive Plaza Senior Housing (Priority Goal Action)		
			 Consideration of Low-Income Rental Housing Property Tax Exemptions (LIRHPTE) for Peace Village Co-Op (Priority Goal Action)		Laura Hammond, PDD
			 Consideration of Low-Income Rental Housing Property Tax Exemptions (LIRHPTE) for Reveille Housing (Priority Goal Action)		Laura Hammond, PDD
			 Appointment to the Metropolitan Wastewater Management Commission (Consent Calendar 1)		Michelle Miranda, PW
			 Res. Authorizing the Sale of General Obligation Bonds to Fund Street Preservation Projects, Walking Projects, Biking Projects, Safety Projects, and Street Tree Projects (Consent Calendar 1)		Twylla Miller, CS



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			 Urban Renewal Agency Annual Financial Report (Action)		Neil Obringer, CS
			 City of Eugene Annual Comprehensive Financial Report (ACFR) (Action)		Neil Obringer, CS
			 Public Comment		
<i>Location: Public via Virtual & Council Chambers, Room 114</i>					
24-Jan	Wednesday	12 pm	 Eugene Springfield Fire Update (Work Session)	45 mins	Chief Caven, ESF
			 City Manager Update: Storm Response (Work Session)	45 mins	Sara Medary, CMO
<i>Work Session Location: Virtual Only</i>					

February 2024					
Date	Day	Time	Title	Length	Dept. Contact
12-Feb	Monday	5:30 pm	 Urgent Community Needs: Economic Drivers and Strategies (Work Session)	90 mins	Anne Fifield, PDD Henry Fields, OED
<i>Work Session Location: Public via Virtual Only</i>					
12-Feb	Monday	7:30 pm	 Ceremonial Matters  Committee Reports and Items of Interest  Res. Authorizing the Issuance and Sale of Electric Utility Revenue Bonds (Consent Calendar 1)  Public Comment		Staff
<i>Location: Public via Virtual & Council Chambers, Room 114</i>					
14-Feb	Wednesday	12 pm	 Right of Way Jurisdictional Transfer Requests (Work Session)	45 mins	Jenifer Willer, PW
			 Topic Pending Confirmation (Work Session)	45 mins	Staff
<i>Work Session Location: Virtual Only</i>					

20-Feb	Tuesday	5:30 pm	 Pitchford Plan Amendments and Zone Change (Public Hearing)		Jeff Gepper, PDD
			 Safe Sleep Sites Sunset Extension (Public Hearing)		Peter Chavannes, PDD
Location: Public via Virtual & Council Chambers, Room 114					
21-Feb	Wednesday	12 pm	 River Road-Santa Clara Neighborhood Plan Adoption Package Overview (Work Session)	45 mins	Terri Harding, PDD
			 Topic Pending Confirmation (Work Session)	45 mins	Staff
Work Session Location: Virtual Only					
26-Feb	Monday	5:30 pm	 ESF Governance Updates (Work Session)	45 mins	Chief Caven, ESF
			 Overview of Charter Review and Amendment Process (Work Session)	45 mins	Brooke Freed, CS
Work Session Location: Public via Virtual Only					
26-Feb	Monday	7:30 pm	 Committee Reports and Items of Interest		Peter Chavannes, PDD
			 Safe Sleep Sites Sunset Extension (Possible Action)		
			 Public Comment		
Location: Public via Virtual & Council Chambers, Room 114					
28-Feb	Wednesday	12 pm	 Transportation SDC Project List Update (Work Session)	45 mins	Jenifer Willer, PW Rob Inerfeld, PW
			 MUPTE Application – 1059 Willamette (Work Session, Possible Action)	45 mins	Dylan Huber-Heidorn, PDD
Work Session Location: Virtual Only					

March 2024					
Date	Day	Time	Title	Length	Dept. Contact
11-Mar	Monday	5:30 pm	 Topic Pending Confirmation (Work Session)	45 mins	Staff
			 Topic Pending Confirmation (Work Session)	45 mins	Staff
Work Session Location: Public via Virtual Only					

11-Mar	Monday	7:30 pm	 Ceremonial Matters  Committee Reports and Items of Interest  Pitchford Plan Amendments and Zone Change (Possible Action)  Public Comment		Jeff Gepper, PDD
Location: Public via Virtual & Council Chambers, Room 114					
13-Mar	Wednesday	12 pm	 Topic Pending Confirmation (Work Session)  Topic Pending Confirmation (Work Session)	45 mins 45 mins	Staff Staff
Work Session Location: Virtual Only					

Note: Council Spring Break March 14 – April 7

UPCOMING PUBLIC HEARINGS			
Date/Time	Topic/Title	Description	Staff Contact
TBD	Annual Annexation Withdrawals	The City Council will hold a public hearing to consider an ordinance concerning the required annual withdrawal of annexed land from special service districts. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	Shawn Burgett SBurgett@eugene-or.gov 541-682-5485
TBD	Middle Housing Remand	The City Council will hold a public hearing to consider an ordinance concerning the Middle Housing Remand. This public hearing will provide opportunity for public comment on an Ordinance addressing the remand of the 2022 Middle Housing Code Amendments. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	Jeff Gepper jgepper@eugene-or.gov 541-682-5282
February 20, 5:30pm	Pitchford Plan Amendments and Zone Change	The City Council will hold a public hearing to consider an ordinance concerning the Pitchford Plan Amendments and Zone Change. This public hearing will provide opportunity for public comment on an Ordinance to change the land use designation to light medium industrial and zoning to E-2 Mixed Use Employment for a vacant property on Pitchford Avenue, west of Willow Creek Road. The proposed ordinance will be posted online: https://www.eugene-or.gov/1781/Proposed-Ordinances	Jeff Gepper jgepper@eugene-or.gov 541-682-5282

Approved Work Session Polls to be Scheduled	Councilor	Date Approved
Gas Stations – Oct 18; <i>follow-up work session</i> TBD	Keating	4/15/22
Overview of Charter Review and Amendment Process – Feb 26	Keating	12/4/23

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Appointment to the Metropolitan Wastewater Management Commission

Meeting Date: January 22, 2024

Department: Public Works

www.eugene-or.gov

Agenda Item Number: 7C

Staff Contact: Michelle Miranda

Contact Telephone Number: 541-682-8615

ISSUE STATEMENT

This is an action item to appoint a member to the Metropolitan Wastewater Management Commission.

