

City Council Study Session
November 30, 2015 - 5:30 PM
Auburn City Hall
MINUTES

I. CALL TO ORDER

Deputy Mayor Holman called the meeting to order at 5:30 p.m. in the Council Chambers at Auburn City Hall, 25 West Main Street in Auburn.

A. Roll Call

City Councilmembers present: Deputy Mayor Holman, Rich Wagner, Bill Pelosa, Largo Wales, Wayne Osborne, Claude DaCorsi and Yolanda Trout.

City officials and staff members present included: Mayor Nancy Backus, City Attorney Daniel B. Heid, Police Chief Bob Lee, IT Director Paul Haugan, Community Development and Public Works Director Kevin Snyder, Assistant Director of Engineering and City Engineer Ingrid Gaub, Assistant Director of Community Development and Public Works Jeff Tate, Utilities Engineering Manager Lisa Tobin, Storm Drainage Engineer Tim Carlaw, Water Quality Program Coordinator Chris Thorn, Civil Engineer Shannon Howard, Code Compliance Officer Jason Arbogast, Director of Parks, Arts and Recreation Daryl Faber, Finance Director Shelley Coleman and City Clerk Danielle Daskam.

II. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Abatement Actions

Assistant Director Tate and Code Compliance Officer Arbogast explained the presentation is a prelude to a resolution that will be before Council on December 7, 2015. The resolution will include four properties that staff is requesting approval for abatement. All four properties are vacant and without a local responsible authority/person. The first step in the abatement process is the ability to provide notification to property owners that authority has been given to proceed with abatement action. Sometimes this notification is sufficient to have the property owner comply with City Code. If the property owner does not comply then staff would move forward with abatement action.

Code Compliance Officer Arbogast reviewed each of the four properties: 1101 Pike Street NE (the property owner is deceased),

1615 M Street NE (property owner is deceased and there is suspected arson), 901 8th Street SE (owner currently living in China; unknown if owner will return), 31807 118th Place SE (owner deceased with transient activity).

Assistant Director Tate anticipates costs to be no more than \$1,500.00 each, which will be lien against the property.

Councilmember Osborne suggested using plexiglass rather than plywood to board up houses so that police can see inside the building, and it is less obvious from the street that it is a boarded up house.

B. 3rd Quarter 2015 Financial Report (10 Minute Presentation/5 Minute Q&A) (Coleman)

Director Coleman reviewed the Third Quarter Financial Report using the overview. She explained the lower collection of taxes on electric and gas is due to the mild winter. The intergovernmental increase is from the King County District Court. The court costs are trending higher due to over 3,100 additional filings compared to last year.

Director Coleman reviewed the building permit revenue, which is strong but not as high as last year. The Real Estate Excise Tax is up due to high real estate activity. The Enterprise Funds are mostly operating at a gain rather than loss. There is a loss in the Airport Fund. The Insurance Fund does not have a revenue source and is funding the unemployment insurance.

Director Coleman explained the local street fund, Save Our Streets Fund, receives sales tax revenue from construction. Director Coleman also reviewed the capital project expenditures for the Arterial Street Fund, Local Street Fund, and Arterial Street Preservation Fund.

Director Coleman reviewed a separate spreadsheet reflecting the status of traffic impact fees, park impact fees and system development charges.

Councilmember Pelozo inquired whether the City is utilizing the full capacity to tax cable television. Director Coleman stated the cable franchise fee is five percent. The City has assessed a one percent cable utility tax; state law allows a cable utility tax up to six percent. The one percent utility tax on cable is allocated to the Arterial Street Preservation Fund.

In response to questions from Councilmember DaCorsi, Director Coleman stated the City is self-insured for unemployment benefits.

C. Low Impact Development (LID) Outreach and Education (15 Minute Presentation/15 Minute Q&A) (Snyder)

Director Snyder introduced Utilities Engineering Manager Lisa Tobin and members of the Low Impact Development core group: Storm Drainage Engineer Tim Carlaw, Civil Engineer Shannon Howard, and Water Quality Program Coordinator Chris Thorn. Consultants from SVR/MIG, Brice Maryman and Lolly Kunkler, presented a PowerPoint presentation on Low Impact Development.

