



City Council Study Session
July 13, 2015 - 5:30 PM
Auburn City Hall
MINUTES

I. CALL TO ORDER

Deputy Mayor John Holman called the July 13, 2015, City Council Study Session to order at 5:30 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street, Auburn, WA, 98001

A. Roll Call

Councilmembers in attendance: Deputy Mayor John Holman, Claude DaCorsi, Wayne Osborne, Bill Pelosa, Yolanda Trout, and Largo Wales. Councilmember Rich Wagner arrived at 5:33 p.m.

City officials and staff in attendance included: Mayor Nancy Backus, Community Development and Public Works Director Kevin Snyder, Utilities Engineering Manager Lisa Tobin, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, City Attorney Daniel B. Heid, Finance Director Shelley Coleman, Police Chief Bob Lee, Innovation and Technology Customer Support Manager Reba Stowe, Innovation and Technology Operations Manager Ashley Riggs, Water Utility Engineer Susan Fenhaus, Assistant Director of Community Development Services Jeff Tate, Planning Services Manager Jeff Dixon, Director of Administration Michael Hursh, Solid Waste and Recycling Supervisor Joan Nelson, and City Clerk Danielle Daskam.

II. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Presentation by Waste Management and King County Solid Waste Division's Road to 70% Recycling (20 Minute Presentation/10 Minute Q&A) (Coleman)

Mr. Pat McLaughlin, Division Director, and Jeff Gaisford, Recycling and Environmental Services Manager, from King County Solid Waste Division, presented a PowerPoint presentation on the Roadmap to 70% Recycling, King County's goal of reaching a 70 percent recycling rate by 2020.

Solid waste collected in King County, except in Seattle and Milton, is sent to the Cedar Hills Regional Landfill. According to the King County Solid Waste Division's analysis, landfilling the waste at the county-owned facility is currently the most cost effective and environmentally responsible manner of disposing of waste. Ensuring the life of Cedar Hills for as long as possible through recycling programs and physical capacity keeps rates low and provides the region more time to evaluate alternative disposal options. Cedar Hills is expected to be filled by 2030 based on the 53 percent recycling rate.

Food waste is the largest commodity in waste stream that could be recycled. Approximately 78 percent of what is taken to the landfill each day could be recycled instead.

There are five core principles needed for maximizing recycling rates and reaching the 70 percent recycling level:

- 1 Adopt a common set of policies and practices for managing waste and

resources. Consistency across the region is key to success.

2. Separation of garbage, recyclables, and organics is mandatory
3. Materials added to recycling collection programs are supported by adequate processing capacity, capability and markets.
4. A robust enforcement program is in place to support separation of materials in curbside programs (garbage, recyclables, organics).
5. The Solid Waste Division has adequate recovery and processing capability to harvest resources present at its facilities.

Mr. Gaisford discussed the incremental steps for the Roadmap to 70% Recycling and the need for commercial and multi-family recycling space.

Laura Moser of Waste Management and Joel Kohlstad, Waste Management Public Education Coordinator, spoke about Waste Management's efforts to support King County Solid Waste Division's goal.

Mr. Kohlstad spoke about Waste Management's recycle corps program, which is in its fourth year. The recycle corps program is outreaching to three large mobile home parks in Auburn this year to increase their diversion rate.

Councilmember Wagner inquired regarding mandatory collection. Mr. McLaughlin stated the region has a very high collection subscription rate. King County Solid Waste Division's focus is on education and the behaviors of those who have subscriptions.

In response to a question from Councilmember Osborne, Mr. McLaughlin stated that three of the eight transfer stations have full recycling facilities. Two transfer stations are scheduled for reconstruction with full recycling facilities.

Councilmember DaCorsi inquired regarding the disposal of construction waste. Mr. Gaisford stated the Solid Waste Division has worked with Master Builders Association to encourage recycling at job sites and the construction of more green homes.

Mayor Backus spoke about the need for education for the customers to ensure the success of the recycling program.

- B. Status Report on Auburn Gateway Project by Robertson Properties Group/Auburn Properties LLC (15 Minute Presentation/5 Minute Q&A) (Snyder) Pursuant to the adopted Development Agreement, Robertson Property Group (RPG) will provide an annual update to City Council on the status and marketing of their project.

Planning Services Manager Jeff Dixon provided introductory remarks relating to the project status report required by the Development Agreement for the Auburn Gateway Project and the planned redevelopment of the Valley 6 drive-in theater property.

In 2004, the City conducted an environmental impact statement that analyzed different development scenarios so the property could be developed with a mixture of office uses, commercial uses or up to 500 dwelling units in the upper stories of multi-use buildings.

