

City of Springfield
Work Session Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD CITY COUNCIL HELD
MONDAY, SEPTEMBER 27, 2004.

The City of Springfield council met in a work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, September 27, 2004 at 5:30 p.m., with Mayor Leiken presiding.

ATTENDANCE

Present were Mayor Leiken and Councilors Ballew, Woodrow, Lundberg, Ralston and Fitch. Also present were City Manager Mike Kelly, Assistant City Manager Cynthia Pappas, City Attorney Joe Leahy, City Recorder Amy Sowa and members of the staff.

1. Joint Meeting with Willamalane Park and Recreation District.

Mayor Leiken introduced Willamalane Chair Blake Hastings who called the meeting to order for the Willamalane Board. Willamalane Superintendent Bob Keefer took roll. Those present included Board Chair Blake Hastings, Board Members Helen Wagner, Jim Mayo, Gary Ross and Greg James.

Assistant City Manager Cynthia Pappas presented the staff report on this item. The current Board of Directors were here to meet with the City Council to share information and discuss common goals and issues of interest to both organizations.

- Willamalane Community Center Bond. Willamalane Superintendent Bob Keefer discussed the bond Willamalane will have on the ballot in November to build a new Willamalane Park Community Center. His discussion was supplemented by a power point presentation. This center would replace the Memorial Building which currently serves as the community center for Springfield. The new facility would be 'a place for everyone in the heart of Springfield'. This facility will meet the needs of the entire public in Springfield that is easily located in the middle of Springfield at the Willamalane Park Swim Center. If the bond measure passes, the new facility would be a 24,000 square foot replacement for the Memorial Building in downtown Springfield. He referred to a slide showing a rendition from their architects of how the new facility might look. The current Memorial Building is not totally American's with Disability Act (ADA) accessible and is very unusable in certain places because of conflicts in use. The Memorial Building is about 17,000 square feet, with only about two-thirds of that accessible to the public. The new facility would include an elementary school size gymnasium, pre-school facility, teen center, fitness facility, and multi-purpose space. He described the programs Willamalane provides for citizens of all ages and the demand for those programs. The facility would be a place for the entire family and all of Springfield's residents.

Mr. Keefer discussed the reasons for locating the new facility at the Willamalane Park site, including central location and parking facilities. It would require the removal of the

Willamalane softball field which has been underutilized in the last four or five years. The central location would allow Willamalane to better partner with the schools.

Mr. Keefer discussed the cost of the new facility. They are looking at a target cost of \$4.5M. With a ten-year bond, the cost would be about seventeen cents per thousand. An average homeowner of a \$150,000 home would pay about \$26.00 a year. Willamalane would transfer the Memorial Building to another use and another organization. The operating funds for this facility are currently in the budget. The proposal is only for the Community Center. By going for a ten-year bond instead of a twenty-year bond, they will save approximately \$1.7M in interest payments. The bonds for the Lively Park Swim Center/SPLASH will be off the docket in two years and in two more years the Willamalane Park Swim Center will be paid off.

Mr. Keefer explained why renovating the Memorial Building was not an option due to age, inaccessibility and costs. It will be less expensive to build a new facility rather than continue to pay the renovation money on the old building. There is no room for expansion at the current site and parking is prohibitive. Through Willamalane's Comprehensive Plan, they found that this is one of the top five things the community would support. It builds on existing resources and would allow them to expand services at no increase in overall tax requirements. It will be cost effective to operate and this is a prime opportunity to provide outstanding recreational services.

Councilor Ballew asked if this new facility would be enough square footage for the number of activities they offer.

Mr. Keefer said at this time they looked at what was the most prudent and reasonable and what they could afford to do now within their budget. There may be a time when they need to do something in the east Springfield area, but they are not prepared yet. Further planning needs to be done for that project.

Councilor Fitch asked if they planned to have a Community Center in both east and west Springfield.

Mr. Keefer said they would look to that in the future, but are not prepared at this time. He discussed the high caliber of the two Willamalane Pools in Springfield. Currently, at the Lively Swim Center, there is nothing but the swim center. They would like to look at including a community park and facility similar to what is at Willamalane. They have thirty acres at that site that could be used for such a facility at a later date.

