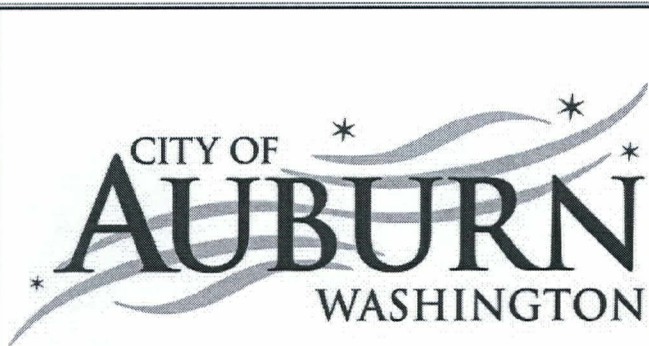




**City Council Study Session Finance,
Technology and Economic Development**

Special Focus Area

April 22, 2019 - 5:30 PM

City Hall Council Chambers

MINUTES

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hours after the meeting has concluded.

I. CALL TO ORDER

Deputy Mayor Pelosa 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 Bill Pelosa, Bob Baggett, Larry Brown, Claude DaCorsi, John Holman, Yolanda Trout-Manuel and Largo Wales.

Mayor Nancy Backus and the following department directors and staff members were present: Assistant City Attorney Kendra Comeau, Director of Administration Dana Hinman, Director of Human Resources & Risk Management Candis Martinson, Director of Public Works Ingrid Gaub, Director of Parks & Recreation Daryl Faber, Director of Innovation & Technology David Travis, Director of Community Development Jeff Tate, Assistant Director of Engineering Jacob Sweeting, Right-of-Way Specialist Amber Price, Senior Transportation Planner Cecile Malik, Real Property Analyst Josh Arndt, Senior Traffic Engineer James Webb, Planning Services Manager Jeff Dixon, Police Commander Daniel O'Neil, and Deputy City Clerk Teresa Mattingly.

II. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

A. Racial Equity Presentation (Martinson) (30 Minutes) (5:35 p.m.)

Director Martinson introduced Bernardo Ruiz with Racing to Equity. Mr Ruiz reviewed the Racial Equity and Social Justice Program proposal previously presented to Council. Director Martinson discussed revisions to the work plan including: education, creating an Equity Team, and the timeline for implementing training with the Management Team and Council.

Mr. Ruiz discussed the importance of developing trust with the Leadership Team to advance racial equity and the benefits of the program including: increasing education level, increasing jobs, increased revenue, reducing liability risks and reducing inequities that have been produced by city

governments.

Council discussed their excitement around implementing the Racial Equity and Social Justice Program in the City of Auburn and the importance of moving forward with the program. Council wants to ensure the program will be all-inclusive for residents with disabilities, gay and lesbian groups, veterans and the elderly. They also discussed the City's budget, the cost of the program for the City and staff, add campaigns and the contract term.

Director Martinson advised Council that with the revisions on the initial proposals for 2019 the cost has been decreased from \$150,000 to \$98,000 and in year two of the plan the cost has been decreased from \$199,000 to \$179,000.

Mayor Backus discussed Council's decision to call Auburn a Welcoming City, the importance of spending money to ensure everyone feels comfortable calling Auburn home and the potential return on the investment.

Councilmember Wales requested a statement of work to show what is planned for the 2021 and 2022 budget, what percentage of the curriculum is spent on gender, ethnicity, veterans, and people with disabilities, she also requested a copy of the curriculum be provided to Council, asked how much staff time will be required over the next four years and what models have been looked at in relationship to this type of service.

Director Martinson advised Council that the investment for 2021 will be \$130,000, with the proposed focus on working with the community. The cost for 2020 is still unknown, the intent is to use a consultant for the first year to develop the program and then have a full time employee to administer the program after that.

Mr. Ruiz advised Council that the curriculum has been developed using National Best Practices and will be provided to the Mayor and Council by next Monday. The intent is to enhance staff skills and knowledge, not to take people away from their work, first year would include 48 hours of training over six days for the Mayor's cabinet and directors.

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

- A. RPG Properties - Introduction of Inland Construction (Tate) (20 Minutes) (7:15 p.m.)
Inland Construction to inform Council of potential acquisition of RPG property

Director Tate introduced John Fisher and Scott Morris from Inland Construction and reviewed Inland's interest in purchasing the former Valley 6 Drive In property from Robertson Properties Group (RPG), their request to amend City Code and the existing Development Agreement adopted under Resolution No. 4756, the benefits and challenges of amending the Code, the agreement, and the anticipated change in the regulatory floodplain maps in 2020 by FEMA.