BACKGROUND

The Metropolitan Wastewater Management Commission is an intergovernmental partnership of the City of Eugene, City of Springfield, and Lane County to provide regional wastewater collection and treatment services for about 256,000 community members in the metropolitan region. The governing body for the Metropolitan Wastewater Management Commission is comprised of seven members, including two from the City of Springfield, two from Lane County, and three from the City of Eugene. Of the seven members, each agency has one elected-official member (Councilor Yeh is the current elected representative for Eugene). The remaining four members are appointed to the Metropolitan Wastewater Management Commission and are referred to as citizen representatives or citizen members.

Eugene's Citizen members are nominated by the Mayor and appointed by the Council. The citizen members serve for three-year terms and/or at the pleasure of the governing body appointing that member and may serve for as many terms as determined by the governing body.

Citizen member Peter Ruffier's current term of service will end on January 31, 2024. This appointment will fulfill the Eugene Citizen Representative spot.

Staff received one application for this vacancy, from incumbent Peter Ruffier. Staff made a recommendation to Mayor Vinis to reappoint Peter Ruffier. Mayor Vinis nominated Peter Ruffier to serve as a Eugene citizen representative on the Metropolitan Wastewater Management Commission.

COUNCIL OPTIONS

1. Appoint the applicant nominated by Mayor Vinis.
2. Seek additional candidates for the position.

SUGGESTED MOTION

Move to appoint Peter Ruffier to the Metropolitan Wastewater Management Commission beginning February 1, 2024 and ending January 31, 2027.

ATTACHMENTS

- A. Bylaws of the Metropolitan Wastewater Management Commission.
- B. Interested Applicant.

FOR MORE INFORMATION

Staff Contact: Michelle Miranda, Public Works Wastewater Division Director
Telephone: 541-682-8615
Staff E-Mail: MMiranda@eugene-or.gov

BYLAWS OF THE
METROPOLITAN WASTEWATER MANAGEMENT COMMISSION

ARTICLE 1. *Establishment*

The Metropolitan Wastewater Management Commission has been officially established through the authority of the Metropolitan Wastewater Management Commission Agreement, dated February 9, 1977, signed by the governing bodies of Eugene, Springfield, and Lane County.

ARTICLE II. *Purposes and Objectives*

The purposes and objectives of this Commission shall be to provide sewerage on a unified basis for the projected Eugene-Springfield metropolitan area. The Commission may take any action necessary or convenient to perform its functions and duties as specified in the establishing agreement. The Commission's responsibility as set forth in the establishing agreement includes, but is not necessarily limited to, the following:

- (a) To construct, operate, and maintain regional sewerage facilities as described in Appendix "A" of the establishing agreement;
- (b) To recommend the boundaries of a county service district to the Lane County Commissioners;
- (c) To compensate Springfield and Eugene for existing sewerage facilities as defined in Appendix "A" of the establishing agreement;
- (d) To salvage abandoned sewerage facilities;
- (e) To implement a financing plan, based on the financing criteria described in Appendix "B" of the establishing agreement, an annual budget, and an annual financial statement for regional sewerage facilities;
- (f) To adopt a schedule of sewer service charges and connection charges for regional sewer services;
- (g) To establish billing and collection systems, if necessary, in locations where such systems are not provided by others;
- (h) To contract with Eugene, Springfield, and Lane County for operation and maintenance of the regional sewerage facilities and for other services as necessary;
- (i) To contract for consultant services;

- (j) To provide service only to Eugene, Springfield, and Lane County;
- (k) To comply with State and Federal standards;
- (l) To adopt minimum uniform standards for pretreatment requirements for industrial and other wastes as necessary;
- (m) To adopt minimum standards for construction and maintenance of local sewage collection systems; and
- (n) To plan and make recommendations to Eugene, Springfield, and Lane County for expansion and improvement of regional sewerage facilities.

ARTICLE III. *Membership and Voting*

- Section 1. The Commission shall consist of seven voting members.
- Section 2. Each of the governing bodies shall appoint to the Commission one elected official of the governing body.
- Section 3. The City Council of Eugene shall appoint two additional members to the Commission. The City Council of Springfield and the Lane County Commissioners shall each appoint one additional member to the Commission.
- Section 4. Members of the Commission shall serve for three-year terms and/or at the pleasure of the governing body appointing that member. Commission members may serve for as many terms as determined by the governing body.
- Section 5. Notwithstanding the terms of office specified, the members first appointed to the Commission shall serve for terms as determined by the following:
 - (a) The elected officials who are appointed to the Commission shall serve for terms determined as follows:
 - (1) Eugene's representative shall serve for a term ending on February 1, 1978.
 - (2) Springfield's representative shall serve for a term ending on February 1, 1979.
 - (3) Lane County's representative shall serve for a term ending on February 1, 1980.
 - (b) The remaining Commission members shall serve for terms determined by the following:

- (1) Lane County's representative shall serve for a term ending on February 1, 1978.
- (2) One Eugene representative, as designated by the Eugene City Council, shall serve for a term ending on February 1, 1979.
- (3) Springfield's representative and Eugene's remaining representative shall serve for a term ending on February 1, 1980.