Mayor Leiken asked if they could eventually expand the proposed Community Center at the Willamalane Park site.

Mr. Keefer said it is being modeled specifically to add on to in the future. They would look at adding more toward G Street to retain the green space on the north end of the property.

Mayor Leiken asked what ages attend the teen center.

Mr. Keefer said most teens discontinue attending once they are able to drive. The Teen Center accommodates mostly eleven to fifteen year olds.

Mayor Leiken asked Mr. James about the high enrollment in the two high schools and the other schools throughout the district.

Mr. James said both Springfield High School (SHS) and Thurston High School (THS) have nearly sixteen hundred students each.

Mr. Keefer discussed the increase in their pre-school program and the change in demographics in our community.

Councilor Woodrow asked if the Community Center would be a single story facility.

Mr. Keefer said it is to be built as a single story. He discussed the additional costs involved with multiple stories.

Councilor Ralston asked about the type of activities in the teen center.

Jason Genck, Recreation Services Director from Willamalane said the teen center activities would include access to wireless internet for schoolwork, pool tables, interactive games and a lounge. They have fifteen hundred square feet planned now for the teen center, with seven hundred and fifty square feet for a game area and seven hundred and fifty square feet for a lounge or meeting space.

Councilor Ralston asked if they would have desk space for children to work on their homework.

Mr. Keefer said there could be some space for that and also some computer stations.

Mr. Ross said there is a good sized lobby which could be used as a café style setting with possible internet access.

Mr. Hastings discussed other areas in the building that could be used for other purposes and events such as meetings and weddings.

Councilor Ballew discussed the size of the gymnasium. There is a lot of demand and she had concerns it would not be large enough and competitive with the gymnasium at Broadbase.

Mr. Keefer said they looked at that originally, but had to cut back on the size to accommodate other needs and remain within their budget. An elementary size gym is a good size for a variety of people. This will be larger than the space at the Memorial Building.

Mr. Hastings said they have experienced failure on previous bond measures because they were too large. Once they got to prudent and reasonable amounts, the public was supportive.

Councilor Lundberg asked if all the recreational staff would be at this building as well as administrative staff.

Mr. Keefer said preferably, they would like to have all staff at this location. At this point this will just house the recreational staff and Memorial Building. They did not want it to appear as if they were only building fancy office buildings, but wanted the community to see they are providing community recreation. They may look at other ways in getting that done in the future.

- OxBow Property Update. Maintenance Manager Ed Black, City Attorney Joe Leahy and City Planner Colin Stephens presented the report on this item. Mr. Black referred to a map which outlined the eighty-five acre Oxbow Property and described the boundaries. The property was donated in 1993 to Eugene and Springfield by Weyerhaeuser. This property is also referred to as the Weyerhaeuser McKenzie Nature Reserve and will be identified in that way when signs go up on the property. In the spring of 2000 a master plan was initiated and in 2001 that plan came before the council and was adopted. The plan directed staff to comply with the provisions that were stated in the master plan. The City's goals for this area include environmental stewardship and a provision of public protection of existing public facilities that already exist in that area. There are some well heads, an intake for EWEB, and a receiving area for stormwater on the property. Another goal is to improve access to the river and to the site. The fourth goal is to manage the site for educational and recreational purposes without destroying the natural resources that exist on this property.

Mr. Black said the property is separated into three areas because of the character of the property. Mr. Stephens pointed out each of the three areas on the map.

Mr. Black said one of the areas is a six acre area suitable for improvement, such as a bike path or a trail. There is a twenty-nine acre section that is referred to as a conservation zone, which is suitable for improvement with mitigation. Something like a stormwater detention facility could be put in with mitigating action, such as removal of evasive vegetation. The largest segment, forty-nine acres, is a highly natural area and is not recommended for improvement. It is the preservation zone. Mr. Stephens pointed out this area which includes an island that is difficult to get to without a boat.