In 2011, the project received five different approvals from the City consisting of adoption of a special area plan, text and map amendments of the City's Comprehensive Plan, zoning code text and map amendments, adoption of a planned action ordinance to provide streamlined environmental review processes, and approval of a development agreement.

Since 2011, the property owner, Robertson Properties Group (RPG) has purchased additional properties to the west, some additional property referred to as the Stein property and property at the southeast corner of site. RPG is in the process of acquiring additional property to make a more unified development.

Manager Dixon advised the development agreement with RPG will need to be amended to reflect the additional acquired properties.

John Manavian and Tamara Thompson, representing RPG, provided a brief update on the project. Mr. Manavian distributed a memo dated July 13, 2015 of the project update with a conceptual site plan. Mr. Manavian spoke about RPG's cooperation with the South 277th Street improvements, strategic property acquisitions, and pre-leasing activities.

Mr. Manavian stated RPG is struggling to find major retail tenants. The project will consist of a retail and residential mix.

C Public Works Project No. CP1317, Meter and Billing System Improvement Project (Automated Metering Infrastructure) (15 Minute Presentation/15 Minute Q&A) (Snyder)

Community Development and Public Works Director Kevin Snyder and Utilities Engineering Manager Lisa Tobin presented a PowerPoint presentation on the Automated Metering Infrastructure (AMI) project in advance of a request to approve a vendor for this project.

Through a multi-departmental effort from Finance, IT, Legal, and Community Development and Public Works staff have developed a contract and scope with Ferguson Waterworks, that achieves the City's goals of a more efficient way to collect real-time water usage data, better management of the City's water resources, and better customer service.

AMI is not a new technology, and many other utilities already utilize the technology. Some of the benefits include more real time data availability, more consistent revenue flow, faster leak detection for customers, more efficient billing, reduced meter reading costs, detection of unauthorized water use, improved sustainability (conservation, greenhouse gas reduction, and increased customer service with access to water use through the internet.

A study was conducted by HDR Engineering in 2013 to assist the City in evaluating and selecting the appropriate technology and in developing an implementation plan for an AMI system. City staff contacted and visited other utilities that have or are implementing an AMI system. Four vendors with AMI systems provided presentations. Ferguson Waterworks/Sensus was selected for their ability to integrate well with the City's existing utility billing system, provide user-friendly customer access to leak detection, and meet the needs of customer billing and maintenance.

A draft of the proposed contract with Ferguson Waterworks was included in the agenda packet.

Manager Tobin stated no new water rate increases are needed for the AMI project. The project cost is \$5.4 million. Financing for the work completed in 2015 will be from the 2013 Revenue Bonds. Financing for work in 2016 and 2017 will be from future financing as determined appropriate by the Finance Department and approved by Council. The return on investment is projected to be 20 years. It is anticipated a two and one-half year installation period will be needed.

In response to questions from Councilmember Wales, Manager Tobin explained the project will be implemented in stages. The first year the major infrastructure will be installed; the second year will include installation of half of the customer meters, and the third year will include installation of the remaining meters. The customer portal will be available once all customers have been converted to the new metering system.

Councilmember Peloza questioned the cost/benefit analysis of the project. Director Snyder stated significant cost/benefit analysis was performed by the City's consultant, HDR Engineering, as well as by the City's Finance Department. Director Snyder stressed that the benefits are both qualitative and quantitative. Manager Tobin agreed to provide HDR's report. Manager Tobin also pointed out Finance Director Coleman's financial summary included in the Council packet for this evening's meeting.

Councilmember Wagner also requested a copy of the HDR Engineering cost/benefit analysis.

Councilmember Wagner suggested initially offering the web portal for the large customers.

Councilmember Osborne stated he would like to see the costs of reading a meter now versus the cost with the new system.

In response to questions from Councilmember Peloza, Director Snyder stated the City of Renton has invested in the technology and City of Renton staff have proven a valuable source of experience. AMI is a stable technology compared to other software, it is radio/cellular based. Several other utilities, locally and nationally, utilize the same technology.

Councilmember Wagner stated one of the big advantages of the AMI system is a better system of managing the asset and future capital needs.

Finance Director Coleman briefly reviewed the capital financing needs (as of June 30, 2015) chart included in the Council agenda packet.

Director Snyder stated no new staff will be required as a result of the AMI project.

III. OTHER DISCUSSION ITEMS

Councilmember Wales proposed a Council project every two years that commemorates the current Councilmembers. Councilmember Wales suggested a bench or sidewalk art to commemorate an existing Council.

Deputy Mayor Holman reminded the National Night Out event is approaching.

IV. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7.32 p.m.

APPROVED this ____ day of _____, 20____

DEPUTY MAYOR

City Clerk