ARTICLE IV. *Meetings of the Commission*

- Section 1. Regular meetings of the Commission shall be held at least monthly in a location and at a time specified in advance of said meetings. Regular meetings may be held more frequently, as necessary.
- Section 2. Special meetings of the Commission may be called by the President of the Commission. Notice of any special meeting of the Commission, setting forth the time, location and purpose thereof, shall be given at least twenty-four hours prior thereto by personal contact or by mail to each member.
- Section 3. Five members of the Commission shall constitute a quorum, provided that at least one member appointed by each governing body is present. Decisions of the Commission shall require a majority vote of the entire membership unless otherwise provided in the establishing agreement or these bylaws.
- Section 4. Each member shall be entitled to one vote on all issues presented at meetings at which the member is present.
- Section 5. Commission members shall be entitled to vote through any designated alternate, but not by proxy.
- Section 6. All meetings shall be conducted in accordance with "Robert's Rules of Order."
- Section 7. Members may attend meetings and cast votes via telephone or similar communications equipment, provided that arrangements are made to enable all persons participating in the meeting to hear each other and that allow the public to listen to all communications made over the telephone when required by law.

ARTICLE V. *Officers and Duties*

- Section 1. The members of the Commission shall elect a President, who shall preside at all meetings, and a Vice-President, who shall perform the duties of the President in the latter's absence.

Section 2. The officers, with the exception of those first elected, shall be elected annually at the first meeting in March.

Section 3. A member of the Commission's staff shall attend all meetings, keep minutes of the meetings, and be the custodian of the Commission records.

Section 4. The Commission will adopt all administrative rules and policy statements through a formal resolution process.

ARTICLE VI. *Hearings Procedure and Notice Requirements*

Section 1. The Commission is adopting procedures and notice requirements governing the conduct of hearings pursuant for complaints from property owners who are aggrieved (hereinafter "Appellant") by any of the following:

- (a) Rule of the Commission;
- (b) Sewerage rules, regulations, policies, or practices of Eugene, Springfield, or Lane County; and
- (c) Any aspect of the sewerage operations of Eugene, Springfield, or Lane County.

The procedures are intended to promote a hearing process that is simple, efficient, and expeditious for all parties. The Commission encourages informal resolution of complaints. The Commission, the Commission's Executive Officer, or a designee of the Commission's Executive Officer may appoint a hearings official to conduct hearings and report recommended findings and conclusions to the Commission.

Section 2. A Request for Hearing must be submitted to the Commission as follows:

- (a) A Request for Hearing in the form attached hereto as Attachment 1, or as specified by the Commission's Executive Officer or a designee of the Commission's Executive Officer, must be completed and signed by Appellant;
- (b) A copy of the decision being appealed must be included with the Request for Hearing; or, if applicable, a concise description of the rule, regulation, policy, practice, or aspect of sewerage operation that Appellant is aggrieved by must be included with the Request for Hearing;
- (c) If oral argument before the Commission or hearings official is desired by Appellant, it must be requested at time of filing or it will be waived, unless requested by either the Commission or any other party;

- (d) Failure to file the Request for Hearing with all required information may result in dismissal;
- (e) A hearing date will be set by the Commission's Executive Officer, a designee of the Commission's Executive Officer, or the hearings official if one is appointed. Unless otherwise mutually agreed to by all parties and approved by the Commission's Executive Officer, a designee of the Commission's Executive Officer, or the hearings official, the hearing date will generally be within 60 days of the date of filing the Request for Hearing;
- (f) The Request for Hearing and all required information must be filed (received by the Commission at its office at 225 Fifth Street, Springfield, OR 97477) no later than 5:00 p.m. on the last day set for appeal by any applicable provisions of the Eugene Code, Springfield Code, or Lane County Code; and
- (g) The Commission's Executive Officer, a designee of the Commission's Executive Officer, or the hearings official if one is appointed shall generally provide at least 15 days prior written notice of the hearing to each party and such notice shall include whether the hearing will be before a hearings official or the Commission.

Section 3. Written submissions to the Commission or hearings official shall comply with the following:

- (a) Appellant's initial brief, and any documentary evidence, must be filed within 14 days of the date Appellant filed the Request for Hearing;
- (b) Respondent's brief (including a request for oral argument), if any, and any documentary evidence, must be filed within 14 days of the date Appellant's brief was filed;
- (c) Appellant's reply brief, if any, must be filed within 7 days of the date that Respondent's brief was filed;
- (d) Copies of all briefs must be served on all other parties on the day of filing; and
- (e) Brief length may be limited by the Commission's Executive Officer, a designee of the Commission's Executive Officer, or the hearings official.

Section 4. Oral argument, if requested, shall be conducted by the Commission or the hearings official as follows:

- (a) Appellant may first present oral argument;

- (b) Respondent may present oral argument;
- (c) Appellant may rebut Respondent's oral argument;
- (d) Oral argument may be limited by the Commission or the hearings official;
- (e) The hearing shall be an informal hearing: the rules of evidence shall not apply, and neither witnesses nor cross-examination of other parties shall be allowed unless ordered by the Commission, the Commission's Executive Officer, a designee of the Commission's Executive Officer, or the hearings official; and
- (f) The hearing may be adjourned from time to time by the Commission or the hearings official if necessary.

- Section 5.
- (a) The Commission or the hearings official may make summary determination on all or part of the appeal at any time;
 - (b) The Commission shall issue a written decision. The decision shall generally be issued within the time set by any applicable provisions of the Eugene Code, Springfield Code, or Lane County Code;
 - (c) The Commission or the hearings official may decide that the Commission has no basis to make the requested determination or make a recommendation;
 - (d) The Commission, the Commission's Executive Officer or the hearings official may dismiss the Appellant's Request for Hearing for failure to comply with these procedures; and
 - (e) The Commission, the Commission's Executive Officer or the hearings official may modify any of the above procedures for good cause shown or when the interests of justice so require.

ARTICLE VII. *Budgetary Procedures*

As soon as practicable, the Commission shall adopt within these bylaws procedures and standards for governing the preparation of an annual and supplemental budgets.

ARTICLE VIII. *Central Office*

The central office for the Commission is designated as follows:

Metropolitan Wastewater Management Commission
225 Fifth Street
Springfield, OR 97477

ARTICLE IX. *Amendments to Bylaws*

These bylaws may be amended or repealed or new bylaws may be adopted by a majority vote of the Commission members. Written notice of proposed amendments and the nature thereof shall have been given to the membership of the Commission at least seven days prior to the date of the meeting at which the amendments are to be considered.