Mr. Black said in a separate study done by the Eugene/Springfield Endangered Species Act Team, this area was identified as a prime area for salmon habitat in the Eugene/Springfield metropolitan area. In October 2001, staff had conversations with Willamalane and McKenzie River Trust to identify the different functions each would serve to manage this property. They are looking toward Willamalane for operating and maintaining the site, the conservation area and the recreation zone. They are looking to McKenzie River Trust to manage the preservation zone. Negotiations have continued for about three or four months. There are still a few issues to be resolved. One of the issues involves stormwater. He discussed the city's stormwater master plan under way at this time. That information is critical to determine the specific use for a portion of that area. They are having difficulty getting data needed through this study which has slowed down the process. In the negotiations for preservation

easement with McKenzie River Trust, there were some issues regarding the deed from Weyerhaeuser. He asked Mr. Leahy to explain.

Mr. Leahy said there is a deed from Weyerhaeuser for the property; therefore the property belongs to the city. In all of the discussions, there was an understanding that the portion of the property east of the river was part of the deal. The deed had a legal description for what they thought was all of the property, but the introductory language to the legal description said it included all property lying west of the river. The city called the surveyor and Lane County. Lane County included the property east of the river in their legal description. Mr. Leahy prepared another deed which included that property. Weyerhaeuser went through a merger and new employees and the process was delayed. It is an important issue to the city, Willamalane and McKenzie River Trust. The enthusiasm needs to continue and part of the enthusiasm McKenzie River Trust has is to protect the portion that is east of the river. Staff recently met with Mike Moskovitz at Weyerhaeuser to try to finalize the corrected deed.

Councilor Ralston said the location of the river could be different now than it used to be.

Mr. Leahy said they need to make it clear at the front end that Weyerhaeuser intends to deed that portion east of the river to the city so there is no argument. McKenzie River Trust wants to begin monitoring and protecting that property.

Mr. Stephens explained the map in more detail regarding tax lots and gravel bars.

Mr. Hastings asked if they would be using public and private partnership opportunities in using part of this property for wetland mitigation. He asked if that included using a bank.

Mr. Black said it could be with the bank.

Mr. Hastings said private individuals need to find replacement sites or bank sites and will pay for that opportunity. Some of the wetland mitigation enhancement could be funded on the private side.

Mr. Black said that is one of the considerations.

Mr. Mayo asked about the well field and the status of the plume of pollutants that is spreading from Weyerhaeuser. He asked if it was still a threat.

Mr. Stephens said it is still there. There are monitoring wells that are checked periodically. Rainbow and Weyerhaeuser have a program set up with a very extensive filtration device that will allow it to be mitigated.

Councilor Ballew asked Mr. Leahy if there were restrictions regarding the city's continued ownership when Weyerhaeuser gifted the property to the city. She asked if the city could transfer ownership over to the parks district or McKenzie River Trust.

Mr. Leahy said he would check into that and send out a memo with that information. It was gifted with the understanding that it was for a public purpose and with the knowledge and understanding it would be shared with Willamalane and McKenzie River Trust. It is for public use.

Mr. Black said they have done a lot of ground work regarding who is responsible for each aspect on this property, but have had some stumbling points.

Ms. Wagner asked when they might hear back from staff on the progress of this project.

Mr. Leahy said it could be in about three months. Mr. Leahy said there does not appear to be any requirement, but Weyerhaeuser has selected the name for this property. They have named it the Weyerhaeuser McKenzie Nature Reserve.

- Millrace Trailhead at Booth Kelly Center. Willamalane Planning and Development Manager Greg Hyde presented the report on this item. Mr. Hyde referred to an illustration of the property. He reported on what was done over the last year. Since last year on the larger project, city staff and the Corps of Engineers have made progress on the Project Cooperative Agreement that needs to be finalized and signed by the city and the Corps. The project has been stalled due to uncertainty regarding Federal Funding. The project is still approved, but the funding issue has stopped the process. Last year it was reported to council that there was a slight gap for the required local match regarding the Booth Kelly piece. The real estate value was not quite enough to meet that gap. Since then, other sources of funding have been researched to fill that gap. Willamalane applied for a state grant from the Recreational Trails Program for \$100,000 for the Booth Kelly nature trail. That grant would have helped close the funding gap. Unfortunately, although the grant was highly acknowledged, they didn't get the grant. Unofficially, they have been told that if a certain transportation bill gets passed through Congress, they may still get that grant. They can also reapply during the next funding cycle since the project has been stalled. They will complete the Project Cooperative Agreement (PCA) with the Corps, monitor the funding situation and look for additional funding.

