



**City Council Study Session HHS SFA  
September 11, 2017 - 5:30 PM  
Council Chambers - City Hall  
AGENDA**

- I. CALL TO ORDER
  - A. Roll Call
- II. ANNOUNCEMENTS REPORTS AND PRESENTATIONS
  - A. [Auburn Boeing Fabrication Site Remedial Investigation Report - Annual Briefing by Department of Ecology \(30 Minutes\)](#)
  - B. Ray of Hope Resource Center Update (10 Minutes)
- III. AGENDA ITEMS FOR COUNCIL DISCUSSION
  - A. [Resolution No. 5297 \(10 Minutes\) \(Snyder\)](#)

A Resolution that authorizes the Mayor to execute a flood protection easement for properties owned by the City of Auburn that will provide access to King County for maintenance and construction of flood protection facilities along the White River
  - B. [Airport Jet A Fuel Proposal \(10 Minutes\) \(Snyder\)](#)
- IV. HEALTH AND HUMAN SERVICES DISCUSSION ITEMS
  - A. [Proposed King County Modular Housing Project \(Hinman\)\(15 Minutes\)](#)
  - B. [Human Services Funding Parameters\(Hinman\)](#)
- V. OTHER DISCUSSION ITEMS
- VI. NEW BUSINESS
- VII. MATRIX
  - A. [Matrix](#)
- VIII. ADJOURNMENT

*Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.auburnwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.*



## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Auburn Boeing Fabrication Site Remedial Investigation Report - Annual Briefing by Department of Ecology (30 Minutes)

**Date:**

September 5, 2017

**Department:**

Community Development & Public Works

**Attachments:**

[PowerPoint Presentation](#)  
[Exhibit 1 - Draft RI Report](#)  
[RI Report - Soil Fact Sheet](#)  
[RI Report - Surface Water Fact Sheet](#)  
[RI Report - Ground Water Fact Sheet](#)

**Budget Impact:**

\$0

**Administrative Recommendation:****Background Summary:**

Neil Hines, Department of Ecology, to provide annual briefing on the contents and findings of the multi-year remedial investigation and report and discuss next steps in the cleanup process

