



City Council Study Session
February 27, 2017 - 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 of Auburn City Hall, 25 West Main Street in Auburn.

A. Roll Call

Councilmembers present: Deputy Mayor Largo Wales, Bob Baggett, Claude DaCorsi, John Holman, Bill Pelosa, and Yolanda Trout-Manuel. Councilmember Rich Wagner arrived at 5:58 p.m. during discussion of the Arts and Culture Center.

Department directors and staff members present included: City Attorney Daniel B. Heid, Parks, Arts and Recreation Director Daryl Faber, Arts and Events Manager Julie Krueger, Director of Community Development and Public Works Kevin Snyder, Planning Services Manager Jeff Dixon, Director of Administration Dana Hinman, and Deputy City Clerk Shawn Campbell.

B. Announcements

There was no announcement.

C. Agenda Modifications

Deputy Mayor Wales added the following items to the agenda: City Slogan, IT Modification for Council Reports, and City Committee and Board Appointments.

II. CONSENT AGENDA

There was no Consent Agenda item for Council review.

III. DISCUSSION ITEMS

A. Arts & Culture Center Update (30 Minutes) (Faber)

Parks, Arts and Recreation Director Faber provided a briefing on the community engagement, funding strategies and opportunities, project timelines, initial design schematics and next steps for the Arts and Culture Center at the old post office/ public health building.

The City purchased the Auburn historic post office building in August 2016. City staff reached out to the community for public input related to transitioning the building to an Arts and Culture Center. The City has been actively working with PARC Resources and Johnston Architects on cost estimates, fundraising strategies, and initial design schematics for the Arts and Culture Center to accompany grant writing and fundraising activities.

The public outreach included information sharing via social media, the City's website, press releases, newspaper articles, Auburn magazine, outreach video and email. Also, a series of open houses and group conversations at the Arts and Culture Center, an online survey, and community presentations were held.

The City engaged PARC Resources and Johnston Architects for a consultant study. The study provides an outline for funding opportunities and strategies, initial cost estimates and phasing options,

initial design schematics, and all pieces required for future grant applications.

Ray Johnston, Principal with Johnston Architects PLLC, reviewed the two phases of the project. Phase one is the remodeling of the first floor and includes lobby and gathering area, gallery spaces, classroom space, visiting artist studio, cafe/concession, bathroom, office area, and building-wide mechanical/electrical systems. The estimate cost for phase one is \$1,523,284. Phase two is the remodeling of the basement and includes flexible space for art-making activities, rehearsal space and classroom areas. The estimated cost of phase two is \$1,420,931. The total funding goal is \$3 million.

Stan Foster, President of PARC Resources, noted the building has very good structure.

Funding opportunities include grants from government, large and small foundations, corporate funding, and energy incentives. Other funding includes: City funding, direct appropriations, and in-kind donations.

Director Faber shared possible programming options: gallery exhibitions, public programming and studio space, visiting artist studio, gift shop/store, venue rental, organizational partnerships, food/beverage vendors, support for Auburn Avenue Theater, and alleyway connection.

B. Human Services Overview (Hinman)

Director of Administration Hinman and Human Services Manager Azcueta presented the Human Services funding overview.

Director Hinman reviewed the funding the City provides for human services via General Fund, Community Development Block Grant funding, and other indirect human services funding.

Director Hinman stated human services is not a centralized function, and many departments within the City provide human service activities.

Deputy Mayor Wales inquired about funding for the food bank. Deputy Mayor Wales noted \$200,000 set aside for the salad bar and the YMCA. Director Hinman stated it has been past practice to fund the salad bar and the YMCA, but she welcomed the Council re-examine the programs. Director Hinman directed the Council to Finance Director Coleman on how the one percent for human services funding is calculated.

Councilmember Peloza requested more data to determine how a program is performing.

Deputy Mayor Wales suggested the Council review the parameters for human services funding in the next cycle. She recommended creating an ad hoc committee to look at the parameters and focus for human services funding.

In response to Councilmember comments, Director Hinman agreed to restructure the chart to reflect hard costs for human services funding versus soft costs or indirect costs.

There was also discussion on how to realistically measure the number of residents served versus funding levels.

Deputy Mayor Wales asked for volunteers to serve on an ad hoc committee to examine the human services funding parameters.

Councilmember Holman stated he believes the discussion should take place in an open Council study session.

Councilmember DaCorsi suggested the new special focus group for Human Services look at the issue first.

Councilmember Baggett warned against redoing the work of the Human Services Committee.

C. Ordinance No. 6639 - Rezone REZ15-0001 (5 Minutes) (Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, approving the request of Kana B, LLC for rezoning of four parcels totaling approximately 5.87 acres located east of East Valley Highway from C1, Light Commercial and C3, Heavy Commercial, to M1, Light Industrial to implement the Comprehensive Plan and amending the City's zoning maps

Planning Services Manager Dixon presented Ordinance No. 6639, which would approve the Kana B, LLC zoning map amendment (REZ15-0001) as recommended by the Hearing Examiner.