Mr. Black said the funding gap is about \$380,000 and won't interfere with the entire project. It would delay the educational/recreational component. They believe that the twenty-five contingency could be made up with in-kind contributions. The educational/recreational portion of the project would be done at the end of the project so they would know how they stood with the contingencies. They have great support from the congressional delegation for this project. The Corps supports this project as well, but has already spent their allotment for the year on other projects. Staff is continuing to work with lobbyists to determine what needs to be done at the next United Front effort. The Corps could have funding in their next budget cycle.

Mayor Leiken said the biggest challenge is keeping the legislators who support this in leadership positions. We need patience until we can get to that point.

Mr. Hyde added that elected officials are in favor of this project.

Mayor Leiken said it could really add to the downtown area.

- United Front Priorities. Assistant City Manager Cynthia Pappas presented the report on this item. The initial brainstorming meeting was held at the staff level. City staff will share their project list with Willamalane and they will do their own brainstorming. Those lists are then combined for a stronger partnership when they go back to Washington D.C. for the United Front trip. The continuing projects that will be brought to the 2005 United Front that relate to Willamalane and the city include The Metro Waterways Project, the Middle Fork Willamette River Bike/Mixed Use Path Project, the Southeast Springfield Bridge Lane Open Space Projects, which are the Thurston Hills and Moe Mountain, and the Mill Race. New potential projects include a bike bridge connecting Glenwood with West D and the Jasper Mountain wetland management area.

Mr. Keefer said they are looking at where there can be connections and Willamalane can provide recreation activities or habitat restoration work. It is early, but they wanted an opportunity to discuss these items with the Willamalane Board and City Council.

Councilor Ballew said there is a limited amount of time with officials in United Front and she recommended the projects are prioritized.

Mr. Keefer said as the list is refined the Willamalane Board could bring it back to the council. The United Front is the city's trip and they have graciously invited Willamalane to go along. Willamalane is very much in support of what the city is doing, but would be happy to give their input as well.

Councilor Ballew said there is no need for an additional meeting.

Mr. Keefer said they would provide a staff report.

Ms. Pappas said the dates for the 2005 United Front trip are February 28 through March 2, 2005. Linda Lynch from Lane Transit District (LTD) will again be coordinating the trip. The different entities are currently in the process of creating their own lists.

Ms. Wagner asked if there was still a team effort with Springfield Utility Board (SUB) and the Springfield School District. She asked if the issues staff presented tonight could be supported by those entities or if they would have their own issues to present.

Ms. Pappas said SUB does not participate in the joint United Front trip, but goes back to Washington D.C. on their own. The Springfield School District and LTD do participate in the United Front.

Ms. Wagner asked if LTD and the School District bring their own issues to United Front.

Ms. Pappas said all the partners speak on behalf of all the issues that are in the United Front book. Those issues are decided upon prior to the trip. Attendees are assigned to different meetings regarding different issues and are provided with bullet points for those issues.

Councilor Fitch discussed the potential Urban Renewal District in Glenwood. She asked if there was funding opportunities to assist with open spaces in that area.

Mr. Keefer said they would be looking for those types of opportunities for those sites. Once they know the scope of the projects in that area, they could determine resources and opportunity.

Councilor Fitch said this could be an issue for next year's United Front.

Mr. Keefer said these are all long-term projects and United Front could be an opportunity to plant the seed for those projects.

Mayor Leiken discussed the congressional issues and the transportation bill, which will not be signed until after the November 2 election. He said there needs to be education on National Heritage through meetings with some of the partners. The term that has people concerned is National Parks. People do not want their property locked up in National Parks. It is important to get around that and gain support from some of those people. When it affects private property it is a different issue. He said the city needs to meet with representatives regarding forest legacy. He suggested staff talk with Ms. Pappas and Mr. Duey to learn more about this issue. There is a unique opportunity for citizens in Springfield.

Mr. Keefer said the National Parks Service is the administrator of the program only. They do not own anything. It is left to the ownership of private landowners and the public agencies. It is an issue that needs to be addressed.