Attachment 1: "Request for Hearing" Form

REQUEST FOR HEARING BEFORE THE
METROPOLITAN WASTEWATER MANAGEMENT COMMISSION

Name of Appellant: _____

Street Address: _____

City, State, ZIP: _____

Telephone Number: _____

Discharge Permit Number (if applicable): _____

Date of Adverse Decision (if applicable): _____

Description of adverse decision or, if applicable, a concise description of the rule, regulation policy, practice or aspect of sewerage operation that Appellant is aggrieved by:

Brief description of the facts and arguments supporting the Request for Hearing:

If Appellant will be represented by an attorney, provide attorney's:

Name: _____

Street Address: _____

City, State, ZIP: _____

Telephone Number: _____

Attach copy of adverse decision and other documentation supporting the Request for Hearing.

Signature of Appellant

Date

ATTACHMENT 1



Interested Applicants

InterestedApplicants

Date Submitted: 12/29/2023 12:22:54 PM

Metropolitan Wastewater Management Commission

Peter . Ruffier

Name **Peter . Ruffier**Evening Phone **5415147019** Day PhoneAddress **3111 Braeman Village**Do You Live within the City Limits? **Y****Eugene OR 97405**Ward **2** NeighborhoodOccupation **Retired**

Employer

Business Address

Fax E-Mail

Eugene OR 97405

How did you learn of this vacancy?

Optional Information

Gender **Male**Sexual Orientation **Heterosexual** Age **65-74** EthnicityDisability **N** DescriptionAdditional Languages spoken **English**

Education / Training

Job Experience

Bachelor of science degree, major in biology/zoology
Master of Science degree, major in Water Resources
Management

Community Service / Volunteer

Personal Experience

Meals on Wheels, First Christian Church, Egan Warming
Center

Personal Interest

Contribution

Strong interest in environmental and ecosystem health.
Participates in many outdoor activities, including hiking,
backpacking, and skiing.

Error: Subreport could not be shown.



Interested Applicants

InterestedApplicants

5415147019

If so how long? **31**

Southeast Neighbors

ruffier@comcast.net

Friend

White - Other

**Director of Special Projects, Madison Metropolitan
Sewerage District (1990-1992); Wastewater Division
Director, City of Eugene (1992-2010); Regulatory Affairs
Director, Clean Water Services (2010-2013)**

**I have been educated and worked in the field of water
quality and wastewater treatment for over 30 years. I have
direct experience in local wastewater issues, as the
Director of the Eugene Wastewater Division for 18 years,
on the MPMC for 6 years.**

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Resolution Authorizing the Sale of General Obligation Bonds to Fund Street Repair, and Walking, Biking, Safety, and Street Tree Projects

Meeting Date: January 22, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number 7D
Staff Contact: Twylla Miller
Contact Telephone Number: 541-682-8417

ISSUE STATEMENT

Council is asked to authorize issuance of the \$61,200,000 of General Obligation Bonds to fund street repair, and walking, biking, safety, and street tree projects approved by voters in the November 2022 election.

BACKGROUND

The City Council placed Measure 20-333 on the November 2022 ballot. The measure proposed that \$61,200,000 in General Obligation Bonds would be used to fund street repairs, and walking, biking, safety, and street tree projects. Voters approved the measure by a margin of 65 percent to 35 percent. Bond funds will be used to repair approximately 44.6 miles of roads and fund walking, biking, safety, and street tree projects.

This bond measure is expected to be implemented in the same manner as the 2017 Street Bonds and the resolution is similar to the one presented to Council for that measure. The attached resolution would allow the City the flexibility to issue a line of credit or other allowable types of debt, to issue taxable or tax-exempt debt as appropriate to meet IRS tax laws and minimize the overall cost to the City. The resolution also allows the City Manager to issue debt related to this measure as needed to fund projects, without further council authorization.

In the materials presented to the voters for the bond measure, it was estimated that the average tax rate over the life of the bonds would be about \$0.63 per \$1,000 of assessed value. In developing a bond issuance plan, staff will target an average tax rate at or near the level estimated in the bond measure materials. The actual tax rate will depend on the amount of taxable assessed value in the city, however, and that may be different from what was used to create the estimates.

The 2023-2025 budget includes project spending appropriation to allow project planning to occur in time for the 2024 construction season. Taxes to repay these bonds will first be on the tax bills in November of 2024 (FY25), upon expiration of the 2017 tax levy.

According to the bond measure language, the City Manager will contract with an outside auditor to

January 22, 2024 Meeting – Item 7D

prepare written reports on the use of the bond proceeds. In addition, the Street Repair Review Panel will continue its work and prepare a report concerning the use of the bond proceeds.

RELATED CITY POLICIES

The Eugene Budget Committee approved a set of debt issuance guidelines in February 2004. Those guidelines limit the amount of net direct debt outstanding to 1 percent of the City's real market value. After issuance of these bonds for \$61,200,000 for street repair and walking biking, safety and street tree projects, the City will remain in compliance with this policy, as there is sufficient room remaining under the debt limit.

The debt issuance guidelines state that voter-approved General Obligation bonds will be sold by competitive bid. Those guidelines were adopted under the assumption that General Obligation bonds would always be sold as long-term debt and did not anticipate a situation such as the method used for the street bonds, where a short-term, line-of-credit type debt instrument might be preferable. A line of credit cannot be sold by competitive bid. Therefore, approval of the attached resolution would mean that Council is approving an exception to the guideline of requiring a competitive bid for these General Obligation Bonds, if a line-of-credit debt instrument is used. If a line-of-credit type debt instrument is used in the debt issuance plan, staff will use a competitive process to choose a bank to provide the debt instrument to the City, as was the case with the 2017 Street Bonds.

