

	City Council Study Session HHS SFA September 11, 2017 - 5:30 PM Council Chambers - City Hall MINUTES Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.
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I. CALL TO ORDER

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

A. Roll Call

Councilmembers present: Deputy Mayor Largo Wales, Bob Baggett, Claude DaCorsi, John Holman, Bill Peloza, Yolanda Trout-Manuel, and Rich Wagner.

Mayor Nancy Backus and the following department directors and staff members were present: City Attorney Daniel B. Heid, Police Chief Bob Lee, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Innovation and Technology Director Paul Haugan, Environmental Services Manager Jenna Leonard, Director of Administration Dana Hinman, and City Clerk Danielle Daskam.

II. ANNOUNCEMENTS REPORTS AND PRESENTATIONS

A. Auburn Boeing Fabrication Site Remedial Investigation Report - Annual Briefing by Department of Ecology (30 Minutes)

Neal Hines, P.E., Ph.D., Site Manager, for the Washington State Department of Ecology, provided the City Council with a brief update on the Boeing Auburn Fabrication Site Investigation. Mr. Hines reviewed the timeline for cleanup investigation. The Remedial Investigation Report is complete and has been out for public comment.

Mr. Hines provided a brief review of the project background and what is known about drinking water, surface water, groundwater as well as indoor air quality. In parts of Auburn and Algona, groundwater is contaminated with a degreaser called trichloroethene (TCE) and its breakdown products. It is believed that the contaminants originated from the Boeing Auburn plant. The contaminated groundwater (plume) flows north and northwest away from the Boeing property into portions of southwest Auburn and northeast Algona. The chemicals found are at low levels that are not expected to pose a risk to human health and the environment.

The Remedial Investigation Report contains the boundaries of the contaminated groundwater; the locations, concentrations, and depths of chemicals and breakdown products in soil, groundwater, surface water and air; an evaluation of the potential pathways for human exposure to the chemicals; and a detailed description of the areas of potential impacts.

Thea Levkovitz, Corrective Action Outreach Specialist for the Washington State Department of Ecology, spoke about the public comment period and public meetings held during the public comment period. She reported very few technical comments were received.

Mr. Hines reported the surface water has not been a health concern. The City's drinking water wells are not at risk, and the chemicals are not detected in the wells.

Mr. Hines stated that the primary concern is in the City of Algona. Mr. Hines stated residential home air testing was conducted in Algona. There were some detections, but there was no health risk. The highest level of TCE vapors in homes was 1.1 micrograms per cubic meter of air. The level for concern is 2 micrograms per cubic meter of air. Also, testing was not conclusive on whether the detections came from groundwater contamination.

Mr. Hines reported the cleanup for surface water will be more stringent than the drinking water standard.

Mr. Hines also described the process for decontaminating groundwater.

Mr. Hines reported the next step is the Feasibility Study which will identify solutions for cleanup of the affected areas, the cost, the likelihood of success and permanent remedy, timeline for implementation, and cleanup levels for any areas where concentrations are elevated.

B. Ray of Hope Resource Center Update (10 Minutes)

Director of Administration Hinman introduced Debby Christian, Director of the Auburn Food Bank, and LorieAnn Larson, Director of Housing for Valley Cities Behavioral Health, who were in attendance to update the Council on the Ray of Hope Resource Center.

Ms. Christian reported Ray of Hope opened a couple weeks ago. The operating hours are Monday through Friday, 10:00 a.m. to 3:30 p.m. The center has been fully occupied. Ms. Christian also spoke briefly about the types of services the center can provide. Ray of Hope provides services for: laundry, showering, phone charging, assistance with obtaining proper identification, lunch, work assistance, a safe location, and assistance with any barriers that keep the client from moving into the next phase of their life.

Ms. Larson spoke about assisting clients with getting proper identification

which is needed for the client to obtain permanent housing.

Ray of Hope will be partnering with Catholic Community Services for the night time shelter.

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Resolution No. 5297 (10 Minutes) (Snyder)

A Resolution that authorizes the Mayor to execute a flood protection easement for properties owned by the City of Auburn that will provide access to King County for maintenance and construction of flood protection facilities along the White River

Environmental Services Manager Jenna Leonard presented Resolution No. 5297, which provides for a flood protection easement on property purchased by the City along the White River.

The City purchased 41.5 acres of property from Puget Sound Energy along the White River (Resolution No. 5160) for flood protection. The property acquisition was funded through a King County Flood Control District Sub-Regional Opportunity Fund. County funding paid for the property and all real estate transaction costs. As a condition of the County's funding, the Flood Control District requires a flood protection easement on the 41.5 acres.

The easement would allow for the following: (1) accessing and constructing, inspecting, monitoring, reconstructing, maintaining and repairing river bank protection, levees and/or other flood related works; (2) constructing, reconstructing, repairing, maintaining, locating and relocating utilities and stormwater facilities or improvements; and (3) constructing, reconstructing, repairing, maintaining, locating and relocation of trail improvements.

