



**City Council**

500 E 4th Ave., Suite 302

Eugene, OR 97401

541-682-5010 • 541-682-5414 Fax

[www.eugene-or.gov](http://www.eugene-or.gov)

# EUGENE CITY COUNCIL AGENDA

October 14, 2024

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

City Council meetings are held in a 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>

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**Meeting of October 14, 2024;  
Her Honor Mayor Lucy Vinis Presiding**

**Councilors**

Matt Keating, President  
Emily Semple  
Alan Zelenka  
Greg Evans

Randy Groves, Vice President  
Lyndsie Leech  
Jennifer Yeh  
Mike Clark

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

**1. CEREMONIAL MATTERS**

**2. COMMITTEE REPORTS AND ITEMS OF INTEREST**

**3. CONSENT CALENDAR 1**

**A. Approval of City Council Minutes**

- July 24, 2024 Work Session
- September 9, 2024 Work Session
- September 9, 2024 Meeting

**B. Approval of City Council Tentative Agenda**

**C. Approval of Voting Delegate for League of Oregon Cities Business Meeting**

**4. ACTION: Authorize Additional Urban Renewal Agency Funding for Acquisition of Two Downtown Properties from the City of Eugene**

**5. ACTION: Transfer of Two Downtown Properties to Urban Renewal Agency**

**6. 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](http://www.eugene-or.gov).

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Ceremonial Matters

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Meeting Date: October 14, 2024  
Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
Staff Contact: Cherish Bradshaw  
Contact Telephone Number: 541-682-8340

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### 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 October will be read during the October 14 meeting:

- October 14, 2024 – Indigenous Peoples' Day

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

### ATTACHMENTS

- A) Indigenous Peoples' 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](mailto:cabradshaw@eugene-or.gov)

## OFFICE OF THE MAYOR

### City of Eugene, Oregon

#### PROCLAMATION

**WHEREAS:** Sitting on Kalapuya land, our city is one of more than 150 cities and towns across the nation that recognize today, the second Monday in October, as Indigenous Peoples' Day. Oregon is one of more than a dozen states that recognize this holiday in some form. Since 1977, more and more governing bodies have opted to celebrate Indigenous Peoples' Day. To memorialize this commitment, on March 14, 2016, the City Council adopted Resolution 5148, declaring the second Monday of October as Indigenous Peoples' Day for the City of Eugene, instead of commemorating conquest, we recognize resilience; and

**WHEREAS:** On this day, we celebrate the heritage of Indigenous people to show respect of their history and to enlighten the public toward a better understanding of modern Indigenous communities. In this way, we work to pursue a changed narrative about the history of Indigenous people in Eugene and across the lands. The City values the many contributions made to our community through Indigenous peoples' knowledge, labor, technology, science, philosophy, arts, and deep cultural contributions that have substantially shaped the character of our City and State; and

**WHEREAS:** Since time immemorial, the Kalapuya people have been the Indigenous stewards to our region building dynamic communities, maintaining balance with wildlife, and enacting sustainable land practices. A land acknowledgement is a way of resisting the erasure of Indigenous histories and to honor Native communities by inviting truth and reconciliation. Following treaties between 1851 and 1855, Kalapuya people were dispossessed of their Indigenous homeland by the United States government and forcibly removed to the Coast Reservation in Western Oregon. As we consider the impacts of colonization, we also acknowledge the strength and resiliency of displaced Indigenous people; and

**WHEREAS:** The City of Eugene is built within the traditional homelands known as Kalapuya Ilihi. Kalapuya descendants are citizens of the Confederated Tribes of Grand Ronde Community of Oregon and the Confederated Tribes of Siletz Indians of Oregon, they continue to make contributions in our communities here and across the lands. We express our respect for the inherent political sovereignty of all federally recognized Tribal Nations and Indigenous people who live in the State of Oregon and across the nation.; and

**WHEREAS:** Our commemoration of Indigenous Peoples' Day is one step on the path to replacing harmful historic untruths with knowledge about displacement, genocide and loss, resilience and belonging. Indigenous Peoples' Day pushes against erasure and urges reevaluation of history and recognize Indigenous representation,

equality, and justice. We are inspired by local and regional Indigenous people who continue to fight against the systemic racism and injustices inflicted by the United States government. We are committed to improving our City's actions that pursue a higher quality of life and well-being for our Indigenous communities; and

**WHEREAS:** As Mayor, I stand with city leadership for inclusivity and the recognition of past harm and offer our commitment to work towards change. We pledge better government-to-government relationships between the City and local Tribal nations. We will build the foundation for respectful and strengthened intergovernmental relationships by committing ourselves to a deeper understanding of the effects of colonization, the current needs of our Indigenous community, and connections that allow us to collaborate on shared interests; and

**NOW, THEREFORE,** I, Lucy Vinis, Mayor of the City of Eugene, Oregon, do hereby proclaim support of the recognition of Indigenous Peoples' Day on the second Monday in October and ask the residents of Eugene to utilize this day as an opportunity to reflect on the strength and resilience of Indigenous people; to recognize the importance of Indigenous Peoples everywhere; to celebrate their thriving cultures and values; to stand in solidarity with Indigenous peoples elsewhere; to encourage other businesses, organizations, and public institutions to recognize Indigenous Peoples' Day on the second Monday in October; and to commit to continue efforts to promote the well-being and growth of Eugene's Indigenous community.

***“Indigenous Peoples’ Day”***

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*Mayor Lucy Vinis*

*City of Eugene*

*October 14, 2024*

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Approval of City Council Minutes

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Meeting Date: October 14, 2024  
Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3A  
Staff Contact: Natalie Venhuda  
Contact Telephone Number: 541-682-8497

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### 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 meeting and work sessions on July 24, 2024 and September 9, 2024.

### ATTACHMENTS

- A. July 24, 2024 Work Session
- B. September 9, 2024 Work Session
- C. September 9, 2024 Meeting

**FOR MORE INFORMATION**

Staff Contact: Natalie Venhuda, City Council Coordinator

Telephone: 541-682-8497

Staff E-Mail: [nvenhuda@eugene-or.gov](mailto:nvenhuda@eugene-or.gov)

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

**July 24, 2024**  
**12:00 p.m.**

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

**Councilors Absent:** Lyndsie Leech

Mayor Vinis opened the July 24, 2024, Eugene City Council Work Session in a virtual format.

**1. WORK SESSION: Strategic Plan Annual Report**

City Manager, Sarah Medary, introduced Strategic Planning and Performance Program Manager, Jason Derick, who provided an update on the organizational efforts to advance the City Council's and community's priorities.

**Councilor Discussion:**

- Mayor Vinis – noted interest in the 61 percent completion of actions in the Climate Action Plan and the 6,000 public record requests; noted the Strategic Plan has enabled the City to reference and coordinate existing plans as well as provided the City strong foundation for legislative requests; noted success on legislative agendas this past year.
- Councilor Keating – noted concern about wildfire danger from his recent trip, and his interest in wildfire planning and fuels management; noted excitement with the 61 percent completion of actions in the Climate Action Plan; noted a constituent reached out to him about the City's reporting system being down but could not confirm which reporting system; asked the best way to report problems like vehicle camping or aggressive dogs when the system is down; asked if City's employer rating category included for-profit entities; asked what action items the City can do to become a top five employer of its size in Oregon; asked how the City could communicate with as many residents as possible; asked how the City communicates through the Newsroom.
- Councilor Groves – noted interest in reaching residents who do not typically complete surveys; noted interest in how residents access information and developing a plan to reach as many community members as possible; noted that he sometimes receives complaints from community members for work the City is not involved in; stated interest in communicating better the work and responsibility of different government entities; asked how many record requests are from repeat requesters versus unique requestors.

- Councilor Yeh – noted her appreciation for the Strategic Plan implementation process, particularly the involvement of community and staff; asked if there is a way to capture challenges the City faces in its Strategic Plan.
- Councilor Semple – noted appreciation for the execution, accessibility, and visibility of the Strategic Plan; stated her original apprehension with the Strategic Plan process, and how her views have changed; noted how encouraging it has been to see the City’s progress on certain Strategic Plan efforts.
- Councilor Keating – noted the current wildfire season’s impacts in the county; stated interest in Eugene Springfield Fire’s Wildfire Planning and Fuels Management team impact on the community in the short and long term; noted interest in how the community is safer with its investment in the team and a desire to learn more about the program.
- Councilor Groves – noted reducing fuel load contributes greatly to preventing and mitigating fuels to make it safer; noted it must be an ongoing process as fuels regrow within a couple of years; noted having defensible spaces around structures is vital to provide community safety.
- Mayor Vinis – noted Eugene’s heat dome two weeks previously did not result in a surge of complaints; asked if the City and County responses met community needs.
- Councilor Yeh – noted interest in receiving information on the changes in cultural services, how they are supporting other groups instead of doing their own programming, and what the effects have been.

## **2. WORK SESSION: City Manager Updates**

City Manager, Sarah Medary, informed Council of upcoming Agenda Items and introduced Central Services Executive Director, Mia Cariaga, who provided an overview of the steps to fill the Interim Police Auditor role.

### Councilor Discussion:

- Councilor Keating – noted the City Hall had a ribbon cutting on July 18, 2024 to celebrate its grand opening and has had three meetings in the new City Hall; expressed appreciation for City staff orchestrating City meetings and events.
- Mayor Vinis – noted appreciation for staff, particularly at the July 22, 2024 City Council Meeting.

Mayor Vinis adjourned the meeting at 1:03 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 Work Session Eugene, Oregon 97401

September 9, 2024  
5:30 p.m.

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

**Councilors Absent:** Greg Evans

Mayor Vinis opened the September 9, 2024, work session of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

#### 1. **WORK SESSION and POTENTIAL ACTION: Interim Police Auditor**

Central Services Executive Director, Mia Cariaga and Council President Keating discussed the appointment of an Interim Police Auditor.

**MOTION:** Councilor Keating, seconded by Councilor Groves moved to appoint Mark Gissiner as the Interim Police Auditor and authorize the Council President and Vice President to negotiate and execute an Interim Police Auditor employment agreement with compensation including a base salary, living allowance, and incidentals not exceeding the maximum annual amount currently budgeted for the position of Police Auditor.