PREVIOUS COUNCIL DIRECTION

[July 13, 2022 City Council Work Session](#)

Council passed a resolution calling a city election on November 8, 2022 for a measure authorizing the issuance of a maximum of \$61,200,000 of General Obligation Bonds to fund street preservation projects, walking projects, biking projects, safety projects, and street tree projects. *(Motion passed 8:0)*

COUNCIL OPTIONS

Council may approve the authorization as presented or request changes in the authorization. If changes are requested in the authorization, staff would need to return to council at a later date with the bond sale resolution, after consultation with bond counsel.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends approval of the resolution as presented.

SUGGESTED MOTION

Move to approve a Resolution authorizing the sale of General Obligation Bonds to fund street repairs, and walking, biking, safety, and street tree projects.

ATTACHMENTS

- A. Resolution Authorizing the Sale of General Obligation Bonds to Fund Street Repair, and Walking, Biking, Safety, and Street Tree Projects.

FOR MORE INFORMATION

Staff Contact: Twylla Miller, Chief Financial Officer
Telephone: 541-682-8417
Staff E-Mail: tmiller@eugene-or.gov

RESOLUTION NO.**A RESOLUTION AUTHORIZING THE SALE OF GENERAL OBLIGATION BONDS TO FUND STREET REPAIR, AND WALKING, BIKING, SAFETY, AND STREET TREE PROJECTS.****The City Council of the City of Eugene, Oregon, finds as follows:**

A. At the general election held on November 8, 2022, the voters of the City of Eugene (the “City”) approved a measure (the “Measure”) authorizing the City to issue \$61,200,000 of general obligation bonds to repair approximately 44.6 miles of roads and fund walking, biking, safety, and street tree projects (the “Projects”).

B. It is now desirable to authorize the sale of the bonds that are described in the Measure.

C. The City has appointed bond counsel pursuant to ORS 287A.300.

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. Bonds authorized. The City hereby authorizes the sale and issuance of not more than \$61,200,000 (Sixty-One Million, Two Hundred Thousand Dollars) in aggregate principal amount of general obligation bonds to finance the Projects and the costs of issuing the general obligation bonds. The City also authorizes the issuance of general obligation bonds pursuant to ORS 287A.360 and ORS 287A.365 or any replacement statutes, to refund any general obligation bonds authorized by this resolution. The general obligation bonds authorized by this resolution are referred to in this resolution as the “Bonds.”

Section 2. Delegation. The City Manager or the person designated by the City Manager to act on behalf of the City pursuant to this Resolution (the “City Official”) may, on behalf of the City and without further action by the Council:

- (1) Issue the Bonds in one or more series, which may be sold at different times.
- (2) Issue Bonds to provide interim financing for the Projects, enter into lines of credit or similar documents which permit the City to draw Bond proceeds over time, and issue Bonds to refund the Bonds that provide interim financing.
- (3) Participate in the preparation of, authorize the distribution of, and deem final any official statement or other disclosure documents relating to each series of the Bonds.
- (4) Establish the form, final principal amounts, maturity schedules, interest rates, sale prices and discount, prepayment terms, payment terms and dates, and other terms of each series of Bonds.
- (5) Execute and deliver a bond declaration for each series of Bonds, specifying the terms under which each series of Bonds are issued, and making covenants for the benefit of Bondowners. The bond declarations may also contain covenants for the benefit of any insurers of the Bonds.
- (6) Publish a notice of sale, receive bids and award the sale of each series to the bidder complying with the notice and offering the most favorable terms to the City, or select one

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or more underwriters, commercial banks or other lenders and negotiate the sale of any series with those underwriters, commercial banks or lenders.

- (7) Undertake to provide continuing disclosure for each series of Bonds and to comply with any other applicable requirements of the United States Securities and Exchange Commission and any other federal agencies.
- (8) Apply for ratings for each series of Bonds, determine whether to purchase municipal bond insurance or obtain other forms of credit enhancements for each series of Bonds, enter into agreements with the providers of credit enhancement, and execute and deliver related documents.
- (9) Appoint paying agents and other service providers for the Bonds and negotiate the terms of and execute related agreements.
- (10) Determine whether each series of Bonds will bear interest that is excludable from gross income under the Internal Revenue Code of 1986, as amended, or is includable in gross income under that code. If a series bears interest that is excludable from gross income under that code, the City Official may enter into covenants to maintain the excludability of interest on that series of the Bonds from gross income and pay any rebates to the federal government that the City is obligated to pay in connection with Bonds.
- (11) If federal law authorizes the payment of interest subsidies to the City, take any action necessary to obtain those subsidies, and enter into any covenants that are desirable to maintain those subsidies.
- (12) Execute and deliver each series of Bonds to their purchaser.
- (13) Execute and deliver any agreements or certificates and take any other action in connection with each series of Bonds which the City Official finds is desirable to permit the sale and issuance of that series of Bonds in accordance with this Resolution.

Section 3. Security for Bonds. The Bonds shall be general obligations of the City. Pursuant to ORS 287A.315, the City hereby pledges its full faith and credit to pay the Bonds, and the City covenants for the benefit of the Bondowners that the City shall levy annually, as provided by law, in addition to its other ad valorem property taxes and outside the limitations of Sections 11 and 11b of Article IX of the Oregon Constitution, a direct ad valorem tax upon all of the taxable property within the City in sufficient amount, after considering discounts taken and delinquencies that may occur in the payment of such taxes, to pay the Bonds promptly as they mature.

Section 4. Duration. The authority granted by this resolution shall remain in effect as long as necessary to permit the sale, delivery, administration and payment of all Bonds authorized by this resolution.

Section 5. Effective Date. This resolution shall take effect immediately upon adoption.

The foregoing Resolution adopted by the City Council on the XX day of XXXX, 2023.

