

City Council Study Session
June 13, 2016 - 5:30 PM
Auburn City Hall
MINUTES

I. CALL TO ORDER

Deputy Mayor Largo Wales 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

Councilmembers present: Deputy Mayor Wales, Bob Baggett, Claude DaCorsi, John Holman, Bill Peloza, Yolanda Trout-Manuel. Councilmember Rich Wagner arrived at 5:47 p.m. Mayor Backus and Councilmember Holman left the meeting at 5:35 p.m.

Mayor Nancy Backus and the following Department Directors and staff members present include: City Attorney Daniel B. Heid, Police Commander Mark Caillier, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Assistant Director of Community Development Services Jeff Tate, Development Services Manager Jason Krum, Senior Planner Thaniel Gouk, Sewer Utilities Manager Bob Elwell, Utilities Engineering Manager Lisa Tobin, Director of Administration Dana Hinman, Human Services Program Coordinator Emily Pearson and City Clerk Danielle Daskam.

II. Announcements, Reports, and Presentations

Councilmember Holman announced that today is the 125th birthday of City of Auburn. The City was incorporated on this date.

III. AGENDA MODIFICATIONS

Resolution No. 5242 is added as item "H" to Agenda Items for Council Discussion.

IV. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Resolution No. 5235 (20 Minute Presentation/10 Minutes Q&A)

Assistant Director Tate provided Council with a presentation on Resolution No. 5235 regarding abatement authority for various properties that have had code enforcement action. He noted that all costs will be paid by the City up front and a lien will be placed on the property for recouping the costs when the property sells. The department has sufficient funds in the abatement budget to cover

the costs of all of the abatements.

Councilmember DaCorsi asked if the City has a mechanism to take care of these properties faster and in a more permanent fashion. Assistant Director Tate explained some of these properties have ongoing action. The City has various options including fines and penalties.

Councilmember Baggett asked if the City expects a home owners association (HOA) to take care of properties within its boundaries. Assistant Director Tate explained they work with the HOA's but an HOA is able to enforce City penalties. The City encourages HOA's to continue to enforce their rules along side those of the City.

Councilmember Pelozo asked if the City is able to include administrative time in the lien. Assistant Director Tate stated the administrative time is not included in the lien unless they City has had to file a lawsuit. There are other fines the City can impose on the property.

Deputy Mayor Wales requested Code Enforcement consider creating options on how to move these types of things forward without Council action.

B. Ordinance No. 6600 (10 Minute Presentation/10 Minute Q&A) (Snyder)

Ordinance No. 6600 provides amendments and the creation of new sections to Title 18. It repeals Section 18.31.230 of Auburn City Code and provides for the amortization of setback requirements, relating to zoning and land use code provisions for animals.

Senior Planner Gouk presented proposed Ordinance No. 6600 relating to the keeping of animals on residential properties within the city.

The Planning Commission provided a list recommendations to update the City Code including regulations for bee keeping, clarification for keeping domestic fowl, amending the current definition of household pets, adding definitions for medium domestic animals, modifying the definition for large domestic animals, clarifying the zoning codes for keeping of animals, setbacks for structures and increasing the number of small domestic animals from four to five.

Councilmember Pelozo stated he is not in favor of increasing the number of small domestic animals from 4 to 5.

Councilmember DaCorsi asked if there had been complaints regarding the limit of four domestic animals.

Deputy Mayor Wales asked about the requirements for West Hill. Senior Planner Gouk explained that when that area was annexed, there were pre-existing setbacks and requirements that will not be changed with this proposed ordinance.

Council discussed their preference of four or five animals.

C. 1st Quarter 2016 Financial Report (10 Minute Presentation/5 Minute Q&A) (Coleman)

Director Coleman presented Council with the First Quarter Financial Report. The revenues have come in approximately \$500,000.00 over budget. Community and Human Services have exceeded their budget with a one time payment to the City of Renton for joint Human Services.

Director Coleman highlighted the general fund sales tax revenue. This year the City is up over 2%. This is a concern since previously the sales tax revenue was much higher. The development fee and permit fee revenues are slowing.

The City is doing something different with the utility and internal service funds. The City has created a sub fund to save funds for future capital projects.

Councilmember Holman noted retail sales tax and telephone tax is down.