#### Councilor Discussion:

- Councilor Groves – asked how the current situation compares with similar past interim appointments.
- Councilor Zelenka – noted he had enjoyed working with the previous police auditor, Mark Gissiner; stated he would be glad if Mark Gissiner came out of retirement and served in the interim role; noted there would be no impact to the budget.
- Councilor Clark – asked about the role Mark Gissiner would play in the selection of a permanent police auditor; asked about the cost of consulting with Mark Gissiner to fill the role; suggested adding a friendly amendment to the motion to empower Council officers to negotiate counseling services with Mark Gissiner; noted it may be valuable to clarify if recruiting would be part of his role as interim auditor.
- Councilor Zelenka – stated he expects assistance with the recruitment of a permanent auditor is part of the interim auditor's duties; noted it may be useful to send Mark Gissiner to the police auditor conference in October as a representative of the City; spoke in favor of hiring additional consulting services to assist in the recruitment process.

**VOTE: 7:0 PASSED**

## 2. WORK SESSION: Financial Condition

City Manager, Sarah Medary, introduced Twylla Miller, Chief Financial Officer who presented on the financial condition of the General Fund.

### Councilor Discussion:

- Councilor Groves – noted his appreciation for the presentation; asked if inflation is causing the additional budget gap in Fiscal Year (FY) 26; asked if there is a discussion about property tax reform at the state level; stated the importance of good communication with the public as discussions of tax reform develop; noted concerns about implementing a fire fee.
- Councilor Keating – noted concerns about implementing a fire fee; noted he misses the interactive budget feature on the City website; asked if there is a place on the City website that breaks down non-departmental programs and their cost and impact on the city; stated he is looking forward to learning more about the proposed fire service fee.
- Councilor Zelenka – stated the importance of context when discussing the City’s budget; noted 13 of the last 16 budgets have been cut budgets; noted the City has the lowest number of employees per capita in 18 years and is still providing excellent service to the community; stated while the budget deficit is concerning, he is optimistic about the direction of the City.

The meeting was adjourned at 6:10 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**

**September 9, 2024  
7:30 p.m.**

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

**Councilors Absent:** Greg Evans

Mayor Vinis opened the September 9, 2024, meeting of the Eugene City Council in hybrid in-person and virtual format at 500 E. 4th Avenue, Eugene, OR 97401, North Building.

**1. CEREMONIAL MATTERS**

Mayor Vinis read a proclamation for National Hispanic Heritage Month.

**2. COMMITTEE REPORTS AND ITEMS OF INTEREST**

- Councilor Keating – noted it was National Voter Registration month and explained how to check and update one’s voter registration.

**3. CONSENT CALENDAR 1**

**A. Approval of City Council Minutes**

- June 10, 2024 Meeting
- June 12, 2024 Work Session
- June 24, 2024 Work Session
- June 24, 2024 Meeting
- June 26, 2024 Work Session
- July 8, 2024 Meeting

**B. Approval of City Council Tentative Agenda**

**MOTION:** Councilor Keating, seconded by Councilor Groves, moved to approve the items on Consent Calendar 1. **VOTE: 7:0 PASSED**

**4. CONSENT CALENDAR 2**

**A. Real Property Disposal: Inadvertent Gap of Right of Way**

**B. Approval of a Resolution Annexing Land to the City of Eugene (Assessor’s Map 17-04-14-41, Tax Lot 00201, Located at 255 Maxwell Road) (City File: A 24-9)**

**C. Approval of a Resolution Annexing Portions of the Right-of-Way of Howard Avenue and North Park Avenue to the City of Eugene (Areas Identified as a Portion of the Howard Avenue Right-of-Way Between River Road and North Park Avenue and a Portion of the North Park Avenue Right-of-Way Between Maxwell Road and Howard Avenue (Assessor’s Map Nos. 17-04-13 And 17-04-14)) (City File: Howard and North Park; A 24-11)**

**MOTION:** Councilor Keating, seconded by Councilor Groves, moved to approve the items on Consent Calendar 2.

Council Discussion:

- Councilor Leech – pulled item 4C, Approval of a Resolution Annexing Portions of the Right-of-Way of Howard Avenue and North Park Avenue to the City of Eugene, from Consent Calendar 2 and requested that it be discussed after Public Comment.

**VOTE: 7:0 PASSED**

**5. ACTION: An Ordinance Concerning the Central Commercial Sign Code Standards and the Downtown Riverfront Special Area Zone, Amending Section 9.6670(3) of the Eugene Code, 1971.**

**MOTION:** Councilor Keating, seconded by Councilor Groves, moved to adopt an Ordinance Concerning Central Commercial Sign Standards, Amending Section 9.6670 of the Eugene Code, 1971, and Providing an Effective Date.

Council Discussion:

- Councilor Groves – asked staff to speak to the topic.

**VOTE: 6:1** (opposed by Councilor Keating)

Council Discussion:

- Councilor Keating – asked staff about the new voting system technology in Council Chambers, and if it was possible to make Councilors' votes visible before the final count.

**6. PUBLIC COMMENT**

1. Mark Bond – spoke in favor of lowering speed limits and increasing bus accessibility in the Bethel area.
2. Lin Woodrich – spoke about the need for a public health overlay zone in Bethel.
3. Rob Yost – spoke about his homelessness experience in Eugene and the importance of the Breakfast Brigade.
4. Zach Mullholand – spoke in favor of adopting public health development standards.
5. Iezak Bell – spoke about the importance of the Breakfast Brigade.
6. Kamryn Stringfield – spoke about the importance of socially responsible investing.
7. Jessica Kirk – spoke about being a ward of the state with her brother.
8. David Igl – spoke about Oregon history and the Ferry Street Bridge community.
9. Mike McFarlane – asked for the removal of the dangerous Millrace Low Head Dam.
10. David Ivan Piccioni – spoke about past relationships.
11. Rev. Wayne Martin – spoke about the importance of the Breakfast Brigade.
12. Frank Harper – asked for the removal of the dangerous Millrace Low Head Dam.
13. John Monroe – spoke about the local treatment of unhoused individuals.
14. Peter Simmeth – spoke about the importance of safe sidewalks.
15. Curtis Blankinship – spoke about the concept of “zombie” properties and ways to increase housing.

16. Thomas Hiura – spoke against the genocide in Gaza.

Council Discussion:

- Councilor Groves – noted it is complicated to change speed limits; asked for an update on the public health overlay zone; noted the danger presented by the Millrace Low Head Dam; noted other dangers in the Willamette River.
- Councilor Yeh – noted she would be at the Springfield History Museum’s booth at the upcoming commemorative celebration for the 75<sup>th</sup> anniversary of the Ferry Steet Bridge community; asked for an update on the City’s efforts to work with the Breakfast Brigade to resolve their permit compliance issues.
- Councilor Keating – noted his appreciation for those who came to speak on behalf of the Breakfast Brigade; noted his appreciation for Active Bethel Community speaking about traffic calming; stated he would like to see additional speed trailers deployed throughout the community; thanked those who spoke about sidewalk safety; noted his interest in the concept of “zombie” properties; stated his interest in establishing a vacancy tax; stated Rob Yost is welcome to join the community anytime and wished him well.
- Councilor Zelenka – noted he has respect for the power of rivers and always wears his life vest; stated it is a good idea to remove the Millrace Low Head Dam; suggested warning signs be added upstream until the dam is removed; noted interest in sidewalks being fixed at the time of sale; asked about the current process for sidewalk repair; noted the current system for repair is haphazard and relies on the homeowner.
- Councilor Semple – noted her appreciation for the evening’s speakers; stated her hope that the City can find a good solution for the Breakfast Brigade; noted there are many broken sidewalks in her neighborhood which have caused her to trip; stated she has worked with staff in the past about the sidewalk issue.
- Mayor Vinis – noted she doesn’t have an update on the issue of ethical investing.

**7. CONSENT CALENDAR 2 – Item pulled for discussion.**

**C. Approval of a Resolution Annexing Portions of the Right-of-Way of Howard Avenue and North Park Avenue to the City of Eugene (Areas Identified as a Portion of the Howard Avenue Right-of-Way Between River Road and North Park Avenue and a Portion of the North Park Avenue Right-of-Way Between Maxwell Road and Howard Avenue (Assessor’s Map Nos. 17-04-13 And 17-04-14)) (City File: Howard and North Park; A 24-11)**

Council Discussion:

- Councilor Leech – asked staff to speak to the topic.

**MOTION:** Councilor Keating, seconded by Councilor Groves, moved approval of item 4C as previously described under Consent Calendar 2. **VOTE: 7:0 PASSED**

Mayor Vinis adjourned the meeting at 8:42 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



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## Approval of Tentative Working Agenda

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Meeting Date: October 14, 2024  
Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3B  
Staff Contact: Katie LaSala  
Contact Telephone Number: 541-682-5010

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### 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](mailto:klasala@eugene-or.gov)



# City Council Tentative Agenda

Updated October 8, 2024

Materials and information about how to access meetings available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

| October 2024                                                            |           |         |                                                                                                                                                                                                                                                                                                                                                                                                        |         |                                                                                |
|-------------------------------------------------------------------------|-----------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------|
| Date                                                                    | Day       | Time    | Title                                                                                                                                                                                                                                                                                                                                                                                                  | Length  | Dept Contact                                                                   |
| 14-Oct                                                                  | Monday    | 5:30 pm | Mental Health and Substance Abuse Services and Programs (Part 1) (Work Session)                                                                                                                                                                                                                                                                                                                        | 90 min  | Kristie Hammitt, CS                                                            |
| <i>Work Session Location: City Hall Council Chambers and Virtual</i>    |           |         |                                                                                                                                                                                                                                                                                                                                                                                                        |         |                                                                                |
| 14-Oct                                                                  | Monday    | 7:30 pm | Ceremonial Matters<br><br>Committee Reports and Items of Interest<br><br>Approval of Voting Delegate for League of Oregon Cities Business Meeting (Consent Calendar 1)<br><br>Authorize Urban Renewal Agency Funding for Acquisition of Two Downtown Properties from the City of Eugene (URA Action)<br><br>Transfer of Two Downtown Properties to Urban Renewal Agency (Action)<br><br>Public Comment |         | Ethan Nelson, CS<br><br><br><br><br>Will Dowdy, PDD<br><br><br>Will Dowdy, PDD |
| <i>Council Meeting Location: City Hall Council Chambers and Virtual</i> |           |         |                                                                                                                                                                                                                                                                                                                                                                                                        |         |                                                                                |
| 16-Oct                                                                  | Wednesday | 12 pm   | Urban Forestry Vision and Action Plan (Work Session)                                                                                                                                                                                                                                                                                                                                                   | 45 mins | Carrie Peterson, PW                                                            |
|                                                                         |           |         | Police Commission Annual Report (Work Session)                                                                                                                                                                                                                                                                                                                                                         | 45 mins | Holly Mathews, EPD                                                             |
| <i>Work Session Location: Virtual Only</i>                              |           |         |                                                                                                                                                                                                                                                                                                                                                                                                        |         |                                                                                |
| 21-Oct                                                                  | Monday    | 5:30 pm | Recruitment Firm Selection – Police Auditor (Work Session)                                                                                                                                                                                                                                                                                                                                             | 45 mins | Keri Beraldo, CS                                                               |
|                                                                         |           |         | Sustainability Commission FY24 Annual Report and FY25 Work Plan (Work Session)                                                                                                                                                                                                                                                                                                                         | 45 mins | Danielle Klinkebiel, PW                                                        |
| <i>Work Session Location: City Hall Council Chambers and Virtual</i>    |           |         |                                                                                                                                                                                                                                                                                                                                                                                                        |         |                                                                                |
| 23-Oct                                                                  | Wednesday | 12 pm   | Revenue Proposal: Fire Service Fee (Work Session)                                                                                                                                                                                                                                                                                                                                                      | 45 mins | Twylla Miller, CS                                                              |