City Recorder

EUGENE URBAN RENEWAL AGENCY

AGENDA ITEM SUMMARY



Action: Resolution Acknowledging Receipt of the Annual Financial Report of the Urban Renewal Agency of the City of Eugene for the Fiscal Year Ended June 30, 2023

Meeting Date: January 22, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 8
Staff Contact: Neil Obringer
Contact Telephone Number: 541-682-5394

ISSUE STATEMENT

This is a resolution acknowledging receipt of the Annual Financial Report (Report) of the Urban Renewal Agency (Agency) of the City of Eugene for the fiscal year ended June 30, 2023. This resolution demonstrates compliance with ORS 297.465(2), which requires that a copy of the Agency's financial report, containing a signed expression of opinion, be furnished to each member of the governing body. The resolution is included as Attachment A.

BACKGROUND

Under Oregon Municipal Audit Law, the Agency is required each fiscal year to contract with an authorized accounting firm for the audit of its accounts and fiscal affairs (ORS 297.425). The regional firm of Moss Adams (auditors) has completed the audit of the Agency's annual financial report for the fiscal year ended June 30, 2023 and issued an unmodified opinion (also known as a "clean opinion") on the basic financial statements. A complete copy of the FY23 Report can be found on the [City's Financial Reports webpage](#).

The key components of the audit results are the two auditors' reports on pages 3-5 and pages 45-46. In the first report, the auditors have issued an unmodified opinion on the Agency's basic financial statements, indicating that the Agency has prepared the statements in conformity with generally accepted accounting principles (GAAP). GAAP for state and local governments is promulgated by the Governmental Accounting Standards Board to ensure consistency in accounting and comparability in financial reporting among state and local governments. A clean opinion is a fundamental financial goal for every government, as it represents the highest level of opinion a government can receive from its independent auditors. A clean opinion is an important indicator of sound financial management and creditworthiness to the citizens, other governmental jurisdictions (state and federal), credit rating agencies, investment bankers, bond holders, and other private sector entities. For policy makers, a clean opinion means that the information in the Annual Financial Report is accurate and reliable.

In the second report, the auditors address the Agency's compliance with applicable provisions of Oregon Revised Statutes including requirements related to debt, deposit of public funds, preparation and adoption of the budget, accounting records and related internal control structure, etc. The auditors noted that nothing came to their attention that caused them to believe that the

January 22, 2024 Meeting – Item 8

Agency was not in compliance with state regulations. The auditors conduct the audit of the Agency's basic financial statements in accordance with generally accepted auditing standards and the Minimum Standards for Audits of Oregon Municipal Corporations.

One additional report, beginning on page 49, specifically addresses compliance with Federal laws, regulations, contracts, and grants, and indicates that the auditors found no material instances of the City's noncompliance with these requirements.

Management is responsible for the information contained in, and the preparation of, the Agency's financial statements. To effectively fulfill this responsibility and to contain the cost of auditor services, staff devotes significant effort to the closing of accounting records, the preparation of schedules and audit work papers, and the production of the Annual Financial Report. This also results in staff expertise being developed on specific financial and service issues that can then be used to assist departments and other pertinent parties.

Professional requirements mandate auditors provide a report to the governing body that addresses any concerns or findings they encountered in such audit-related issues as significant audit findings, accounting estimates and disagreements with management. Moss Adams' memo addressing these issues for fiscal year 2023 is included as Attachment B and it states that there were no concerns that required communication to the Agency.

PREVIOUS AGENCY DIRECTION

None.

AGENCY OPTIONS

None.

AGENCY DIRECTOR'S RECOMMENDATION

The Agency Director recommends adoption of the Resolution.

SUGGESTED MOTION

Move to approve a resolution acknowledging receipt of the Annual Financial Report for the Urban Renewal Agency of the City of Eugene for the fiscal year ended June 30, 2023.

ATTACHMENTS

- A. Resolution
- B. Moss Adams Report to the Governing Body (URA)

FOR MORE INFORMATION

Staff Contact: Neil Obringer, Assistant Financial Director

Telephone: 541-682-5394

Staff E-Mail: Nobringer@eugene-or.gov

RESOLUTION NO.

A RESOLUTION ACKNOWLEDGING THE RECEIPT OF THE
ANNUAL FINANCIAL REPORT OF THE URBAN RENEWAL
AGENCY OF THE CITY OF EUGENE, FOR THE FISCAL YEAR
ENDED JUNE 30, 2023

The Urban Renewal Agency of the City of Eugene finds that:

The firm of Moss Adams has completed the audit of the financial statements of the Urban Renewal Agency of the City of Eugene for the fiscal year ended June 30, 2023, as required by ORS 297.425 and, pursuant to ORS 297.465, reported to the Board on its findings.

NOW, THEREFORE,

BE IT RESOLVED by the Urban Renewal Agency of the City of Eugene, as follows:

Section 1. That the Board hereby acknowledges that it has received the "Annual Financial Report of the Urban Renewal Agency, a Component Unit of the City of Eugene, for the fiscal year ended June 30, 2023."

The foregoing resolution adopted the 22nd day of January 2024.

Director



Communications with Those
Charged with Governance

**Urban Renewal Agency of the
City of Eugene, Oregon**

June 30, 2023



MOSSADAMS



Communications with Those Charged with Governance

To the Honorable Mayor, Members of the Urban
Renewal Agency Board and Administrator of the
Urban Renewal Agency of the City of Eugene, Oregon

We have audited the accompanying financial statements of the governmental activities and each major fund of the Urban Renewal Agency of the City of Eugene, Oregon (a component unit of the City of Eugene, Oregon) ("the Agency") as of and for the year ended June 30, 2023 and have issued our report thereon dated December 22, 2023. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America, Generally Accepted Government Auditing Standards, and Minimum Standards for Audits of Oregon Municipal Corporations

As stated in our audit contract signed May 12, 2021 and amendment signed on July 7, 2023, we are responsible for forming and expressing opinions about whether the financial statements that have been prepared by management, with your oversight, are prepared, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your responsibilities.

Our responsibility is to plan and perform the audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the provisions of the *Minimum Standards for Audits of Oregon Municipal Corporations*, prescribed by the Oregon Secretary of State. Those standards require that we plan and perform the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, we considered the Agency's internal control solely for the purposes of determining our audit procedures and not to provide assurance concerning such internal control.