Mayor Leiken said he appreciated the partnership between the city and Willamalane. Willamalane Parks and Recreation District is an envy to other cities in our region. Willamalane is an example of how parks and recreation should operate.

Mr. Keefer said staff is always available to meet or answer questions.

Willamalane Board Chairman Blake Hastings adjourned the Willamalane work session at 6:28 p.m.

2. Arts Commission Application Review.

Library Director Bob Russell presented the staff report on this item. The Arts Commission has one vacancy on its board. Member Eleanor Palm has resigned due to family health reasons. Her term would expire Dec. 31, 2006.

Ms. Redmond and Mr. Mannheim have applied for the position. A third applicant, Carol S. Hartley, has asked that her application be withdrawn.

The commission recommends that Kris Redmond be appointed to the commission, with a term to expire December 31, 2006.

The Arts Commission reviewed both applications and met with both candidates at the regular September meeting.

Ms. Redmond is currently employed as director of the Springfield Museum. She has worked for the Springfield Chamber of Commerce and has managed the Filbert Festival. The commission believes that Ms. Redmond's community involvement and proven commitment to local art education will be of special benefit to the Springfield community and that her skills will best meet the current needs of the commission.

The Arts Commission believes Mr. Mannheim to be well qualified as well. He is the owner of a local business, the Flying Clipper Barber Shoppe, and expressed enthusiasm for local art education and promotion. The commission has expressed a strong interest in encouraging Mr. Mannheim to re-apply for future openings in the Arts Commission.

Both candidates meet the residence requirement that members have a business or reside within the 97477, 97478, or 97482 zip code areas.

The appointment is scheduled to be ratified at the regular session, October 4, 2004.

Mayor Leiken asked to keep Mr. Mannheim's application on file.

Councilor Woodrow asked if there was a conflict of interest with Kris Redmond as coordinator or the Museum.

Mr. Leahy said the only conflict would be in competing grants.

Council consensus was to appoint Kris Redmond to the Arts Commission at the October 4, 2004 Regular Meeting.

3. Sanipac.

Technical Services Manager Len Goodwin presented the staff report on this item. Mr. Goodwin gave a brief summary of the City of Eugene Work Session he attended earlier in the evening.

Mr. Goodwin introduced John Hire, General Manager from Sanipac. Sanipac's Annual Report, which is required under the franchise, was included in the agenda packet. Mr. Goodwin also referred to the Council Briefing Memorandum included in the agenda packet, which explained what has been happening over the past year. He noted there were a larger number of phone contacts during the last year than any other year since the city has had a franchise agreement

with Sanipac. Many of the contacts from customers were ordinary customer contacts, and others were related to the switchover to commingled recycling.

Mr. Goodwin said there was also an unusual volume of customer service regarding citizen interest in a program for curbside collection of yard debris. This service option was discussed with council in the past, but the options were not acceptable at that time so no action was taken. The continuing issue of placement of the garbage can is still an ongoing concern. City of Eugene has adopted detailed regulations regarding placement of garbage cans. Staff will look at those regulations to see if they are of any value to eliminate concerns from our citizens. If it appears the regulations are something worthy of council discussion, staff will bring those back.

Mr. Hire discussed the commingling program that was started over the last year. Many of the citizen concerns about the size of the container have gone away. They followed up with some of the citizens who originally wanted the large cans to be taken away and found that many of them now want the large recycling cans. One of the big issues which did generate a lot of phone calls was the delay in getting cans out to customers due to weather conditions. Another issue was the change from every week to every other week for the recycling only. The number of calls received is fairly minimal compared to the number of interactions with customers, but Sanipac is serious in addressing those concerns. His concern is that complaints are dealt with appropriately. There have been some citizens who have contacted the city. Sanipac will watch for those calls. Mr. Hire said he hopes that now that people are accustomed to the new recycling program the calls will decrease.

Mr. Hire discussed the upgrading of garbage cans and park benches in the downtown area. Sanipac said they would be willing to move forward with that project. They want to be a part of that solution. There are about seven or eight locations that Sanipac serves for the City of Springfield. The types of containers used have been a problem for Sanipac. Sanipac would be willing to come by more often if needed. They would consider these collections to be part of the city's collections, which are provided at no charge. He said Sanipac is willing to discuss a yard debris program. Currently, Springfield is meeting Department of Environmental Quality (DEQ) requirements for yard debris. They offer three locations within the boundaries of Springfield and provide a leaf cleanup program. The DEQ gave Springfield approval to call that yard debris collection.

