CITY OF AUBURN WASHINGTON	**City Council Study Session** **April 11, 2016 - 5:30 PM** **Auburn City Hall** **MINUTES**

I. CALL TO ORDER

Deputy Mayor 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, Bill Peloza, Yolanda Trout-Manuel, and Rich Wagner. Councilmember Holman was excused.

Mayor Nancy Backus and the following department directors and staff members were present included: City Attorney Daniel B. Heid, Police Chief Bob Lee, Community Development and Public Works Director Kevin Snyder, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Assistant Director of Community Development Services Jeff Tate, Senior Planner Thaniel Gouk, Capital Project Manager Ryan Vondrak, Director of Administration Dana Hinman, Economic Development Manager Doug Lein, Real Property Analyst Josh Arndt, Innovation and Technology Director Paul Haugan, and Deputy City Clerk Shawn Campbell.

II. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Council Retreat Goals (5 Minute Presentation/10 Minute Q&A) (Hinman)

Manager Lein updated to Council on how the City is measuring the creation of middle income jobs and whether those jobs are being increasing or decreasing.

Manager Lein stated that according to Economic Modeling Specialist International (EMSI) middle income jobs were the fastest growng job category between 2010 and 2015. Approximately 3,600 jobs were added in the City of Auburn during that timeframe.

Manager Lein reviewed metrics the City has collected from business licensing, including codes that identify business sectors and where the businesses and industries are geographically.

Manager Lein reviewed how the City gauges if the City is business friendly and how the City can improve. The 10 year Strategic Plan addresses ways the City can become more business friendly. The City has identified an industry cluster within the IPZ. The Strategic Plan will identify industry sectors in Auburn and discuss strategies for attracting businesses from those sectors.

Manager Lein discussed how infrastructure improvements could translate into economic development and how the City can measure the change by looking at the investment and the tax base changes before and after the investment is made.

Deputy Mayor Wales questioned the definition of a middle income job. Manager Lein stated there are many different definitions. For his purposes he looks at the cost of living and healthcare benefits. In our area it is between $18.00 to $22.00 per hour with some healthcare benefits. Mayor Backus stated the Seattle Regional Partnership defines it as jobs with a salary between $35,000 to $85,000.

Councilmember Wagner stated at the retreat the Council's focus was on bringing business to Auburn. There also needs to be a focus on people who live here and work in Seattle, ensuring transit options work for them.

B. Ordinance No. 6596 (5 Minute Presentation/10 Minute Q&A) (Snyder)
An Ordinance of the City Council of the City of Auburn, Washington, rezoning one parcel, 21,000 square feet in size, from R-7 Residential to R-20 Residential, to implement the Comprehensive Plan and amending the City's Comprehensive Zoning Map

Senior Planner Gouk present Council with Ordinance No. 6596 a private property owners request for a rezone of their property.

Senior Planner Gouk explained staff received a rezone request from a private property owner to change their property from R7 to R20. This change is consistent with the Comprehensive Plan Map. Prior to this item being brought before Council for consideration, the rezone was required to have a public hearing before the Hearing Examiner for a ruling. The Hearing Examiner's ruling stated the rezone is consistent with the City's Comprehensive Plan. Senior Planner Gouk noted that approval of the rezone does not authorize a development project.

Councilmember Wagner asked what is adjacent to the proposed rezoned property. Senior Planner Gouk stated to the west is an apartment complex and there is a mix of single and multi-family housing.

Deputy Mayor Wales stated this property is in a fairly congested area. Senior Planner Gouk stated the congestion was discussed at the Hearing Examiner. The developer would still need to go through the permitting process.

C. Project No. C222a (10 Minute Presentation/10 Minute Q&A) (Snyder)
277th Street Corridor Capacity & Non-Motorized Trail Improvements

Manager Vondrak presented Council with a briefing on Project C222a, the South 277th Street Corridor Project that extends from SR 99 to SR 18. The intent of the project is to expand the lanes to include two lane traveling westbound and one lane traveling eastbound. The project also includes expanding the trail system to connect several trails together, storm drainage, turn lanes, lighting, and turn lanes for future improvements.

Manager Vondrak met with the Trail Run community. He explained the project is still working on completing the environmental requirements including noise mitigation for the project.

Councilmember Wagner asked what the funding source is for the project. Manager Vondrak explained the developer is providing the necessary area for storm drainage improvements, the land for the right-of-way and $1 million. The City has a TIB Grant for $4 million and some additional City funds.

Deputy Mayor Wales asked if King County is funding the improvements to their portion of the road. Manager Vondrak stated they are not. The improvements will benefit Auburn residents.

Councilmember DaCorsi asked about the trail system improvements Manager Vondrak explained there is a non-motorized trail that begins just past the Chevron that will connect to the interurban trail and to the Kent trail system.

D. Resolution No. 5227 (5 Minute Presentation/10 Minute Q&A) (Snyder)
A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to negotiate and execute, on behalf of the City, an Airport Property Lease with Classic Helicopters Corporation

Director Snyder and Real Property Analyst Arndt presented Council with proposed Resolution No. 5227, that would allow a lease with Classic Helicopters at the Auburn Municipal Airport. The airport is an entripise fund and part of being an enterprise fund is to grow business opportunities for the City. Classic Helicopters would like to work with the City to identify office space that they could lease for approximently two years. Since Classic Helicopters would have to

make a significant financial investment they are asking for the City's assurance that the City is willing to work with them prior to making that investment.

Councilmember DaCorsi asked what the temporary structure would be made out of and how long it would be at the airport. Director Snyder explained the structure looks somewhat tent-like but the material is more of a hard plastic. It should be at the airport for approximately three years.

Councilmember Wagner asked why there are two separate leases. Director Snyder explained the idea is to have a MOU that goes with the short term lease. The Council will view the separate contract for the long term lease in the future.

E. Fees and Charges for Community Center and Special Rental Conditions (10 Minute Presentation/10 Minute Discussion) (Faber)

Director Faber explained the Parks Department is setting the rental fees for the Community Center. He has looked at other facilities. A non-resident would pay full price, a resident would receive a 20% discount and nonprofits would receive an additional 20% discount. There is a contingency for the director to apply additional discounts.

Council asked about various scenarios for the different facility uses.

III. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 6:48 p.m.

APPROVED THIS 2nd DAY OF October, 2017.

Largo Wales Deputy Mayor

Shawn Campbell, Deputy City Clerk