We are also responsible for communicating significant matters related to the financial statement audit that, in our professional judgment, are relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Other Information in Documents Containing Audited Financial Statements

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in the contract.

Significant Audit Findings and Issues***Qualitative Aspects of Accounting Practices***

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Agency are described in the notes to the financial statements. No new accounting policies were adopted and there were no changes in the application of existing policies during 2023. We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most significant accounting estimate is the valuation of the assets held for resale.

Financial Statement Disclosures

The disclosures in the financial statements are consistent, clear, and understandable. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements was the disclosure of the reporting entity and significant accounting policies in Note 1 to the financial statements.

Significant Unusual Transactions

We encountered no significant unusual transactions during our audit of the Agency's financial statements.

Significant Difficulties Encountered in Performing the Audit

Professional standards require us to inform you of any significant difficulties encountered in performing the audit. No significant difficulties were encountered during our audit of the entity's financial statements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all factual and judgmental misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. No corrected or uncorrected misstatements were identified during the audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 22, 2023.

Management Consultation with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Significant Audit Findings or Issues

We are required to communicate to you other findings or issues arising from the audit that are, in our professional judgment, significant and relevant to your oversight of the financial reporting process. There were no such items identified.

This information is intended solely for the use of the Honorable Mayor, Members of the Agency Board, Administrator of the Agency and management and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Moss Adams LLP".

Eugene, Oregon
December 22, 2023

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Resolution Acknowledging Receipt of City of Eugene, Annual Comprehensive Financial Report for the Fiscal Year Ended June 30, 2023

Meeting Date: January 22, 2024
Department: Central Services - Finance
www.eugene-or.gov

Agenda Item Number: 9
Staff Contact: Neil Obringer
Contact Telephone Number: 541-682-5394

ISSUE STATEMENT

This is a resolution acknowledging receipt of the City of Eugene, Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2023. This resolution demonstrates compliance with ORS 297.465(2), which requires that a copy of the City's ACFR, containing a signed expression of opinion, be furnished to each member of the governing body. The resolution is included as Attachment A.

BACKGROUND

Under Oregon Municipal Audit Law, the City is required each fiscal year to contract with an authorized accounting firm for the audit of its accounts and fiscal affairs (ORS 297.425). The firm of Moss Adams (auditors) has completed the audit of the City of Eugene's financial statements for the fiscal year ended June 30, 2023 and issued an unmodified opinion (also known as a "clean opinion") on the basic financial statements. A complete copy of the FY23 ACFR can be found on the City's [Financial Reports webpage](#).

One of the most important components of the ACFR is the audit opinion. The auditors have issued two audit reports which can be found on pages 9-12 and pages 163-164 of the ACFR. In the first report, the auditors have issued an unmodified opinion on the City's basic financial statements, indicating that the City has prepared these statements in conformity with generally accepted accounting principles (GAAP). GAAP for state and local governments is promulgated by the Governmental Accounting Standards Board to ensure consistency in accounting and comparability in financial reporting among state and local governments. A clean opinion is a fundamental financial goal for every government, as it represents the highest level of opinion a government can receive from its independent auditors. A clean opinion is an important indicator of sound financial management and creditworthiness to the citizens, other governmental jurisdictions (state and federal), credit rating agencies, investment bankers, bond holders, and other private sector entities. For policy makers, a clean opinion means that the information in the ACFR is accurate and reliable.

In the second report, the auditors address the City's compliance with applicable provisions of Oregon Revised Statutes including requirements related to debt, deposit of public funds,

preparation and adoption of the budget, accounting records and the related internal control structure, etc. The auditors noted that they identified no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The auditors conduct the audit of the City's basic financial statements in accordance with generally accepted auditing standards and the Minimum Standards for Audits of Oregon Municipal Corporations. In addition, as a recipient of federal grants, the City is subject to the Federal Single Audit Act of 1984, which requires that the audit be conducted in accordance with Government Auditing Standards, issued by the Comptroller General of the United States and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). These standards and the Uniform Guidance require that the auditors plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement and whether the City complied with the laws and regulations pertaining to federally-funded programs. In addition to state and federal requirements, the City has a contractual obligation in connection with its debt issuances which requires that the City issue annual audited financial statements.

Two additional reports, beginning on page 167, specifically address compliance with Federal laws, regulations, contracts and grants, and indicate that the auditors found no material instances of the City's noncompliance with these requirements, nor were there any findings or questioned costs noted in relation to Federal awards made to the City.

Management is responsible for the information contained in, and the preparation of, the City's financial statements. To effectively fulfill this responsibility and to contain the cost of auditor services, City staff devotes significant effort to the closing of accounting records, the preparation of schedules and audit workpapers, and the production of the ACFR. This also results in staff expertise being developed on specific financial and service issues that can then be used to assist departments and other pertinent parties.

Professional requirements mandate auditors provide a report to the governing body that addresses any concerns or findings they encountered in such audit-related issues as significant audit findings, accounting estimates and disagreements with management. Moss Adams' memo addressing these issues for fiscal year 2023 is included as Attachment B and it states that there were no concerns that required communication to the Council.

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Eugene for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2022. This was the 47th consecutive year that the City has achieved this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized ACFR, which satisfies both generally accepted accounting principles and applicable legal requirements. In addition, the requirements for the certificate provide much of the information needed for the City's credit assessments.

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

None.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends adoption of the Resolution.

SUGGESTED MOTION

Move to approve a resolution acknowledging receipt of the Annual Comprehensive Financial Report (ACFR) for the City of Eugene, for the fiscal year ended June 30, 2023.

ATTACHMENTS

- A. Resolution
- B. Moss Adams Report to the Governing Body

FOR MORE INFORMATION

Staff Contact: Neil Obringer, Assistant Finance Director
Telephone: 541-682-5394
Staff E-Mail: Nobringer@eugene-or.gov

RESOLUTION NO.