Work Session



Action



Public Hearing



Public Comment



Consent Calendar



Committee Reports/Items of Interest



Ceremonial Matters



Pledge of Allegiance

|                                                                         |           |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                                                                                  |
|-------------------------------------------------------------------------|-----------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------|
|                                                                         |           |         |  Downtown Core Housing Initiative – Accelerated MUPTE (Work Session and Possible Action)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 45 mins                | Amanda D'Souza, PDD                                                                                              |
| <i>Work Session Location: Virtual Only</i>                              |           |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                                                                                  |
| 28-Oct                                                                  | Monday    | 5:30 pm |  Topic Pending Confirmation (Work Session)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 45 mins                | Staff                                                                                                            |
|                                                                         |           |         |  Topic Pending Confirmation (Work Session)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 45 mins                | Staff                                                                                                            |
| <i>Work Session Location: City Hall Council Chambers and Virtual</i>    |           |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                                                                                  |
| 28-Oct                                                                  | Monday    | 7:30 pm |  Ceremonial Matters<br> Committee Reports and Items of Interest<br> Approval of a Resolution Annexing Right-of-Way Identified as a Portion of Gilham Road (Gilham Rd; A 24-13) (Consent Calendar 2)<br> Approval of a Resolution Annexing Land at 320 Ferndale Drive (A 24-12 Ferndale Drive) (Consent Calendar 2)<br> Floodplain Land Use Code Update Initiation (Consent Calendar 2)<br> Public Passenger Vehicle Code Amendment (EC 3.345(7)) (Action)<br> Public Comment |                        | <br><br><br>Brai Black, PDD<br><br><br>Nick Gioello, PDD<br><br><br>Jack Blackham, PW<br><br><br>Jeff Petry, PDD |
| <i>Council Meeting Location: City Hall Council Chambers and Virtual</i> |           |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                                                                                  |
| 30-Oct                                                                  | Wednesday | 12 pm   |  Voluntary Annexations (Work Session)<br> River Road Santa Clara On-Street Parking Issues (Work Session)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 45 mins<br><br>45 mins | Alissa Hunter, PDD<br><br>Jeff Petry, PDD                                                                        |
| <i>Work Session Location: Virtual Only</i>                              |           |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                                                                                  |

| November 2024                              |           |       |                                                                                                                                                                                                                                                                                                          |                        |                                          |
|--------------------------------------------|-----------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------|
| Date                                       | Day       | Time  | Title                                                                                                                                                                                                                                                                                                    | Length                 | Dept Contact                             |
| 13-Nov                                     | Wednesday | 12 pm |  Climate Friendly Areas Selection (Work Session and Possible Action)<br> Eugene Youth: Opportunities and Challenges (Work Session) | 45 mins<br><br>45 mins | Leah Rausch, PDD<br><br>Josh Bates, LRCS |
| <i>Work Session Location: Virtual Only</i> |           |       |                                                                                                                                                                                                                                                                                                          |                        |                                          |

|                                                                         |           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                       |
|-------------------------------------------------------------------------|-----------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
| 18-Nov                                                                  | Monday    | 5:30pm |  Comcast of Oregon II, Inc. Cable Franchise Extension (Public Hearing)<br> Middle Housing Remand (Public Hearing)<br> Topic Pending Confirmation (Public Hearing)                                                                                                        |                        | Jay Runte, CS<br><br>Jeff Gepper, PDD |
| <i>Public Hearing Location: City Hall Council Chambers and Virtual</i>  |           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                       |
| 20-Nov                                                                  | Wednesday | 12 pm  |  Topic Pending Confirmation (Work Session)<br> Community Safety Initiative System Update (Work Session)                                                                                                                                                                                                                                                  | 30 mins<br><br>60 mins | Staff<br><br>Kristie Hammitt, CS      |
| <i>Work Session Location: Virtual Only</i>                              |           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                       |
| 25-Nov                                                                  | Monday    | 5:30pm |  Mental Health and Substance Abuse Services and Programs (Part 2) (Work Session)                                                                                                                                                                                                                                                                                                                                                          | 90 mins                | Kristie Hammitt, CS                   |
| <i>Work Session Location: City Hall Council Chambers and Virtual</i>    |           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                       |
| 25-Nov                                                                  | Monday    | 7:30pm |  Committee Reports and Items of Interest<br> Comcast of Oregon II, Inc. Cable Franchise Extension (Possible Action)<br> Middle Housing Remand (Possible Action)<br> Public Comment |                        | Jay Runte, CS<br><br>Jeff Gepper, PDD |
| <i>Council Meeting Location: City Hall Council Chambers and Virtual</i> |           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                       |

| December 2024                                                                    |         |         |                                                                                                                                                                                                                                                                                   |                        |                           |
|----------------------------------------------------------------------------------|---------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------|
| Date                                                                             | Day     | Time    | Title                                                                                                                                                                                                                                                                             | Length                 | Dept Contact              |
| 3-Dec                                                                            | Tuesday | 5:30 pm |  Tentatively Scheduled - Budget Committee: Supplemental Budget (Budget Committee Meeting)                                                                                                      |                        | Christina Wozniak, CS     |
| <i>Budget Committee Meeting Location: City Hall Council Chambers and Virtual</i> |         |         |                                                                                                                                                                                                                                                                                   |                        |                           |
| 9-Dec                                                                            | Monday  | 5:30 pm |  Topic Pending Confirmation (Work Session)<br> Update on Building Decarbonization Strategies (Work Session) | 45 mins<br><br>45 mins | Staff<br><br>Ian Penn, PW |
| <i>Work Session Location: City Hall Council Chambers and Virtual</i>             |         |         |                                                                                                                                                                                                                                                                                   |                        |                           |
| 9-Dec                                                                            | Monday  | 7:30 pm |  Ceremonial Matters<br> Committee Reports and Items of Interest                                             |                        |                           |

|                                                                  |           |       |                                                                                                                                                                              |         |                     |
|------------------------------------------------------------------|-----------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------------|
|                                                                  |           |       |  COE Supplemental Budget<br>(Public Hearing and Action)                                      |         | Liz Butterfield, CS |
|                                                                  |           |       |  URA Supplemental Budget<br>(Public Hearing and Action)                                     |         | Liz Butterfield, CS |
|                                                                  |           |       |  Resolution acknowledging receipt of the<br>ACFR for the COE<br>(Action)                    |         | Brett Gomsrud, CS   |
|                                                                  |           |       |  Resolution acknowledging receipt of the<br>annual financial report for the URA<br>(Action) |         | Brett Gomsrud, CS   |
|                                                                  |           |       |  Public Comment                                                                             |         |                     |
| Council Meeting Location: City Hall Council Chambers and Virtual |           |       |                                                                                                                                                                              |         |                     |
| 11-Dec                                                           | Wednesday | 12 pm |  Climate and Sustainability Revenue Options<br>(Work Session)                               | 45 mins | Twylla Miller, CS   |
|                                                                  |           |       |  City Manager Update<br>(Work Session)                                                      | 45 mins | Sarah Medary, CS    |
| Work Session Location: Virtual Only                              |           |       |                                                                                                                                                                              |         |                     |

**Note: Council Winter Break December 12 – January 12**

| UPCOMING PUBLIC HEARINGS |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                 |
|--------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Date/Time                | Topic/Title                                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Staff Contact                                                                                   |
| Nov 18,<br>5:30 pm       | Comcast of Oregon II, Inc.<br>Cable Franchise<br>Extension | The City Council will hold a public hearing to consider an ordinance concerning the Comcast of Oregon II, Inc. Cable Franchise Extension. This public hearing will provide opportunity for public comment on a proposed ordinance extending Comcast's cable television franchise agreement until December 31, 2025. The proposed ordinance will be posted online: <a href="https://www.eugene-or.gov/1781/Proposed-Ordinances">https://www.eugene-or.gov/1781/Proposed-Ordinances</a> | Jay Runte<br><a href="mailto:JRunte@eugene-or.gov">JRunte@eugene-or.gov</a><br>541-682-5590     |
| Nov 18,<br>5:30pm        | 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: <a href="https://www.eugene-or.gov/1781/Proposed-Ordinances">https://www.eugene-or.gov/1781/Proposed-Ordinances</a>                                                        | Jeff Gepper<br><a href="mailto:JGepper@eugene-or.gov">JGepper@eugene-or.gov</a><br>541-682-5282 |

| Approved Work Session Polls to be Scheduled                                                   | Councilor     | Date Approved |
|-----------------------------------------------------------------------------------------------|---------------|---------------|
| Gas Stations – Oct 18, 2023; follow-up work session - TBD                                     | Keating       | 4/15/22       |
| Mental Health and Substance Abuse Services/Programs in Oregon – Oct 14, 2024 and Nov 25, 2024 | Zelenka/Leech | 2/29/24       |

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Approval of Voting Delegate for League of Oregon Cities Business Meeting

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Meeting Date: October 14, 2024  
Department: Central Services-City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3C  
Staff Contact: Ethan Nelson  
Contact Telephone Number: 541-682-5245

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### ISSUE STATEMENT

This item is for Council to approve the City's voting delegate for the League of Oregon Cities (LOC) business meeting on October 19, 2024. At the League of Oregon Cities 99th Annual Conference on October 17-19, there will be a LOC Business Meeting with the opportunity for member cities to vote on LOC Board of Directors nominations and a revision to the LOC Constitution. Per City Council's Operating Agreements, if the Mayor or councilors attend, an official voting delegate should be selected by the City Council.