B. Airport Jet A Fuel Proposal (10 Minutes) (Snyder)

Using a PowerPoint presentation, Assistant Director of Engineering Services/City Engineer Ingrid Gaub and Jamelle Garcia of Aviation Management Group presented the Council with a proposal for supplying Jet A Fuel to airport customers.

The Airport Advisory Board has been discussing options for providing Jet A Fuel, as it is anticipated that the demand for Jet A Fuel will increase after the completion of the runway enhancements that are currently under design and anticipated to be constructed in 2018 and 2019. The Capital Facilities Plan includes the improvement of a permanent Jet A Fuel tank after the completion of the runway. There is currently one tenant at the airport that has a need to provide Jet A Fuel to their customers.

The Airport Advisory Board recommended a private partnership for the temporary provision of Jet A Fuel. The private partnership will have no impact on the Airport Budget, provides for current customer needs with minimal investment, and allows the Airport to be responsive to potential

increasing demands for Jet A fuel with little financial risk.

Director Gaub spoke about containment and spill response requirements.

A more permanent solution for providing Jet A Fuel will be discussed after 2019 and after completion of the runway enhancements and after completion of the airport facilities assessment.

Director Gaub stated an operating agreement for the private partnership will be developed for Council's consideration at a future meeting.

IV. HEALTH AND HUMAN SERVICES DISCUSSION ITEMS

Deputy Mayor Wales recessed the meeting at 6:43 p.m. for a brief intermission. The meeting reconvened at 6:50 p.m.

Councilmember Trout-Manuel, chair of the Health and Human Services Special Focus Area, presided over the meeting during discussion of the Special Focus Area items.

A. Proposed King County Modular Housing Project (Hinman)(15 Minutes)

Bailey Stober, Director of Community and External Relations for the King County Assessor's Office, Ed Walker, Policy Director for the King County Assessor's Office, and LorieAnn Larson, Director of Housing for Valley Cities Behavioral Health Care, spoke regarding the potential for siting a micro housing project in Auburn.

Mr. Stober spoke about how the assessor's office, using their parcel database, identified over 500 properties county-wide that are publicly owned and over 40,000 square feet in area, that are vacant or under-utilized, and within 200 feet of public transportation that could be used for public housing.

A feasibility study is underway for potential placement of between six and 15 modular housing units, approximately 200 square feet each, on available land controlled by Valley Cities, adjacent to the Phoenix Rising facility.

The King County Assessor's Office has identified a vendor for the micro housing called Blokable Modular Housing constructed in Vancouver, Washington. Approximately \$3 million has been earmarked in the State capital budget. The project is looking for operating funds at this time.

Mr. Stober stated a tour of the Blokable manufacturing facility is available for county and city officials. The number of units for the site will depend upon the zoning. The developers' team is working with the Valley Cities' architect to develop the site layout, with costing for current zoning at eight units. A zoning modification could increase the number of units to 13. Valley Cities will gather quotes for site work and installation. The City could assist in streamlining permits, zoning changes, and other approvals

as needed.

Ms. Larson spoke about the need and the desirability of the Blokable units. Ms. Larson stated the housing could be used for transitional housing, permanent housing, or voucher housing. The housing is also movable and can be stacked.

Deputy Mayor Wales spoke in favor of increasing the number of units. She expressed concern regarding the location of the project.

There was a brief discussion regarding operating costs. Mr. Walker stated the developers are still working on developing the numbers as it is dependent on the configuration and types of services provided.

B. Human Services Funding Parameters(Hinman)

Director of Administration Hinman pointed out the materials in the Council agenda packet, which include the focus areas for human services funding.

The current areas of focus are: poverty reduction, child abuse and neglect prevention, domestic violence prevention, and sexual assault and health care services.

Proposed new areas of focus include: diversion, including rental assistance, arrears and eviction prevention support; food, including emergency food, food delivery and meals; healthcare, including special needs, dental, vision and mental health. A new tiered system has been discussed to better support providers in Auburn and include: capital projects, direct services and Community Development Block Grants.

Deputy Mayor Wales spoke regarding each of the human services focus areas.

Councilmember Trout-Manuel suggested setting aside some of the human services funding for emergencies or a specific project.

Deputy Mayor Wales recommended Councilmembers consider the proposed funding parameters while she and Councilmember Trout-Manuel continue to meet with Director Hinman in preparation for year after next funding.

V. OTHER DISCUSSION ITEMS

There was no other discussion.

VI. NEW BUSINESS

Councilmember Holman noted that Mr. Mel Sinex's granddaughter is an immigration attorney and would be willing to discuss immigration issues with Council at a Health and Human Services Special Focus Area study session.

VII. MATRIX

The matrix was not discussed.

VIII. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:07 p.m.

APPROVED this 22nd day of January, 2019.

Bill Pelosa
BILL PELOZA, DEPUTY MAYOR

Shawn Campbell
Shawn Campbell, City Clerk

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