A RESOLUTION ACKNOWLEDGING THE RECEIPT OF THE
ANNUAL COMPREHENSIVE FINANCIAL REPORT OF THE
CITY OF EUGENE FOR THE FISCAL YEAR ENDED
JUNE 30, 2023

The City Council of the City of Eugene finds that:

The firm of Moss Adams has completed the audit of the financial statements of the City of Eugene for the fiscal year ended June 30, 2023, as required by ORS 297.425 and, pursuant to ORS 297.465, reported to the Mayor and City Council on its findings.

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. That the Council hereby acknowledges that it has received the Annual Comprehensive Financial Report for the fiscal year ended June 30, 2023.

The foregoing resolution adopted the 22nd day of January 2024.

City Recorder



Communications with Those
Charged with Governance

City Of Eugene, Oregon

June 30, 2023



MOSSADAMS



Communications with Those Charged with Governance

To the Honorable Mayor and Members of the City Council
City of Eugene, Oregon

We have audited the financial statements the governmental activities, business-type activities, each major fund and the aggregate fund information of the City of Eugene, Oregon (the “City”), as of and for the year ended June 30, 2023. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America and Generally Accepted Government Auditing Standards

As stated in our audit contract dated May 12, 2021 and amendment signed on July 7, 2023, we are responsible for forming and expressing an opinion about whether the financial statements prepared by management, with your oversight, are prepared, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your responsibilities.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. As part of an audit conducted in accordance with those standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control over financial reporting. Accordingly, we considered the City’s internal control solely for the purposes of determining our audit procedures and not to provide assurance concerning such internal control.

We are also responsible for communicating significant matters related to the financial statement audit that, in our professional judgment, are relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

The supplementary information was subject to certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves.

Other Information in the Financial Statements

Management is responsible for the other information included in the financial statements. The other information comprises the introductory section and statistical section, but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon. Our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the audited financial statements. We have read the information, and nothing came to our attention that caused us to believe that such information is materially inconsistent with the financial statements.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in contract.

Significant Audit Findings and Issues

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. The City implemented GASB Statement 96, *Subscription-Based Information Technology Arrangement*. As a subscriber, the City was required to recognize a subscription-based information technology arrangement (SBITA) liability and an intangible right-to-use SBITA asset. The resulting assets and liabilities were recorded at the present value of payments the City is expected to make during the SBITA term.

No other significant, new accounting policies were adopted and there were no changes in the application of existing policies during 2023. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most significant accounting estimates are the remaining useful lives of capital assets being depreciated, lease discount rates used and the decisions to extend lease agreements, and post-employment benefit obligations for retirement and health plans.

Financial Statement Disclosures

The disclosures in the financial statements are consistent, clear and understandable. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- Disclosure of the reporting entity and significant accounting policies in Note 1 to the financial statements. This disclosure reports the operations under the governance of the elected officials, as well as the more significant policies used by the City in the preparation of the financial statements.
- Disclosure of the equity in pooled cash and investments in Note 4(A) to the financial statements.

This disclosure provides the details of the amounts of cash and investments held in the various types of depositories and securities at year end, as well as the details of the nature of the risks inherent in the City's cash and investment portfolio.

- Disclosure of the City's noncurrent liabilities in Note 4(H) to the financial statements. This disclosure provides the details of the amounts and types of debt outstanding at year end along with the repayment terms, significant covenants, and future maturities of principal and interest.
- Disclosure of the City's risk management programs in Note 5(A) to the financial statements. This disclosure provides a summary of the various risks of loss the City is exposed to, and its method of financing those risks. This note also provides a reconciliation of claims liabilities for the past two years. The claims liability is an estimate that is based on assumptions, and actual results could vary significantly from those estimates.
- Disclosure of post-employment pension and healthcare benefits in Notes 5(C)-(F) to the financial statements. These required disclosures include details on the pension and post-retirement health care benefits the City provides its employees. The recorded liabilities for benefits included in the financial statements are estimates based on assumptions regarding future personnel costs and healthcare trend rates, discount rates, and many other actuarial assumptions.

Significant Unusual Transactions

We encountered no significant unusual transactions during our audit of the City's financial statements.

Significant Difficulties Encountered in Performing the Audit

Professional standards require us to inform you of any significant difficulties encountered in performing the audit. No significant difficulties were encountered during our audit of the City's financial statements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of our audit.

Circumstances that Affect the Form and Content of the Auditor's Report

There may be circumstances in which we would consider it necessary to include additional information in the auditor's report in accordance with generally accepted auditing standards, *Government Auditing Standards*, or Minimum Standards for Audits of Oregon Municipal Corporations. There were no circumstances that affected the form and content of the auditor's report.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all factual and judgmental misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. No corrected or uncorrected misstatements were identified during the audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 18, 2023.

Management Consultation with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the City’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Significant Audit Findings or Issues

We are required to communicate to you other findings or issues arising from the audit that are, in our professional judgment, significant and relevant to your oversight of the financial reporting process. There were no such items identified.

This information is intended solely for the use of the City Council and management of the City, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Moss Adams LLP".

Eugene, Oregon
December 18, 2023

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Comment

Meeting Date: January 22, 2024
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 10
Staff Contact: Natalie Venhuda
Contact Telephone Number: 541-682-5042

ISSUE STATEMENT

This item allows members of the public the opportunity to express opinions and provide information to the council. Comments presented during the public comment period should be on city-related issues and should not address items which have already been heard by a Hearings Official, items on the present agenda as a public hearing item, or items related to a quasi-judicial matter after the official record has been closed.

BACKGROUND

Per City Council's operating agreement, speakers at the public comment period will be limited to two and a half minutes and the total time will be limited to 90 minutes total. Speakers will be randomized, and no persons will be allowed to submit a "Request to Speak" form more than 30 minutes prior to the start of the meeting. Persons wishing to speak must sign up to do so not later than 5 minutes after the meeting has been opened by the Mayor or presiding officer.

At the end of the public comment period each member of the Council has the opportunity to respond to comments made. The time allocated to each member of the Council for such responses shall be up to three minutes.

FOR MORE INFORMATION

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Telephone: 541-682-8497
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