### BACKGROUND

Created in 1925 through an intergovernmental agreement, the LOC provides a variety of services to Oregon's 241 incorporated cities. The predominate service that LOC provides to the City of Eugene is legislative advocacy.

### City of Eugene's Voting Delegate

The [Eugene City Council Operating Agreement](#), Section 9.03-Attending Conferences, Other Meetings, provides direction to the City Council for designating the Council's voting delegate for LOC related items.

*'Participating in state and national groups such as the League of Oregon Cities and the National League of Cities presents the opportunity to enhance skills and knowledge and is an important avenue for the Mayor and councilors to advocate for the members of the community and the city itself. If the Mayor or councilors attend meetings of these organizations, an official voting delegate should be selected by the City Council. This voting delegate, to the greatest extent possible, informs the Mayor and City Council of issues or matters on which the voting delegate may be asked to vote. If there is existing City or Council policy, the voting delegate will vote in accordance with that policy. When providing a report to the council (see Section 10.06), votes of the delegate should be included in that report.'* -Section 9.03

### LOC Annual Business Meeting

As part of the [LOC's 99th Annual Conference](#), the Annual Business Meeting is scheduled for Saturday, October 19 at 11 a.m. At the meeting, city representatives will vote to elect the LOC Board of Directors for 2025 and on proposed amendments to the LOC Constitution. Because each

October 14, 2024 Meeting – Item 3C

member city is entitled to only one vote in this process, cities are asked to identify a voting delegate. This year's meeting will be a hybrid meeting, so members can attend and vote in-person or virtually.

#### LOC Board of Directors

The LOC is governed by a [board of directors](#) consisting of four officers who serve one year in each position, and 12 directors who serve three-year terms. Nine directors are elected city officials, and three directors are appointed city staff. In the first year of the appointed city staff member's term, they are non-voting. During the final year of the appointed city staff member's term, they serve, with the four officers, on the LOC's Executive Committee.

For the 2024 Annual Meeting, the following positions will be voted on:

- Vice President
- Treasurer
- Three elected official Directors
- One appointed official Director

The nominations for the vacant board positions will not be decided until the Nominating Committee holds its meeting on Thursday, October 17th at 5 p.m.. Due to the delayed nature of the nominations, staff is recommending City Council utilize a 'Voting Framework' that will provide direction for the voting delegate to use with their discretion based on the final candidates.

#### *Recommended Voting Framework*

At times, a voting delegate may not have specific direction from the City Council and will need to utilize discretion in representing the City Council. The following interests are provided to support the voting delegate's decision, crafted with the focus of LOC in mind.

- Utilize City Code, adopted Council Policy or approved Plans, City Legislative Policy, or City Legislative Priorities to inform decision making.
- Consider the role Eugene serves as a state-wide leader in city governance and innovation.
- Consider the perspectives of a large city in contrast to those of most smaller LOC member cities.
- Recognize the importance of cooperation for LOC's representation at the state level.

#### Revision to LOC Constitution

The LOC Board of Directors adopted a new Code of Ethics (Attachment A) at their June 2024 Board Meeting. At the October 19th Business Meeting, a corresponding revision to the LOC Constitution (Attachment B) is being proposed, which will implement the 'Sanctions' (Section 6) of the Violations Procedure.

Specifically, in the LOC Constitution a new subsection will be added to: Article IV-Officers and Committees, Section 6. Vacancies-Occurrence. The office of a member of the Board becomes vacant:

*(c) "Upon decision of the Board that the incumbent is in violation of the LOC Board Code of Ethics and removal is an appropriate sanction."*

## **NEXT STEPS**

City Council President Matt Keating plans to attend the LOC Business Meeting and has offered to serve as the voting delegate. Upon approval by the City Council, City Council President Matt Keating will serve as the City's voting delegate for the 2024 LOC Business Meeting voting process.

## **RELATED CITY POLICIES**

[Eugene City Council Operating Agreements](#): provides guidance for Council selection of voting delegates.

[Eugene City Council Vision, Values, Goals and Outcomes](#): provides foundation for developing the 'Recommended Framework' for delegate voting.

## **PREVIOUS COUNCIL DIRECTION**

None.

## **COUNCIL OPTIONS**

1. Choose a delegate to vote in 2024 League of Oregon Cities business meeting or
2. Not choose a delegate and refrain from voting in the 2024 League of Oregon Cities business meeting.

## **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends choosing a delegate, participating and voting in the League of Oregon Cities business meeting.

## **SUGGESTED MOTION**

Move to approve Council President Keating as the voting delegate for the LOC Business Meeting, utilizing the "Recommended Voting Framework" for LOC Board of Director selection, and direct the delegate to vote in support of the revised LOC constitution.

## **ATTACHMENTS**

- A. LOC Code of Ethics and Violations Procedure
- B. LOC Constitution with Proposed Amendments

## **FOR MORE INFORMATION**

Staff Contact: Ethan Nelson, Intergovernmental Relations Manager  
Telephone: 541-682-5245  
Staff E-Mail: [enelson@eugene-or.gov](mailto:enelson@eugene-or.gov)

**LOC Code of Ethics**

The vision of the LOC is that all Oregonians live in thriving communities that are equitable, healthy, and safe. The LOC's mission is to be the essential and trusted partner for local, state, federal, and community leaders in developing policy and legislation to empower Oregon's cities through collaboration, advocacy, training, and sharing best practices.

To further this vision and mission, certain principles, shall govern the conduct of every member of the LOC board, who shall:

1. Affirm the dignity and worth of local government services and maintain a deep sense of social responsibility as a trusted public leader.
2. Be dedicated to the highest ideals of honor and integrity in all public and personal relationships in order that the member may merit the respect and confidence of the elected officials, of other officials and employees, and of the public.
3. Serve the best interests of all community members.
4. Recognize that elected representatives are accountable to their community for the decisions they make.
5. Manage all LOC matters with fairness and impartiality.
6. Recognize that public office is a public trust and a member shall not leverage their position for personal gain or benefit.
7. Remain dedicated to ideals of honor and integrity. Insist on performance which will merit the respect and confidence of peers and public.
8. Emphasize friendly and courteous service to the LOC membership and seek to improve the quality and image of public leadership.
9. Handle each issue without discrimination on the basis of principle and justice.

## **Code of Ethics Violation Procedure**

### **Section 1: LOC Code of Ethics.**

The LOC Code of Ethics is a set of standards that all LOC board members will be held accountable.

### **Section 2. Complaints Against LOC Board Members.**

The LOC shall investigate all ethics complaints against members of the LOC Board of Directors. The following policy outlines this procedure.

- A. Complaint. All complaints must be submitted in writing and directed to the LOC President and Executive Director. If the LOC President and/or Executive Director has a conflict of interest relating to the complaint, the complaint shall be directed to the LOC Vice President and General Counsel. The complaint must be accompanied by documentation that supports the allegation of a violation of the Code of Ethics. The Complainant may remain anonymous other than to those directly involved in the investigation and adjudication of the complaint.
- B. Leave of Absence. Upon receipt of a complaint, the LOC President and/or Executive Director (or the Vice President and/or General Counsel, as appropriate) may call a special meeting of the Executive Committee to consider whether the Respondent shall be placed on a leave of absence from the Board during the investigation and adjudication of the matter.
- C. Notice to Respondent. If the complaint demonstrates the member's conduct may have violated the Code of Ethics and contains appropriate documentation, a copy of the complaint will be provided to the Respondent.
- D. Response. Once the Respondent is in receipt of a complaint copy, they will have 30 days to provide a written response.

### **Section 3. Review and Investigation.**

- A. Investigation. The LOC Executive Committee will be convened within 30 days to review the complaint and the Respondent's response. During this meeting, the Executive Committee may determine whether a violation occurred or request investigate the complaint if it is unable to determine whether or not a violation occurred. The Executive Committee may convene additional meetings to review additional documentation provided as a result of additional investigations. The Respondent shall be provided with an opportunity to address the Executive Committee during all meetings.
- B. Preliminary Determination. Once the Executive Committee deems that the investigation is complete, the Executive Committee will provide a written preliminary determination of whether or not a violation of the Code of Ethics occurred. This preliminary determination shall be forwarded to the Board of Directors. If the Executive Committee determines that a violation occurred, it will also recommend an appropriate sanction for the Board of Directors' consideration. A copy of the preliminary determination shall be provided to the Respondent.

1201 Court St. NE, Suite 200, Salem, OR 97301-4194 • 503-588-6550 • 800-452-0338 • fax: 503-399-4863 • [www.orcities.org](http://www.orcities.org)

#### Section 4: Determination.

LOC Board of Directors Review. Upon receipt of a preliminary determination and any recommended sanction provided by the Executive Committee, the Board of Directors will convene to review, discuss, and consider the recommendation from the Executive Committee. The Respondent shall be allowed to address the Board during this meeting.

- A. If the Board of Directors determines that a violation of the Code of Ethics more likely than not did occur, the President will provide written notice to the Respondent of this finding and notice to the Complainant indicating that the matter has been closed.
- B. If the Board of Directors determines that a violation occurred, the President will provide written notice to the Respondent of this determination. The notice will include any sanctions imposed. The Respondent will have 15 days to request in writing an appeal of this determination.

#### Section 5: Appeal and Final Action.

- A. Appeal of Determination. If the Respondent submits a timely appeal of the Board's initial determination, the Executive Committee will be convened within 30 days to review the appeal. The Respondent shall be allowed to address the Executive Committee during this meeting. The Executive Committee will determine and propose a final action on the complaint. The Executive Committee will forward its proposed final action to the Board of Directors. Upon receipt of the proposed final action, the Board of Directors will convene to review the proposed final action. The Respondent shall be allowed to address the Board of Directors during this meeting.
- B. Final Action. Upon review of the proposed final action and any additional information provided by the Respondent, the Board of Directors shall take the one of the following final actions:
  - a. Uphold the initial determination and proposed sanction(s);
  - b. Amend the initial proposed sanction(s); or
  - c. Overturn the initial determination.