Deputy Mayor Wales stated that the City is spending 1/60th of the budget on Human Services. She questioned the \$60,000 payment to the City of Renton. Human Services Coordinator Pearson explained the City of Auburn has several contracts with the City of Renton and other Southeast King County cities for Human Services. Some of the contracts are administered at each jurisdiction. Deputy Mayor Wales requested a more detailed description of human services funding.

D. Council Retreat Goals - Affordable Housing (5 Minute Presentation/10 Minute Q&A) (Hinman)

Director Hinman explained to Council the City's most successful program that helps with affordable housing is the housing repair program. She shared a code enforcement video from the SAFER (Safe Auburn for Every Resident) program regarding affordable housing.

Councilmember DaCorsi questioned the number of vacant properties in the City and pursuing the financial institutions to return the housing to the inventory of housing stock. Director Snyder

explained that level of engagement would require more staff and time. The City does not have right of access to properties. The City would need to take a more aggressive approach to vacant properties in the City.

E. Payback Agreements Overview and Review of the Pending Ordinance No. 6602 Bert Warm Sewer Payback Agreement (10 Minute Presentation/10 Minute Q&A) (Snyder)

Sewer Utility Engineer Elwell and Utilities Engineering Manager Tobin presented Council with the payback agreement process. They reviewed Bert Warm payback agreement that was approved by Ordinance No. 6602. The total project costs is \$32,510.41 for a cost to the single family residence of \$7,067.48 and to the duplex unit of \$11,307.97.

In response to a question from Councilmember Wagner, Sewer Utility Engineer Elwell explained the cost is divided between the properties that receive benefit for the improvement.

Deputy Mayor Wales questioned the fairness of the developer having to pay for other properties when they may not be paid back for a very long time.

F. Ordinance No. 6601 (10 Minute Presentation/10 Minute Q&A) (Snyder)
Amendments to Title 15 adopting the 2015 International Building Code, Washington State Amendments, and local building code amendments

Development Services Manager Krum presented Ordinance No. 6601 regarding adopting the 2015 International Building Code (IBC). The ordinance will adopt 2015 IBC effective July 1, 2016. Most of the amendments are housekeeping, clarification and minor changes.

Manager Krum highlighted three of the more substantive changes including allowing for a total refund of permit fees in certain circumstances; allowing different fire suppression systems in some cases, and simplifying a homeowners addressing change.

Councilmember Wagner asked about requirements for building in flood zones. Manager Krum stated staff is working with Environmental Services to create material standards and construction standards for flood zones.

G. Capital Project Status Report and Feature Capital Project (20 Minute Presentation/10 Minute Q&A) (Sweeting)

Capital Project Manager Vondrak and Project Engineer Larson presented the Capital Project Status update to Council. The Capital Projects group is managing 43 active projects totaling \$82 million.

By the end of 2016 they estimate the team will have completed a total of \$38 million worth of projects.

Engineer Larson highlighted CP1218 the Auburn Way South Safety Improvement Project. This project is anticipated to increase vehicular and pedestrian safety and congestion relief. It is anticipated the project will be advertised in August 2016 and begin construction in late September or early October with construction being complete summer of 2017. The schedule is dependent on right-of-way acquisitions. The total estimated project cost is \$4,772,504.00. The City anticipates a federal grant of \$2.3 million, a WSDOT grant of \$436,674.00 and City funds of \$1.4 million with a shortfall of \$610,038.00 that the department is seeking additional funding to fill.

Councilmember Wagner stated he is concerned about worker safety with the landscaped medians. Engineer Larson stated landscaped medians are part of low impact development to reduce surface water impacts.

Councilmember DaCorsi requested a spreadsheet of alternative funding to meet the project shortfall.

H. Resolution No. 5242

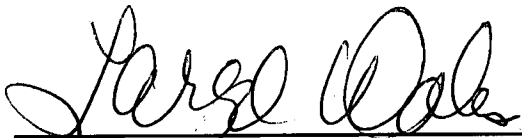
A Resolution of the City Council of the City of Auburn, Washington, expressing its concerns relating to the recent oil train derailment and fire in Mosier, Oregon

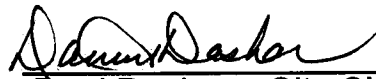
Councilmember Peloza recommended adopting a resolution supporting Mosier, OR. The City of Auburn sits next to similar railroad lines.

V. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:06 p.m.

APPROVED THIS 16th DAY OF October, 2017.


LARGO WALES, DEPUTY MAYOR


Dani Daskam, City Clerk.