Mr. Hire spoke regarding the cart placement issue. That will go in this month's Eugene newsletter. That issue is not defined in Springfield. There is a definitive place in Eugene with three choices, shown on diagrams. The biggest legal issue is sidewalk clearance, and most customers think they should be placing the cans on the sidewalk. That is not the case. In Eugene, the cans should be up against the curb or along the grass strip. Eugene will receive their newsletter in October. Mr. Hire and Sanipac staff will discuss the placement of cans with Mr. Goodwin and other Springfield Public Works staff to see if there are similar issues.

Councilor Ralston said when the commingling program first came out, he had concerns that the box was so big. He has found he now recycles much more and feels it was a great idea. Because he recycles so much more, he now has more room in his garbage for yard debris. He

does not feel that curbside yard debris pickup is necessary because of the reasons Mr. Hire stated.

Mr. Hire said one other issue in Eugene is the difference in cost for a larger garbage can. The cost of having a bigger can in Springfield is not nearly as much as in Eugene. He described the difference in costs. The incentive to have the yard debris pickup would not be as clear in Springfield.

Councilor Ralston said he has learned over time where he can and cannot put the can. Sanipac staff have explained to him why certain areas are acceptable and why others are not.

Mr. Hire said they want to explain those things to the customers, as long as they are working with the city. If the city can agree to wording to explain the common sensibility of the location of cans, they would do that. They could put that information in a future newsletter.

Councilor Ralston said the Rotary Club is doing a community service project to put benches downtown.

Councilor Ballew said she appreciates garbage pick-up. She is sometimes unsure which week to put out her commingled recycling.

Mr. Hire said they send the map out once a year in the newsletter with pickup dates. They send out the map for the next two years.

Councilor Ralston asked if they could send the schedule out as reminders with their bills.

Mr. Hire said they could include the map four times a year with quarterly billing.

Councilor Ballew said there could be an interest in Springfield for yard debris pickup. She asked if they could have a pickup following certain seasons, such as in the fall when the leaves are coming down. She was not sure of the scheduling or billing for that.

Mr. Hire said they could consider more weekends of yard cleanup. The problem with yard debris pickup with a cart is that there would be a charge for delivery of carts and pickup after the season. The costs would add up to quite a bit if they went to a subscription level, nearly as much as having it monthly. It is also hard to do a subscription because it is difficult to plan how many carts will need to be picked up each week. Almost all yard debris programs are universal, which means everyone gets charged and everyone gets a can. He said they could look at a system of having a bulk debris pickup four times a year.

Councilor Woodrow said he was also skeptical about the commingled program, but he now appreciates it very much. He has received calls from Ward 6 in favor of a yard debris program. He is impressed with the low number of phone calls Sanipac has received and he does not see it as a big problem.

Mr. Hire said they do see it as a problem and will continue to try to improve customer service.

Councilor Woodrow said he appreciated that.

Councilor Fitch thanked Mr. Hire for the partnership Sanipac has with the City. It allows the citizens a necessary service at a very reasonable rate. There have been complaints regarding no competition, but it far outweighs the benefit the citizens receive. She hopes there is no need for an official law regarding placement, but that issue could be taken care of by suggestions or recommendations in a newsletter. It is an important issue. She said the members of the Downtown Association appreciate the assistance offered by Sanipac.

Mayor Leiken thanked Mr. Hire for the commitment regarding providing trash receptacles in the downtown area.

Mr. Hire said it is important to get one in place so the other businesses can see what it looks like and buy on to it.

Councilor Ballew thanked Sanipac for the work they do in the community.

Mr. Hire said it is part of their duty and privilege. Having the franchise is a responsibility and also a nice privilege. Springfield still has the lowest residential rates in the State of Oregon.

ADJOURNMENT

The meeting was adjourned at 7:00 pm.

Minutes Recorder – Amy Sowa

Sidney W. Leiken
Mayor

Attest:

Amy Sowa
City Recorder