#### Section 6. Sanctions.

Upon determination that a violation of the Code of Ethics occurred, the Board of Directors may impose the following sanctions:

- A. Censure. A letter to the Respondent and the Complainant indicating that the Respondent violated the Code of Ethics, that the Board of Directors disapproves of such conduct, and that, if repeated in the future, it may be cause for more serious sanctions.
- B. Removal from Board. Declare the Respondent's position on the Board as vacant pursuant to the LOC Bylaws/Constitution.

Proposed Constitutional Amendments – Submitted to Membership on October 19, 2024.  
Gray Highlight indicates newly proposed text.



# CONSTITUTION

## ARTICLE I

### NAME AND OBJECTS

**Section 1. *Name.*** This organization is known as the League of Oregon Cities.

**Section 2. *Purpose.*** The purposes of this organization are:

- (a) To maintain an organization to secure cooperation among the cities of the state by thorough study of local problems, and in the application of efficient methods to local government;
- (b) To provide a means for municipal officials to exchange ideas and experiences and obtain expert advice;
- (c) To collect, compile, and distribute to municipal officials information about municipal government and the administration of municipal affairs;
- (d) To engage in the study and preparation of uniform ordinances and practices;
- (e) To formulate and promote legislation that will benefit the cities of the state and its citizens, and to oppose legislation detrimental to cities; but not to expend monies in favor of or in opposition to any public measure initiated by or referred to the people, or for or against the election of any candidate for public office;
- (f) To secure harmony of action among municipalities in matters that affect the rights and liabilities of cities;
- (g) To institute or participate in litigation for the purpose of securing a determination relative to the rights and liabilities of cities of Oregon under constitutional provision, statute or ordinance; to appear as friend of the court in a court proceeding in which the rights and liabilities of cities are affected; to appoint or employ counsel for the purposes mentioned;
- (h) To provide such services to cities as cities may authorize and require through the League of Oregon Cities, including but not limited to assistance in collective bargaining with employees, liability, casualty, workers' compensation, health insurance and other employee benefits, and the provision of joint facilities for local governments with other governmental units acting singly or

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Adopted by the general membership September 28, 2013, and amended thereafter by the general membership on October 22, 2021 and October 19, 2024.

Page 1

Proposed Constitutional Amendments – Submitted to Membership on October 19, 2024.

Gray Highlight indicates newly proposed text.

cooperatively. To that end the League may create or participate in appropriate entities and trusts which are suitable and convenient for carrying out its purposes;

(l) To do any and all other things necessary or proper for the benefit of the cities of Oregon.

## ARTICLE II MEMBERSHIP

**Section 1. *Who Eligible.*** Any Oregon city is eligible for full membership.

**Section 2. *How Acquired.*** Any Oregon city may become a member by paying the membership fee for the current year, and by adoption by its governing body of the Intergovernmental Agreement of Oregon Cities, approved at the November 1983 annual League meeting or as subsequently amended.

**Section 3. *Withdrawal.*** Any member may withdraw from membership by giving six months written notice in the form of council resolution or ordinance to the Executive Director.

**Section 4. *Failure to Pay Dues.*** A member that fails to pay membership dues during the current fiscal year may be stricken from the membership roll by the Board.

**Section 5. *Other Membership.*** Other classes of, and conditions for, membership may be established by the Board, but such membership shall carry no voting privileges. Other classes of membership may include separate boards or commissions of cities and other entities or groups of persons that want one or more League services.

## ARTICLE III FINANCES

**Section 1. *Membership Dues - Members.*** The Board shall assess the annual membership fee for cities in an amount sufficient to finance the expenses of the League for the current year. The amount of the assessment shall be determined by the Board no later than January 1 of each calendar year for the next fiscal year.

**Section 2. *Membership Dues - Other Membership.*** The annual membership fee for other memberships established under Article II, Section 5, shall be as determined by the Board.

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Adopted by the general membership September 28, 2013, and amended thereafter by the general membership on October 22, 2021 and October 19, 2024. Page 2

Proposed Constitutional Amendments – Submitted to Membership on October 19, 2024.

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**Section 3. *Special Assessments.*** The Board of Directors may levy assessments in addition to the annual membership fee and request voluntary contributions for other services and programs authorized by the Board.

**Section 4. *Expenditures.*** No funds shall be expended except in compliance with the budget adopted by the Board in furtherance of the purposes of the League. Specific Board approval is not required for expenditures made by the Executive Director in compliance with the budget.

## ARTICLE IV

### OFFICERS AND COMMITTEES

**Section 1. *Officers.*** The Officers of the organization are President, Vice-President, Treasurer and Immediate Past-President. The President and Vice-President shall hold an elective position in a member city. The Treasurer and Immediate Past-President shall hold either an elective or appointed position in a member city. The Officers shall exercise the powers and duties incident to their offices, as described in the Bylaws. Such Officers and the most senior Director serving in a position reserved for an individual holding an appointed position with a member city shall comprise the Executive Committee, which shall perform such duties as authorized by the Board. The Executive Director is a non-voting member of the Executive Committee.

**Section 2. *Board of Directors.*** The affairs of the organization shall be directed by the Board of Directors, composed of the Officers and eleven members at large, nine of whom shall hold an elective position in a member city and two of whom shall hold an appointed position in a member city. The Board of Directors shall have general supervision over all of the affairs of the organization subject to the Bylaws and to the will of the organization expressed at any duly called meeting. The power of the Board includes, but is not limited to, the power to rent, lease, purchase, receive and hold property, both real and personal, and to rent, lease, mortgage, sell or otherwise dispose of real and personal property.

**Section 3. *Non-Voting Members of the Board of Directors.***

(a) *Past Presidents.* Past Presidents who hold a city elected or appointed office shall be ex officio members of the Board. They may engage in all Board activities, but shall not vote on matters coming before the Board.

(b) *Non-Voting Director Who Holds an Appointed City Position.* The League Bylaws shall provide for one individual who holds an appointed position with a member city to be elected as a non-voting Director. Such individual may engage in all Board activities, but shall not vote on matters coming before the Board.

(c) *Non-Voting Director(s) Who hold an Elected City Position.* After the annual meeting, when who will serve as officers and directors on the Board in the upcoming year is known, LOC staff will work with the President to identify if any of the regions in the state are unrepresented on the Board. If there are regions which will not be represented by either a voting or non-voting Board member, the President shall convene the Nominating Committee to identify one individual who holds an elected position with a member city from each of the unrepresented regions to serve as a non-

Proposed Constitutional Amendments – Submitted to Membership on October 19, 2024.

Gray Highlight indicates newly proposed text.

voting Director. The League's Bylaws shall provide the appointment process used by the Nominating Committee and President, and the duration of these non-voting Director elected city positions.

**Section 4. *Appointed Positions.*** An appointed position, for purposes of membership on the Board of Directors, is defined to include any person who has been appointed by a city council and holds the title of city manager or city administrator. If a member city does not have a position titled city manager or city administrator, the city recorder, provided they are appointed to their position by the city council, also constitutes an appointed position.

**Section 5. *Election, Term of Office and Qualifications.*** Except as otherwise provided by this section, the League Bylaws shall provide for the election, term of office and qualifications of Officers and Directors.

(a) *Election:* All Officers and Directors, except the Executive Director, shall be elected at an annual meeting of the League.

(b) *Term of Office.* The term of office for each Officer and Director, except the Executive Director, shall commence at the first Board meeting of the calendar year following the annual business meeting at which they were elected. All Officers and Directors shall hold office until their successors are elected and qualified or appointed. The League's Bylaws shall provide the term lengths for all Officers and Directors.

(c) *Qualifications.* All Officers and Directors shall hold either an elected or appointed position with a member city.

(1) The Vice-President shall automatically assume the Presidency the following year.

(2) The President shall automatically assume the position of Immediate Past President the following year.

(3) The individual who holds an appointed position with a member city who has been elected to serve as a non-voting Director shall automatically assume the open voting position on the Board reserved for individuals who hold appointed positions with member cities.

**Section 6. *Vacancies - Occurrence.*** The office of a member of the Board becomes vacant:

(a) Upon the incumbent's:

(1) Death,

(2) Resignation from the Board, or

(3) Ceasing to hold an elective or appointive position in a member city.

(b) Upon declaration by the Board of the vacancy if the incumbent is absent from two Board meetings during the term of office without being excused by the President.

(c) Upon decision of the Board that the incumbent is in violation of the LOC Board Code of Ethics and removal is an appropriate sanction.

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Adopted by the general membership September 28, 2013, and amended thereafter by the general membership on October 22, 2021 and October 19, 2024.

Page 4

Proposed Constitutional Amendments – Submitted to Membership on October 19, 2024.

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- (d) A vacancy in office may be filled by appointment of the President, subject to approval of the Board.

**Section 7. *Executive Director.*** The Executive Director shall be appointed by the Board and shall hold office at the pleasure of the Board. The Executive Director is the chief administrative officer of the League and is accountable to the Board for the responsibilities that may be assigned by it.

**Section 8. *Board of Directors Meetings - Quorum.***

(1) Meetings of the Board are governed by the state public meetings law. Meetings may be called at any time by the President or at the request of three members. A majority of incumbent members constitute a quorum. A majority of the members present and constituting a quorum is required to pass a motion.

(2) Members may hold any meeting by, or through the use of, any means of communication allowing all participants to both hear and speak with one another.

**Section 9. *Bylaws.*** The Board of Directors shall adopt bylaws to govern the proceedings and meetings of the League.

## ARTICLE V

### MEMBERSHIP MEETINGS

**Section 1. *Annual Meeting.*** An annual meeting of the League shall be held each year at a time and place determined by the Board. Other meetings shall be held in accordance with the Bylaws. At least 10 days notice of all meetings shall be given to the members.

**Section 2. *Delegates and Votes.*** The number of delegates to be sent by any member city to a meeting of the League is not limited. All delegates may be heard in debate, but each member city is entitled to only one vote. Each delegation shall select one of its members as chair to express or record its vote.

