

Speaking Points for March 13th 7:30PM Council Meeting

General Comments

Time is limited, so prepare your remarks in advance. Normally each speaker is given 3 minutes, but sometimes when there are a large number of speakers that time is shortened to 2 minutes, plan for both. Speeches take longer in public than in rehearsal, so plan 2_ minute and 90 second versions. It is better to end early than not finish. Speakers normally speak in the order they sign up. So come early and bring your own pen so you do not need to wait in line to fill out the form.

You will be expected to state your name and a mailing address at the beginning of your presentation. Limit your presentation to one or two points, details are better than laundry lists. Use your own words, it will sound better and be less likely to be tuned out. Do not forget to thank the council when you are finished. We want the maximum number of people to speak, so be ready to go to the podium when called and leave quickly when finished. Clapping, cheering and other verbal expressions of support are out of order and waste time. Nodding of heads and other non disruptive, non-auditory indications are permitted and can be effective.

There will be 4 separate opportunities to speak about aspects the Whole Foods Garage project during the March 13th City Council Meeting. As each of these public Hearings addresses a separate aspect of the Whole Foods Garage Proposal, it is important that your comments be limited to the subject of each Hearing.

You must sign up separately for each individual hearing.

Possible Talking Points

Agenda Item 2 -- Public Forum

- Is a Parking Garage the right gateway to Downtown Eugene?
- What is the big rush? We need to plan first, then build.
- The current Downtown Plan is not a Plan it is a policy document, we need a plan
- You can have too much parking.
- It is possible to have Parking and Parks on the same site.
- To have value, a Parking survey needs to have been done on the ground, not in Detroit.
- We are about to spend \$1.3 Million planning and placing a new City Hall. Do not limit options for locating City Hall before that process is done, for instance by prematurely trading away a prime potential site.
- While located in the Downtown, the proposed Store puts its back to the rest of Downtown.
- Court House Parking should be located east of Mill Street near the Court House.
- There are many reasonable alternatives if parking is really needed. Temporary Paid Parking could be provided on the rest of the Agra-Pac site. A win-win, Court House visitors have a place to park, the City gets revenue and we have time to plan properly.
- It is bad public policy to use Public Money for projects that injure existing local businesses.
- If Whole Foods needs additional parking, Whole Foods should build it!

Note: Speakers at the Public Forum are not permitted to speak to items that are subject to a Public Hearing at the same meeting. The scheduled public hearings are limited to project financing and the no-bid exemption.

Agenda Item 4 -- Public Hearing: Urban Renewal Agency Supplemental Budget #2

- Urban renewal district funds are not an unlimited source of money: We need to think clearly and document our thinking before we spend it.
- If these funds are squandered we won't get them back.

- Urban renewal funds should be spent on projects that benefit the public, not a single private business.
- We should be reserving urban renewal funds in case they are needed to renovate and/or replace City Hall.
- Urban renewal money is expensive: We gave up money for schools, public safety, street repairs and other essential services to get it, so it should be spent wisely.

Agenda Item 5 -- Public Hearing: City of Eugene Supplemental Budget #2

- One-time money, such as the PERS settlement, needs to be spent wisely based on careful public deliberation. Let's not rush to spend it outside the annual budget process.
- We have \$100 million street repair backlog and we are buying another garage?
- We have over \$100 million in listed park projects and we are using this money to build a garage?

Agenda Item 7 -- Public Hearing: Downtown Development: East Broadway

This hearing is specifically on whether a no-bid contract is proper for this project. The hearing is required by state purchasing law (ORS 279C.335). Speakers need to address the City's findings in support of this exemption from the normal public bidding process. The statutory criteria the findings must address are:

- (a) It is unlikely that the exemption will encourage favoritism in the awarding of public improvement contracts or substantially diminish competition for public improvement contracts;*
- (b) The awarding of public improvement contracts under the exemption will result in substantial cost savings to the contracting agency or, if the contracts are for public improvements described in ORS 279A.050 (3)(b), to the contracting agency or the public. In making the finding, the ... local contract review board may consider the type, cost and amount of the contract, the number of persons available to bid and such other factors as may be deemed appropriate. [ORS279C.335(2)]*

The Eugene Public Contract Administrative Rules contain additional supplemental criteria, including the need for substantial public savings or other public benefit [R-1415 §3.1.1(c)].

- Lack of prior timely planning on the City's part should not be considered justification for an exemption from Competitive Bidding. If convenience requires that a contract be signed by 30 June, the process should have started sooner.
- Ongoing relationships between the parties are the essence of favoritism, not a basis for exemption.
- The findings are incomplete, as they do not include estimated project cost (required by R-1415 §3.1.1(b)).
- What savings? Where are the other estimates? Labor, concrete and steel cost the same no matter who builds the Garage.
- Land ownership does not make this project unique. Acquiring property as needed is a routine aspect of city projects.
- A grocery store is not unique, Eugene has lots of them. Besides, what does design of a store have to do with a non-attached public parking garage?
- This project is not unique. We already have at least 6 other parking garages with ground floor retail in Eugene.
- How can cost savings be assessed if the documentation doesn't include any project plans?

Final Action on the Whole Foods Parking Garage is scheduled for the 15 March Council Work Session. Contacting the Council or individual Councilors directly by phone, letter, fax or email is both proper and recommended.