Mr. Morris thanked Director Tate, Manager Dixon and City Attorney Gross for meeting with them and discussed their current developments, amending the current Development Agreement and the obstacles of developing under the current agreement. Mr. Fisher discussed their vision to develop the property including: 500 units of housing, the creation of development ready commercial and retail pads, public infrastructure improvements which include extending I Street. They plan to focus on indoor amenities including: a business center, theater, indoor playground, fitness center, sport courts, pool, outdoor amenities including: a trail system, community gardens, and a venue for a possible farmers market or food trucks. Mr. Morris also discussed their need to close on a contract agreement and be in construction by the end of 2019 and they are asking for Councils interest to proceed with this project.

Councilmember Holman left the study session at 6:37 p.m.

Council discussed the potential residential development, if the 500 residential units will be a mix of rentals and privately owned units, the impact on local schools, the option of having an area for pets, the cost difference between horizontal mixed use construction versus vertical mixed use construction, the impact to the FEMA Flood Plan Zone and potential commercial properties.

Mr. Fisher advised Council that the cost is 40 to 50 percent more for vertical mix use construction then it is for horizontal mixed use construction and that the first 500 residential units will be rentals. Director Tate stated that Inland Construction is currently working with FEMA to do a map adjustment on the FEMA flood plan zone.

B. Discuss Draft Ordinance No. 6714 for ROW Vacation #V2-18 (Gaub) (10 Minutes) (6:05 p.m.)

Specialist Price presented Council with an update on draft Ordinance No. 6714 for ROW Vacation #V2-18, discussed the application, and advised Council the City staff has determined that the right-of-way is not necessary to meet the needs of the City and could be vacated. The next step is the Public Hearing scheduled for May 20, 2019.

C. 2020-2025 Transportation Improvement Program Annual Update (Gaub) (20 Minutes) (6:15 p.m.)

Engineer Webb provided Council with an update on the 2020-2025 Transportation Improvement Program (TIP) and discussed current and projected projects, projected funding and next steps.

Deputy Mayor Pelosa asked if there is going to be a roundabout at 104th Street.

Engineer Webb said they are working on the corridor study which includes

that intersection, staff does not know at this time if a roundabout will be included.

D. Tenant Protection Laws and Programs (Tate) (20 Minutes) (6:35 p.m.)

Director Tate combined the presentation for the Tenant Protection Law and Programs and the Multifamily Property Programs with Council approval.

Director Tate discussed the Landlord Tenant Act, the Manufactured Mobile Home Landlord Tenant Act, City of Auburn protection laws, the International Property Maintenance Code, public nuisance regulations, mobile home closure regulations, tenant and landlord responsibilities, and what other cities are doing including: mandatory proactive inspection programs, longer notification periods for rent increases, adopting "just cause eviction" regulations, longer notification period for landlords to notify a tenant to vacate, just cause ordinances designed to protect tenants from retaliatory decisions of landlords to evict a tenant, developing a "tenant relocation assistance" program, and possible adoption of a Healthy Housing Standards.

Director Tate also reviewed the Multifamily Property Programs and Inspections and advised Council there are approximately 460 properties with approximately 12,000 dwelling units that qualify as Multifamily properties and 552 single family homes that currently hold a rental housing license. He discussed the laws and programs that regulate multifamily properties in the City of Auburn including: the rental housing license requirements, the Auburn Police Department Community Response Team (CRT), the Safe Auburn For Every Residence (SAFER) program, and reviewed what other cities are doing regarding multifamily inspection programs.

Council discussed if there are any areas in the City that are unsafe, if the SAFER program is available to manufactured/mobile home communities, the inspection requirements and if they are mandatory, enforcement regarding discrimination, if landlords are required to go through the training prior to being issued a business license, and if the City can enforce rental leases. Council also discussed having another presentation to go over the pros and cons of the inspection process.

Director Tate advised Council that there are 10 or 12 properties that they visit more often due to ongoing safety issues, the SAFER program is not required for manufactured/mobile home communities but it is available to them, there is enforcement and resources available regarding tenant discrimination, training is not required prior to obtaining a rental business license but it is a condition of retaining the license, and that lease agreements are between the tenant and the landlord and cannot be enforced by the City. He also advised Council that the City does not do mandatory inspections, but every 5th year an inspection must be done to stay in the SAFER program.

E. Multifamily Property Programs (Tate) (20 Minutes (6:55 p.m.)

See Item "D" above.

IV. FINANCE, TECHNOLOGY AND ECONOMIC DEVELOPMENT DISCUSSION ITEMS

V. OTHER DISCUSSION ITEMS

There was no other discussion.

VI. NEW BUSINESS

There was no new business.

VII. MATRIX

A. Matrix

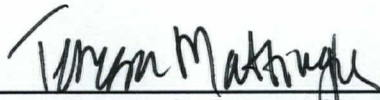
Council discussed the Matrix and requested an update from Animal Control and information on Mandatory Housing Inspection Protocol.

VIII. ADJOURNMENT

There being no further discussion, the meeting was adjourned at 8:04p.m.

APPROVED this 6th day of May, 2019.


BILL PELOZA, DEPUTY MAYOR


Teresa Mattingly, Deputy City Clerk

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