## ARTICLE VI

### AMENDMENTS

**Section 1.** This constitution may be amended at an annual meeting or at a special meeting called for that purpose and by an affirmative vote of two-thirds of the voting delegates present.

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Adopted by the general membership September 28, 2013, and amended thereafter by the general membership on October 22, 2021 and October 19, 2024.

Page 5

Proposed Constitutional Amendments – Submitted to Membership on October 19, 2024.  
Gray Highlight indicates newly proposed text.

*As amended at the September 2013 Annual Conference, League of Oregon Cities and then again at the October 2021 and October 2024 Annual Conferences, League of Oregon Cities.*

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Adopted by the general membership September 28, 2013, and amended thereafter by the general membership on October 22, 2021 and October 19, 2024. Page 6

# URBAN RENEWAL AGENCY BOARD

## AGENDA ITEM SUMMARY



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Action: Authorize Additional Urban Renewal Agency Funding for Acquisition of Two Downtown Properties from the City of Eugene

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Meeting Date: October 14, 2024  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 4  
Staff Contact: Will Dowdy  
Contact Telephone Number: 541-682-5340

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### ISSUE STATEMENT

This item is for the Agency Board to consider authorization of the use of additional urban renewal funding to acquire two Downtown Eugene properties currently owned by the City of Eugene. Immediately following this item, City Council is scheduled to consider taking action to approve the transfer of the properties to the Urban Renewal Agency. See that Agenda Item Summary for more information.

### BACKGROUND

The City currently owns the two properties described below and shown in Attachment A. The transfer of these two properties, located in Downtown Eugene, from the City to the Agency was identified as a strategy to address the City's budget gap in Fiscal Year 2025 (FY25). The Agency Board has previously approved and appropriated \$1.7 million for the property transfer (\$850,000 for each site) as part of the June 2024 Supplemental Budget. Since that preliminary appropriation, staff has refined the estimation of the values of each property (see values below). The transfer of these properties from the City to the Agency will enable the Agency to lead the potential redevelopment of these two properties and support future projects or improvements.

#### *North Butterfly Lot*

The City currently owns the 0.67-acre (29,185 square feet) quarter-block property located at the southwest corner of E. 7th Avenue and Oak Street (tax lot number 17-03-31-11-09500). The City purchased the Butterfly Lot property from Lane County in 2019, with the intention of building a City Hall on the northern half and the Farmers Market Pavilion on the southern half. The Pavilion was completed in 2022, but now that the former Eugene Water and Electric Board (EWEB) Headquarters building has become City Hall, the North Butterfly Lot is no longer needed for a City Hall site. The North Butterfly Lot site is currently vacant and serves as a temporary parking lot to support activities at the adjacent Farmers Market Pavilion. It lies within the Downtown Urban Renewal District. See Attachment A for a map of the property.

The property is zoned PL (Public Land) which limits development to government uses . Approximately 5,200 square feet of the parcel on the southern edge are expected to become North Park Street. Lane County has a right of first refusal on this property, which means that if the City

October 14, 2024 Meeting – Item 4

receives an offer to buy the North Butterfly property, the County may elect to buy the property from the City on the same terms. The County has thirty days to choose whether or not to exercise this right. Staff estimate it will cost approximately \$20,000 to adjust the lot line and change the zoning to allow private development of the property.

If the Agency Board takes the actions recommended in this AIS, the Agency would offer to purchase the North Butterfly Lot from the City for \$1,060,000 and would direct the Agency Director to include an additional \$210,000 in the Agency's December 2024 Supplemental Budget to be used to purchase the North Butterfly Lot property. This amount assumes the land has a value of \$45 per square foot, derived using a residual land value analysis based on non-student housing types. The total transfer value is based on the developable square feet (23,940) remaining after the removal of the land needed to create North Park Street and the administrative cost to adjust the lot line and change the zoning.

#### *8th and Pearl Lot*

The City currently owns the 0.6-acre (25,600 square feet) quarter-block property located at the southeast corner of 8th Avenue and Pearl Street (tax lot numbers 17-03-31-14-02100 and 17-03-31-14-02200). The property currently operates as a surface parking lot. It lies within the Riverfront Urban Renewal District. See Attachment A for a map of the property.

The property is zoned C-3 (Major Commercial) and is available for private development. Development will require the removal of the existing pavement, estimated to cost \$5 per square foot.

If the Agency Board takes the actions recommended in this AIS, the Agency would offer to purchase the 8th and Pearl Lot from the City for \$1,020,000 and would direct the Agency Director to include an additional \$170,000 in the Agency's December 2024 Supplemental Budget to be used to purchase the 8th and Pearl Lot. This amount assumes the land has a value of \$45 per square foot, derived using a residual land value analysis based on non-student housing types. The total transfer value is based on the developable square feet (25,600) minus the cost of removing the existing pavement.

#### *Next Steps*

Immediately following this action item, and assuming the Agency Board approves the suggested motions, Council will consider the Agency's offer to purchase these two properties. After the time for Lane County to exercise its right of first refusal on the North Butterfly Lot property has elapsed, the City Manager will schedule Council action on disposition of the two properties in accordance with the Council's adopted real property disposal process. If the Agency Board takes the recommended action today, the additional authorized funding to purchase the two properties will be included in the December 2024 Supplemental Budget.

Acquiring these properties is consistent with the Downtown and Riverfront Urban Renewal Plans, which identify acquisition and disposition of real property to support the creation of new housing as a project eligible for the use of urban renewal funds. Any decisions about the future disposition of either property in order to facilitate redevelopment would require Agency Board approval. Staff anticipates bringing a proposed disposition process for the North Butterfly Lot to the Agency Board in the spring of 2025.

## **RELATED AGENCY POLICIES**

### [Urban Renewal Plan for the Downtown Urban Renewal District](#)

One of the goals of the Downtown Urban Renewal Plan is to improve the function, condition, and appearance of the Plan Area by supporting the creation of a mix of new housing, which will bring more people and positive activity into the Plan Area, thereby making the entire Plan Area more attractive for residents, workers, and visitors. The Plan authorizes the Agency to support the creation of housing in the Plan Area through the acquisition of real property.

### [Urban Renewal Plan for the Riverfront Urban Renewal District](#)

One of the goals of the Riverfront Urban Renewal Plan is to improve the function, condition, and appearance of the Plan Area by supporting the creation of a mix of new housing, which will bring more people and positive activity into the Plan Area, thereby making the entire Plan Area more attractive for residents, workers, and visitors. The Plan authorizes the Agency to support the creation of housing in the Plan Area through the acquisition of real property.

## **PREVIOUS AGENCY DIRECTION**

### [June 12, 2023 City Council Work Session](#)

Council approved an Ordinance adopting an Amended Urban Renewal Plan for the Downtown Urban Renewal District. The Amendment increased the District's maximum indebtedness by \$50 million.

Councilor Groves, seconded by Councilor Keating moved to adopt Attachment A, an Ordinance Adopting an Amended Urban Renewal Plan for the Downtown Urban Renewal District, with a revision to the Ordinance's recitals that replaces the final, bracketed sentence of Recital F with the following sentence: "The Lane County Board of Commissioners reviewed the proposed Plan amendment on May 2, 2023, and expressed support for the amendment. None of the other affected taxing districts submitted comments."

*Passed 7:0*

### [January 22, 2024 City Council Work Session](#)

Council approved an Ordinance adopting an Amended Urban Renewal Plan for the Riverfront Urban Renewal District. The Amendment increased the District's maximum indebtedness by \$75 million.

Councilor Groves, seconded by Councilor Keating, moved to approve an Ordinance Adopting an Amended Urban Renewal Plan for the Riverfront Urban Renewal District.

*Passed 6:2 (Opposed by Councilors Semple and Zelenka)*

### [June 24, 2024 Agency Board Meeting](#)

The Agency Board approved a Resolution Adopting a Supplemental Budget; Making Appropriations for the Urban Renewal Agency of the City of Eugene for the Biennium Beginning July 1, 2023, and Ending June 30, 2025, approving and appropriating \$850,000 in Downtown

Urban Renewal District funds and \$850,000 in Riverfront Urban Renewal District funds for land purchases.

Councilor Groves, seconded by Councilor Zelenka, moved to approve a resolution, adopting a supplemental budget; making appropriations for the Urban Renewal Agency of the City of Eugene for the biennium beginning July 1, 2023 and ending June 30, 2025.

*Passed 7:0*

## **AGENCY BOARD OPTIONS**

### *North Butterfly Lot*

1. Approve an offer to purchase the North Butterfly Lot property from the City of Eugene for the total amount of \$1,060,000, direct the Agency Director to include an additional \$210,000 from the Downtown Urban Renewal District for acquisition of the North Butterfly Lot in the December 2024 Supplemental Budget, and direct the Agency Director to take the actions necessary to acquire the North Butterfly Lot from the City of Eugene.
2. Do not approve moving forward with acquisition of the North Butterfly Lot at this time.

### *8th and Pearl Lot*

1. Approve an offer to purchase the 8th and Pearl Lot from the City of Eugene for the total amount of \$1,020,000, direct the Agency Director to include an additional \$170,000 from the Riverfront Urban Renewal District for acquisition of the 8th and Pearl Lot in the December 2024 Supplemental Budget, and direct the Agency Director to take the actions necessary to acquire the 8<sup>th</sup> and Pearl Lot from the City of Eugene.
2. Do not approve moving forward with the acquisition of the 8th and Pearl Lot at this time.

## **AGENCY DIRECTOR'S RECOMMENDATION**

The Agency Director recommends that the Agency Board approve an offer to purchase the North Butterfly Lot property from the City of Eugene for the total amount of \$1,060,000, approve an offer to purchase the 8th and Pearl Lot from the City of Eugene for the total amount of \$1,020,000, direct the Agency Director to include an additional \$210,000 from the Downtown Urban Renewal District and an additional \$170,000 from the Riverfront Urban Renewal District in the December 2024 Supplemental Budget for the acquisition of the two properties, and direct the Agency Director to take the actions necessary to acquire the North Butterfly Lot property and the 8<sup>th</sup> and Pearl Lot from the City of Eugene.

## **SUGGESTED MOTION**

Move to offer to purchase the North Butterfly Lot for \$1,060,000 and the 8th and Pearl Lot for \$1,020,000 from the City of Eugene and direct the Agency Director to include \$210,000 from the Downtown Urban Renewal District and \$170,000 from the Riverfront Urban Renewal District for these purchases in the December 2024 Supplemental Budget and take all necessary actions to acquire the properties.