Mr. Maryman explained that the State of Washington Department of Ecology has mandated that the City of Auburn and other jurisdictions in the state adopt Low Impact Development (LID) related regulations and standards no later than December 31, 2016. The adoption of LID regulations and standards will have far reaching implications on public and private activities involving land within the city limits.

LID principles are: conserve vegetation and native soils; reduce and disconnect impervious surfaces; infiltrate rain on sites; smaller decentralized facilities rather than big ponds.

Challenges of implementing LID include: training and business processes needed for LID planning, permitting and construction; private sector inexperience with LID permitting and design; enhanced need for maintenance resources and a shift in maintenance practices; site and geotechnical conditions; and retrofitting existing infrastructure.

Benefits of Implementing LID include: increases economic development opportunities; protects open space and natural areas; affords more creative design opportunities; reduces urban flooding; preserves and restores habitat; enhances ground water recharge; in addition to benefits to aesthetics, health and mental well-being, quality of life, and traffic calming.

LID uncertainties include: local and regional politics; public and private development costs; market perception; training; public reaction; city code, policy and enforcement; and capital and maintenance costs.

LID aligns with Auburn's values: Character - developing and preserving attractive and interesting places; Wellness - promoting community-wide health and safety wellness; Service - providing transparent government service; Economy - encouraging a diverse and thriving marketplace; Celebration - celebrating our diverse cultures, heritage, and community; Environment - stewarding our environment; Sustainability - creating a sustainable future for our community.

Manager Tobin reported the LID core group has been working for over a year on the proposed code amendments, and she anticipates the draft code will be presented to Council in April 2016.

Councilmembers discussed permeable surfaces, narrower streets, surface water versus stormwater, and maintenance of facilities.

D. Fee Schedule Update (10 Minute Presentation/10 Minute Q&A) (Heid)

City Attorney Heid presented Resolution No. 5181, amending the fee schedule to reflect 2016 fees. City Attorney Heid stated it is administration's philosophy to recover costs. Each department analyzes their fees annually to ensure cost recovery.

Councilmember Wagner questioned whether the City should provide information on aggregate development fees for single family residential units.

Councilmember Pelosa noted there is no damage deposit listed for the Veterans Building.

Councilmember Pelosa also questioned whether the Auburn Avenue rental rates should include specific durations.

Councilmember Wagner noted a new section where the Mayor can waive fees where the City of Auburn is the applicant or other government agencies or non-profits are the application.

Councilmembers suggested adding a rental fee for use of the City Hall Plaza area.

E. Resolution No. 5188 (5 Minute Presentation/10 Minute Q&A) (Mayor Backus)

A Resolution of the City Council of the City of Auburn, Washington, updating the City of Auburn's Vision Statement and Mission Statement and establishing the City of Auburn's Core Values

Mayor Backus presented Resolution No. 5188, which updates the City's current Vision and Mission Statements and establishes the City's Core Values.

Councilmember Wales suggested the word "citizen" should be changed to "resident" or some other term.

Councilmember DaCorsi suggested using the terms "residents, citizens and business community" as part of the Mission Statement.

III. OTHER DISCUSSION ITEMS

Councilmember Osborne suggested the City allocate funds for demolition of houses where the City has acquired the property for some other use. Councilmember Osborne stated boarded up facilities degrade the surrounding neighborhood. Assistant Director Gaub explained the reason for the delay is the need to conduct a hazardous materials study of the house first, and then a contracting process, which take in excess of 90-120 days.

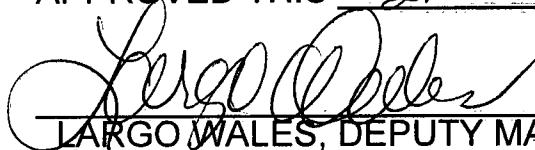
Councilmember Trout requested a list of city-owned structures/properties.

Director Snyder suggested a property management plan for each property at time of purchase.

IV. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:13 p.m.

APPROVED THIS 21st DAY OF August, 2017.


LARGO WALES, DEPUTY MAYOR


Danielle Daskam, City Clerk