The ordinance would rezone four parcels, two parcels totaling approximately 3.65 acres from C1, Light Commercial, to M1, Light Industrial and rezoning of two parcels totaling approximately 2.22 acres from C3, Heavy Commercial, to M1, Light Industrial. The proposal consists of parcels on the east side of East Valley Highway (A Street SE) in the 5400 to 5600 block (between Lakeland Hills Boulevard and Lake Tapps Parkway East.

The applicant has indicated the rezoning is requested for the purposes of allowing greater flexibility for the relocation and expansion of Lakeridge Paving Company, to relocate from their current facility in Maple Valley, WA. The expansion will include development of new office facilities, paving, storage and shop buildings.

Manager Dixon reported the Hearing Examiner recommendation is to approve with three requirements: landscape screening, signage, and assurance that stormwater and utility requirements are met for the type of development. The rezone will make the zoning designation consistent with the Comprehensive Plan.

Councilmember Wagner noted the property to the east is zoned residential. Manager Dixon stated it is a very steep hillside leading up to Lakeland and will likely not be developed due to the steepness and its environmental sensitivity.

City Attorney Heid briefly reviewed the decision making process for rezones. Rezones require an ordinance adopted by the City Council. The Hearing Examiner makes a recommendation to the Council.

Manager Dixon explained there is a separate SEPA action related to the site development. The applicant does not manufacture paving materials on site.

The ordinance will appear on the next regular Council agenda for approval.

D. Ordinance No. 6640 - Rezone REZ14-0001 (5 Minutes) (Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, approving the request of Romart Investments, LLC for rezoning of one parcel totaling approximately 2.27 acres located at the northwest corner of 182nd Ave E and Lake Tapps Parkway E from R5, Residential to C1, Light Commercial to implement the Comprehensive Plan and amending the City's zoning maps

Planning Services Manager Dixon presented Ordinance No. 6640, which would approve the Romart Investments LLC zoning map amendment (REZ14-0001) as recommended by the Hearing Examiner.

The ordinance would rezone one parcel totaling about 2.27 acres from R5, Residential, five

dwelling units per acre to C1, Light Commercial. The vacant site is located at the northwest corner of 182nd Avenue East and Lake Tapps Parkway East. The proposed rezone is consistent with the Comprehensive Plan.

The Hearing Examiner recommended approval with a condition related to the driveway.

There are no development plans at this time.

E. Ordinance No. 6641 - Rezone REZ16-0002 (5 Minutes) (Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, approving the request of City of Auburn, Community Development and Public Works for rezoning of three parcels totaling approximately 137.38 acres located west of C Street southwest from M1, Light Industrial and M2, Heavy Industrial to C3, Heavy Commercial to implement the Comprehensive Plan and amending the City's zoning maps

Planning Services Manager Dixon presented Ordinance No. 6641, which would approve the City-initiated zoning map amendment (REZ16-0002) as recommended by the Hearing Examiner without conditions.

The ordinance would rezone three parcels totaling approximately 137.38 acres from M1, Light Industrial, and M2, Heavy Industrial, to C3, Heavy Commercial. The property is known as the General Services Administration property along C Street SW south of 15th Street SW.

The ordinance will appear before the Council at its next regular meeting for approval.

F. City Slogan

Deputy Mayor Wales brought up discussion of the City tag line "More Than You Imagined."

Councilmember Wagner suggested the tag line "Auburn, the City That Works."

Deputy Mayor Wales suggested retaining the use of "More Than You Imagined" for the Parks, Arts and Recreation Department activities and publications.

Deputy Mayor Wales stated her opposition to spending any money on changing branding.

City Attorney Heid suggested staff check on what other slogans are being used so there is no conflict.

Deputy Mayor Wales agreed to discuss the matter with Mayor Backus before proceeding further.

G. Modifications to the Council Reports Software

Deputy Mayor Wales stated she would like to add some tools as to the use of the template/document that Council uses when reporting on attendance at regional, state and local boards and organizations. Councilmember DaCorsi stated there appears to be no way to save the work or perform spell check. He hopes that IT can add some features to the form.

H. City Boards and Commission Appointments

Deputy Mayor Wales brought forward discussion of City Boards and Commission. She has asked City Attorney Heid to identify which board and commission members must be appointed by the Mayor and which are appointed by Council. She also requested a review of the membership for each.

Deputy Mayor Wales stated she has added discussion of this item for the March 27th study

session agenda.

I. Ad Hoc Committee Matrix

Councilmember Pelozza requested staff create an ad hoc committee matrix.

IV. ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:38 p.m.

APPROVED THIS 9th DAY OF November, 2018.



BOB BAGGETT, DEPUTY MAYOR



Shawn Campbell, City Clerk