## **ATTACHMENTS**

A. Map of Downtown Properties

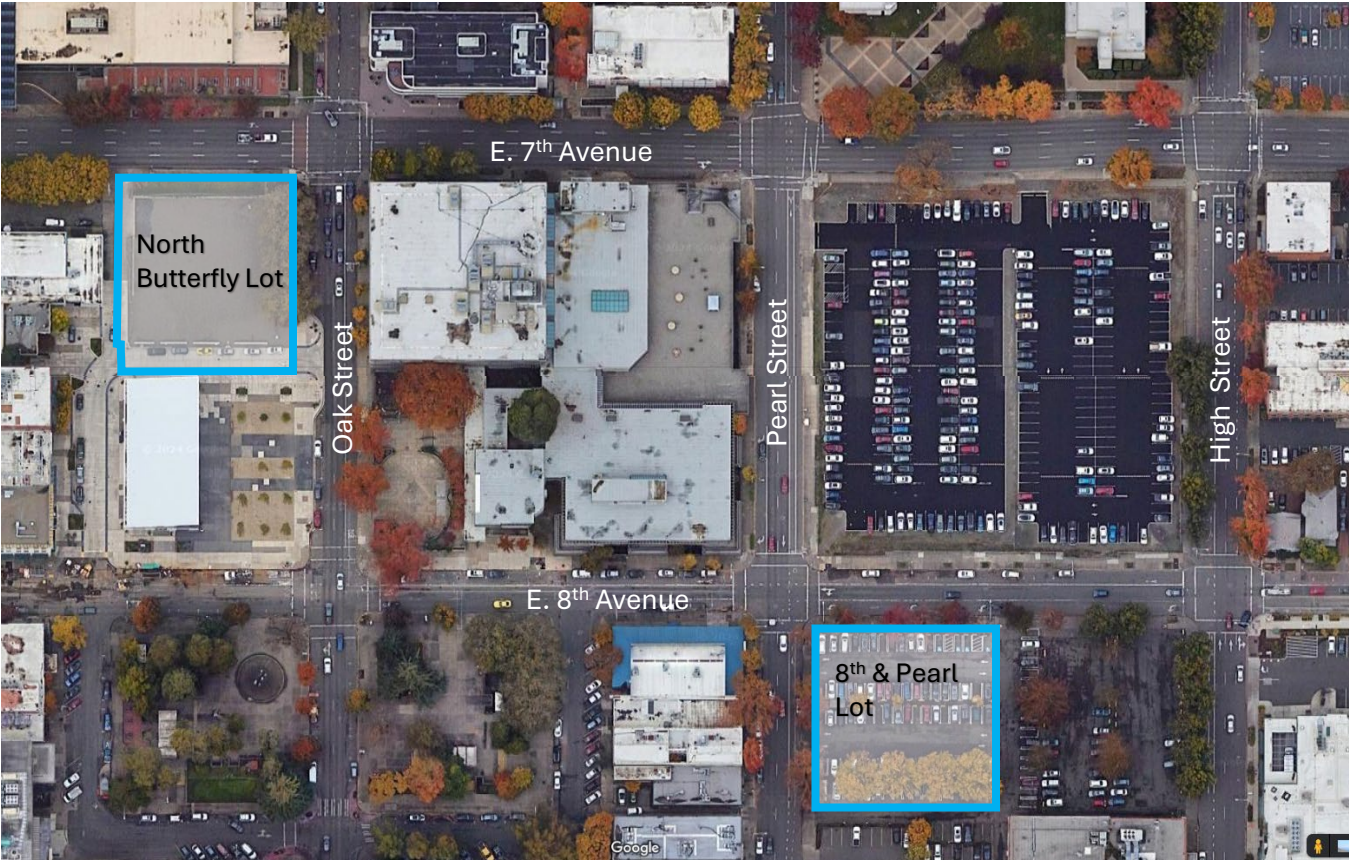
## **FOR MORE INFORMATION**

Staff Contact: Will Dowdy, Community Development Director

Telephone: 541-682-5340

Staff E-Mail: [wdowdy@eugene-or.gov](mailto:wdowdy@eugene-or.gov)

Map of Downtown Properties



# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Action: Transfer of Two Downtown Properties to Urban Renewal Agency

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Meeting Date: October 14, 2024  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 5  
Staff Contact: Will Dowdy  
Contact Telephone Number: 541-682-5340

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### ISSUE STATEMENT

This item addresses the transfer of ownership of two City-owned properties in Downtown Eugene from the City to the Urban Renewal Agency (URA). The property disposition policy adopted by City Council requires Council to make decisions regarding disposition of City-owned property. Immediately prior to this item, the Agency Board will consider authorization of additional urban renewal funds for the acquisition of the two properties. See that Agenda Item Summary for more information.

### BACKGROUND

The City currently owns the two properties described below and shown in Attachment A. The transfer of these two properties, located in Downtown Eugene, from the City to the Agency was identified as a strategy to address the City's budget gap in Fiscal Year 2025 (FY25). The Agency Board has previously approved and appropriated \$1.7 million for the property transfer (\$850,000 for each site) as part of the June 2024 Supplemental Budget. The transfer of these properties from the City to the Agency will enable the Agency to lead the potential redevelopment of these two properties and support future projects or improvements. Based on the Council-approved disposition process in Attachment B, Council action is needed to move forward with the transfer of the two sites.

#### *North Butterfly Lot*

The City currently owns the 0.67-acre (29,185 square feet) quarter-block property located at the southwest corner of E. 7th Avenue and Oak Street (tax lot number 17-03-31-11-09500). The City purchased the Butterfly Lot property from Lane County in 2019, with the intention of building a City Hall on the northern half and the Farmers Market Pavilion on the southern half. The Pavilion was completed in 2022, but now that the former Eugene Water and Electric Board (EWEB) Headquarters building has become City Hall, the North Butterfly Lot is no longer needed for a City Hall site. The North Butterfly Lot site is currently vacant and serves as a temporary parking lot to support activities at the adjacent Farmers Market Pavilion. It lies within the Downtown Urban Renewal District. See Attachment A for a map of the property.

The property is zoned PL (Public Land) which limits development to government uses. Approximately 5,200 square feet of the parcel on the southern edge are expected to become North

October 14, 2024 Meeting – Item 5

Park Street. Lane County has a right of first refusal on this property, which means that if the City receives an offer to buy the North Butterfly property, the County may elect to buy the property from the City on the same terms. The County has thirty days to choose whether or not to exercise this right. Staff estimate it will cost approximately \$20,000 to adjust the lot line and change the zoning to allow private development of the property.

If Council and the Agency Board takes the actions recommended in the Agency Board Agenda Item Summary (AIS), the Agency would offer to purchase the North Butterfly Lot from the City for \$1,060,000 and would direct the Agency Director to include an additional \$210,000 in the Agency's December supplemental budget to be used to purchase the North Butterfly Lot property. This amount assumes the land has a value of \$45 per square foot, derived using a residual land value analysis based on non-student housing types. The total transfer value is based on the developable square feet (23,940) remaining after the removal of the land needed to create North Park Street and the administrative cost to adjust the lot line and change the zoning.

#### *8<sup>th</sup> and Pearl Lot*

The City currently owns the 0.6-acre (25,600 square feet) quarter-block property located at the southeast corner of 8th Avenue and Pearl Street (tax lot numbers 17-03-31-14-02100 and 17-03-31-14-02200). The property currently operates as a surface parking lot. It lies within the Riverfront Urban Renewal District. See Attachment A for a map of the property.

The property is zoned C-3 (Major Commercial) and is fully entitled for private development. Development will require the removal of the existing pavement, estimated to cost \$5 per square foot.

If the Agency Board takes the actions recommended in the Agency Board AIS, the Agency would offer to purchase the 8th and Pearl Lot from the City for \$1,020,000, and would direct the Agency Director to include an additional \$170,000 in the Agency's December supplemental budget to be used to purchase the 8th and Pearl Lot property. This amount assumes the land has a value of \$45 per square foot, derived using a residual land value analysis based on non-student housing types. The total transfer value is based on the developable square feet (25,600) minus the cost of removing the existing pavement.

#### *Next Steps*

If the Agency Board offers to purchase the two properties, Council can direct the City Manager to take the necessary actions to transfer ownership of the properties from the City to the Agency, including any necessary actions related to the Lane County's right of first refusal for the North Butterfly Lot property (discussed in more detail in the Urban Renewal Agency AIS).

Transferring ownership of these properties to the Agency is consistent with the Downtown and Riverfront Urban Renewal Plans, which identify acquisition and disposition of real property to support the creation of new housing as a project eligible for the use of urban renewal funds. Any decisions about the future disposition of either property in order to facilitate redevelopment would require Agency Board approval. Staff anticipates bringing a proposed disposition process for the North Butterfly Lot to the Agency Board in the spring of 2025.

## RELATED CITY POLICIES

### [Climate Action Plan \(CAP\) 2.0](#)

CAP 2.0 includes multiple strategies that support the development of downtown and increase of compact housing in the downtown. Smaller homes tend to have a smaller carbon footprint during construction and use, and housing units built close to transit, jobs, and other amenities allow residents to access the community using fewer trips.

### [Housing Implementation Pipeline \(HIP\)](#)

Encouraging compact development in the downtown core is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown core achieves other policy goals related to climate recovery and resiliency, compact development transportation efficiency, downtown vibrancy, and fiscal sustainability. A target goal in the HIP is to increase the amount of housing downtown by 50 percent from 2021: an increase of over 1,000 units.

### *Envision Eugene Pillars*

- Promote compact urban development and efficient transportation options.
- Protect, repair, and enhance neighborhood livability.
- Provide for adaptable, flexible, and collaborative implementation.

### [Eugene Downtown Plan](#)

- Downtown development shall support the urban qualities of density, vitality, livability, and diversity to create a downtown, urban environment.
- Use downtown development tools and incentives to encourage development that provides character and density downtown.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.

