

**City Council Study Session PWCD SFA
April 23, 2018 - 5:30 PM
Council Chambers - City Hall
MINUTES**

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I. CALL TO ORDER

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

A. Roll Call

Councilmembers present: Deputy Mayor Bob Baggett, Larry Brown, Claude DaCorsi, John Holman, Bill Pelosa, Councilmember Yolanda Trout-Manuel and Largo Wales was excused.

Mayor Nancy Backus and the following department directors and staff members were present: Police Commander Dan O'Neil, Assistant City Engineer Jacob Sweeting, Assistant Director Innovation & Technology Ashley Riggs, City Attorney Daniel B. Heid, Human Resources and Risk Management Director Rob Roscoe, Customer Care Manager Brenda Goodson-Moore, Finance Director Shelley Coleman, Community Development and Public Works Director Kevin Snyder, Engineering Manager Lisa Tobin, Assistant Director of Community Development Services Jeff Tate, Assistant Director of Engineering Services City Engineer Ingrid Gaub, Solid Waste & Recycling Supervisor Joan Nelson and Deputy City Clerk Shawn Campbell.

II. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

There was no announcement, report, or presentation.

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Airport Facilities Condition Assessment (Gaub) (30 Minutes)

Assistant Director of Engineering Sweeting introduced Project Manager Sarah Partap with MENG Analysis, who presented Council with an update on the Airport Facilities Condition Assessment Study and discussed key terminology, key findings of the Facility Condition Index (FCI), short term deficiencies, long term key findings and replacement and upgrade opportunities.

Council discussed the age of the buildings, how the building electrical system is wired and roof leaks. Ms Partap confirmed the

buildings are from the 1960's, she didn't have any data about the wiring and verified that there are some leaks in the roof.

B. CP1516 Airport Runway Enhancement Project Update (Gaub) (15 Minutes)

Assistant Director Gaub and Assistant City Engineer Sweeting provided Council with an update on the Airport Runway Enhancement Project, including the concerns raised by the Federal Aviation Administration (FAA) on the length of the runway. The FAA is only willing to allow grant dollars for a 3600 foot runway, versus the proposed 4000 foot runway in the Airport Master Plan. Assistant Director Gaub reviewed three options to move forward with this project and the advantages and disadvantages of each option and advised Council the Airport Board wanted to go with option 3, which is to leave the runway as it is for now and try to gain support with the FAA to do a 4000 foot runway at a later date.

Council discussed the FAA had previously agreed to the 4000 foot runway and then changed their decision with the new administration and wanted to know if the City has any legal recourse. City Attorney Heid advised Council he would look at their agreement.

C. Solid Waste Contract Procurement (Coleman) (15 Minutes)

Director Coleman, Manager Goodson-Moore and Supervisor Nelson presented Council with options for the procurement of the next solid waste contract and options for future services. Supervisor Nelson advised Council the current contract expires in 2019 and the City has the option to negotiate a new contract with the current vendor, do an extension of the existing contract for two years or solicit bids from other providers. Supervisor Nelson also reviewed current services, service enhancements, and additional service options.

Council discussed service and pricing options, the advantages and disadvantages of staying with the current provider and the option of all residents paying the same price for services.

D. Utility Rate Study Presentation (Coleman) (30 Minutes)

Director Coleman introduced Vice President Angie Sanchez Virnoche and Project Manager Sergey Tarasove with the FCS Group, who presented Council with the results of the Cost of Service Study for water, sewer, and stormwater utilities and discussed the ratemaking goals, revenue requirement analysis, cost of service analysis, rate design goals, the three revenue requirements for each utility and asked Council for direction for potential rate increases.

Council discussed the rates for single family customers versus multifamily and commercial customers and confirmed with Director Coleman that the current rates are covering the annual depreciation, but additional funds will be required to fund future capital projects.

IV. PUBLIC WORKS AND COMMUNITY DEVELOPMENT DISCUSSION ITEMS

A. Private Service Line Warranty Program (Gaub) (10 Minutes)

Deputy Mayor Baggett called for a 7 minute recess at 7:23 p.m. the meeting reconvened at 7:30 p.m.

Director Gaub, Director Roscue, Director Coleman and Manager Tobin reviewed the previous discussion, questions and concerns related to the Service Line Warranty Program (SLWP) and advised Council that the staff does not recommend this program.

Council discussed their concern with other companies using the City's logo, sharing customer information and the lack of participation from other cities to use this program.

B. Development Incentives (Tate) (20 Minutes)

Assistant Director Tate presented Council with information on the City's development incentives, how Auburn compares to neighboring cities, the best way to structure an incentive package, incentive requirements and revenue opportunities in commercially zoned areas.

Council discussed the importance of looking at future needs for the City, the option of focusing on work force housing and having an expedited permit review process.

C. SEPA Categorical Exemptions (Tate) (10 Minutes)

Assistant Director Tate reviewed the State Environmental Policy Act (SEPA) Categorical exemptions, the SEPA determinations, existing and allowed regulations, threshold limits, the requirements that must be met in order to increase the threshold limits and reviewed the projects in the last five years that would have benefited from an increased threshold limit.

Council discussed the advantages and disadvantages of increasing the thresholds, how increasing the threshold impacts the tribe and developers and if other cities have moved forward with these amendments, which Assistant Director Tate confirmed the City of Kent has.

V. OTHER DISCUSSION ITEMS

There was no other discussion.

VI. NEW BUSINESS

There was no new business.

VII. MATRIX

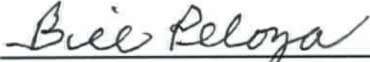
A. Matrix

Council discussed the matrix, no changes were made.

VIII. ADJOURNMENT

There being no further discussion, the meeting adjourned at 8:39 p.m.

APPROVED this 18th day of March, 2019.

 
BILL PELOZA, DEPUTY MAYOR Shawn Campbell, Deputy City Clerk

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