### [Strategic Plan Goals: Urgent Community Needs](#)

- Strategic Goal: Stabilize the cost of housing.
  - High-Impact Action: Continue to implement and increase the efficiency and effectiveness of development and redevelopment tools to increase the supply of housing.
- Strategic Goal: Increase the vibrancy, economic vitality, and livability of downtown.
  - High-Impact Action: Continue to implement and increase the efficiency and effectiveness of development and redevelopment tools to support commercial activity.
  - High-Impact Action: Improve Eugene's business environment and reputation as a place to do business, including improving overall community livability.
- Strategic Goal: Advance climate action and community resilience to natural and human-caused disasters.
  - High-Impact Action: Decrease transportation-related emissions and make the transportation network diverse and adaptable through continued implementation of the Eugene 2035 Transportation System Plan and related compact development actions in Envision Eugene.

- High-Impact Action: Continue to implement strategies from the Climate Action Plan 2.0 to improve and enhance efficiency and resilience of buildings in Eugene, including City-owned facilities.

## **PREVIOUS COUNCIL DIRECTION**

### November 27, 2017 Council Work Session

Councilor Zelenka, seconded by Councilor Clark, moved to approve the property disposition process set forth in Exhibit B to guide the sale of City-owned property.

*Passed 8:0*

## **COUNCIL OPTIONS**

### *North Butterfly Lot*

1. Direct the City Manager to take the actions necessary to transfer ownership of the North Butterfly Lot from the City to the Urban Renewal Agency for \$1,060,000.
2. Do not approve moving forward with the transfer of the North Butterfly Lot at this time.

### *8th and Pearl Lot*

1. Direct the City Manager to take the actions necessary to transfer ownership of the 8th and Pearl Lot from the City to the Urban Renewal Agency for \$1,020,000.
2. Do not approve moving forward with the transfer of the 8th and Pearl Lot at this time.

## **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends that the City Council authorize the City Manager to take the actions necessary to transfer ownership of the North Butterfly Lot and the 8th and Pearl Lot from the City of Eugene to the Urban Renewal Agency.

## **SUGGESTED MOTION**

Move to direct the City Manager to facilitate the transfer of the North Butterfly Lot for \$1,060,000 and the 8th and Pearl Lot for \$1,020,000 to the Urban Renewal Agency of the City of Eugene.

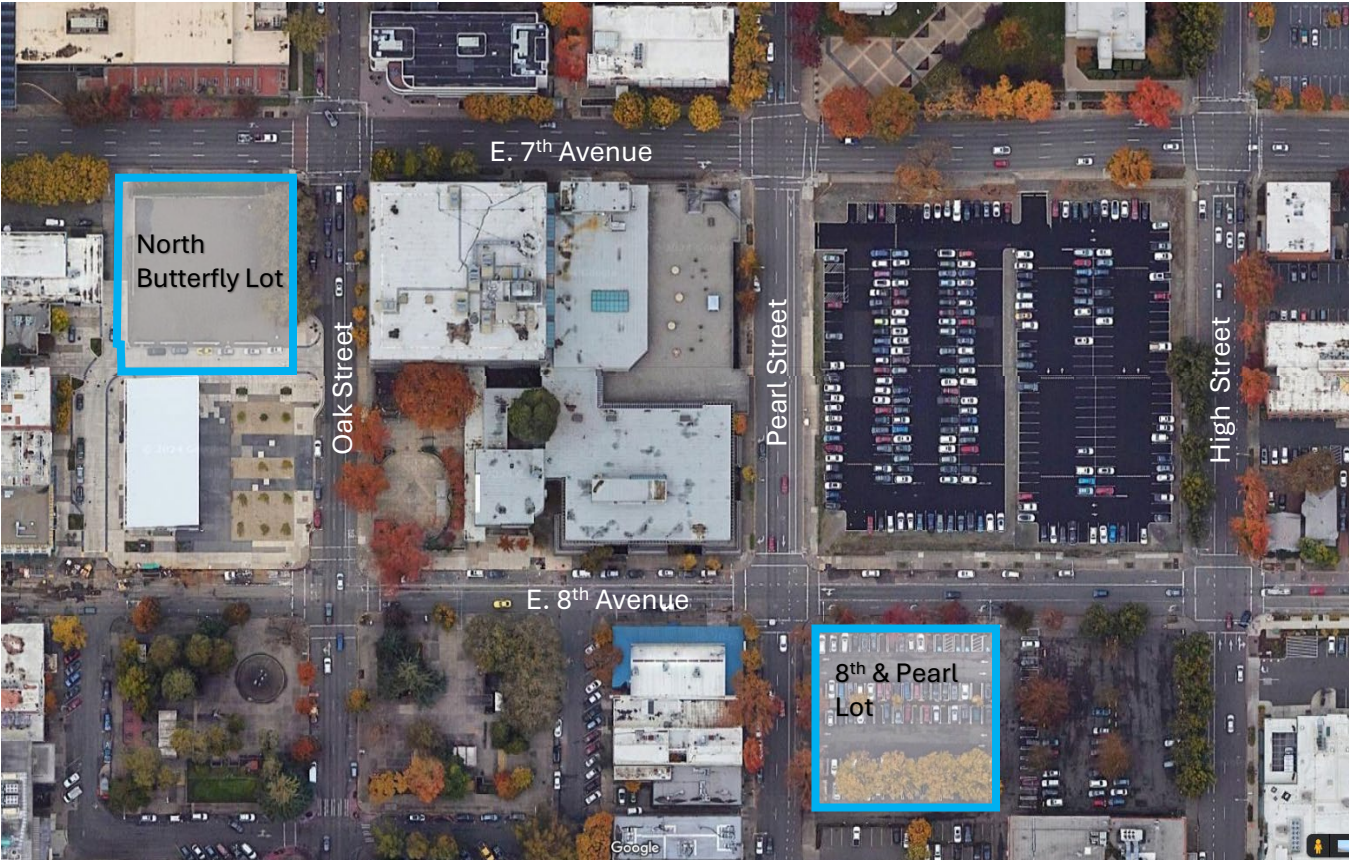
## **ATTACHMENTS**

- A. Map of Downtown Properties
- B. Council-Approved Property Disposition Process

## **FOR MORE INFORMATION**

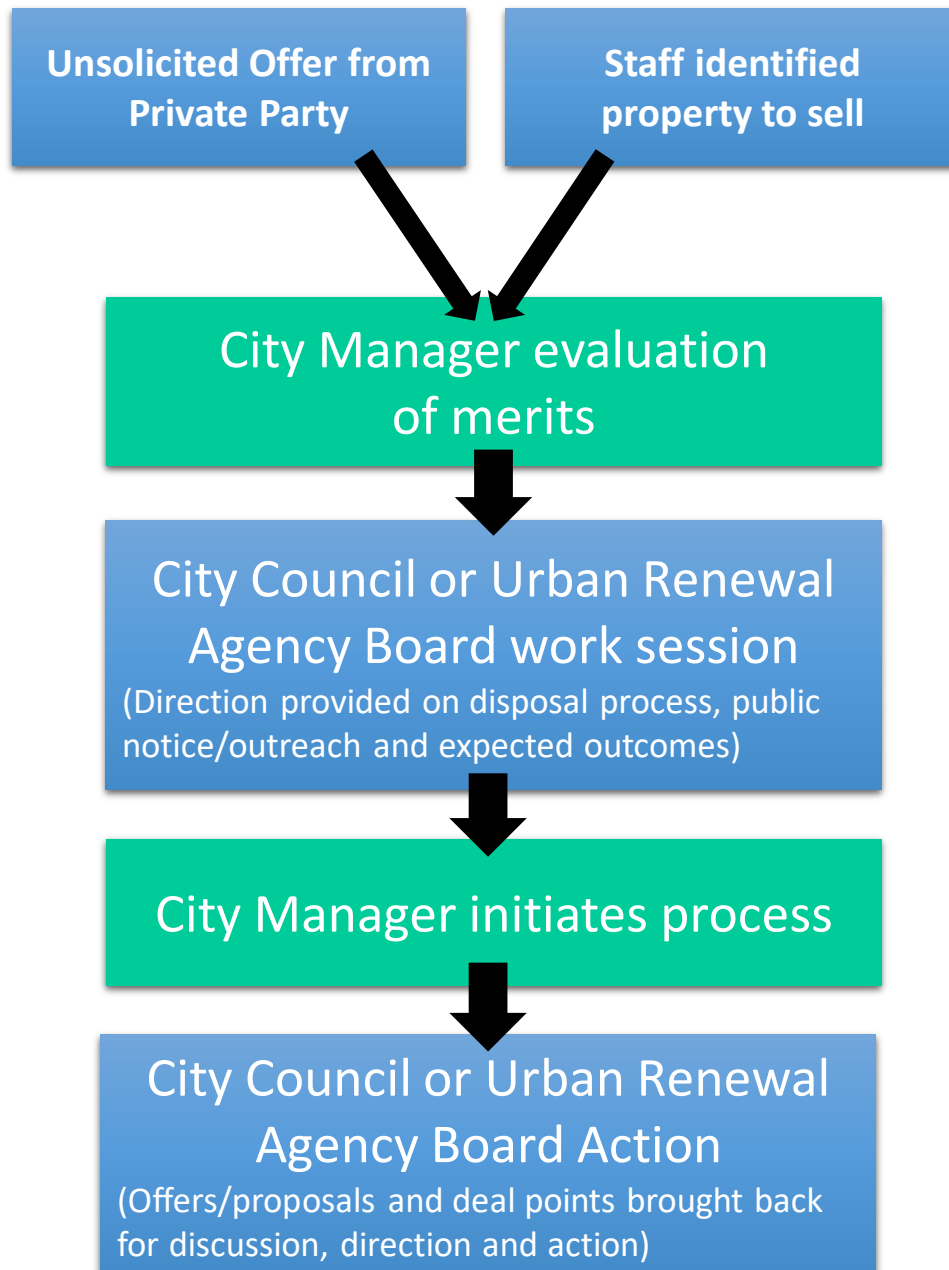
Staff Contact: Will Dowdy, Community Development Director  
Telephone: 541-682-5340  
Staff E-Mail: [wdowdy@eugene-or.gov](mailto:wdowdy@eugene-or.gov)

Map of Downtown Properties



## Real Property Disposition Process

*Approved by City Council on November 27, 2017*



# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Public Comment

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Meeting Date: October 14, 2024  
Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 6  
Staff Contact: Natalie Venhuda  
Contact Telephone Number: 541-682-8497

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### 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

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