**Reviewed by Council Committees:****Councilmember:****Staff:**

Snyder

**Meeting Date:** September 11, 2017

**Item Number:**

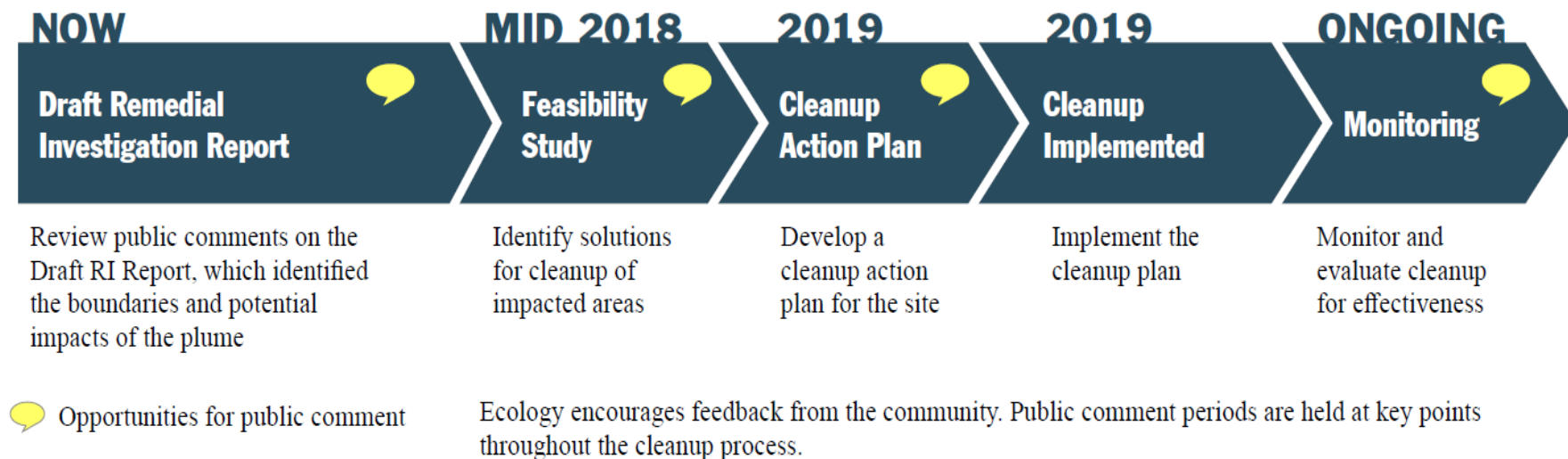
# BOEING AUBURN FABRICATION SITE REMEDIAL INVESTIGATION



# We are here

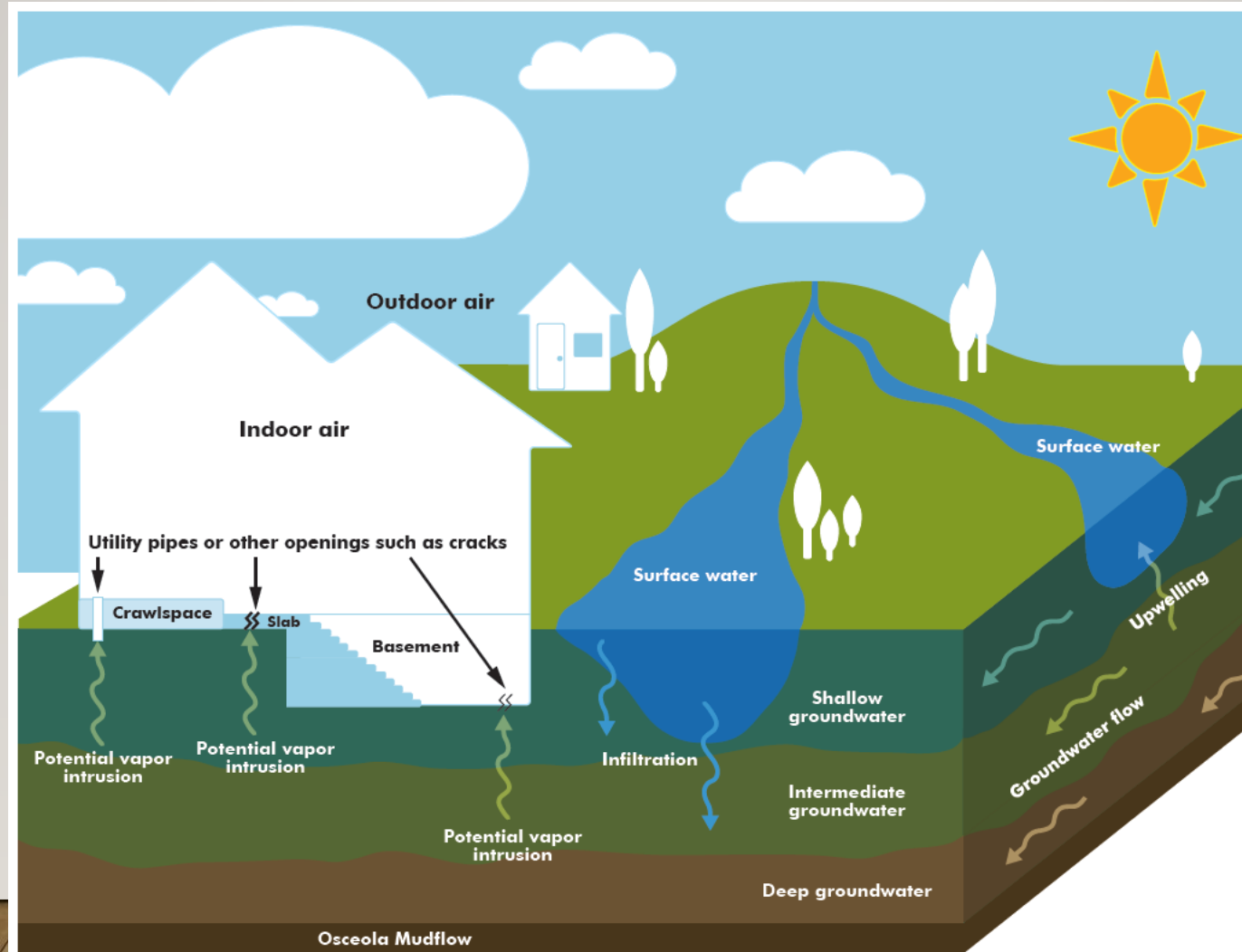


## Anticipated Schedule



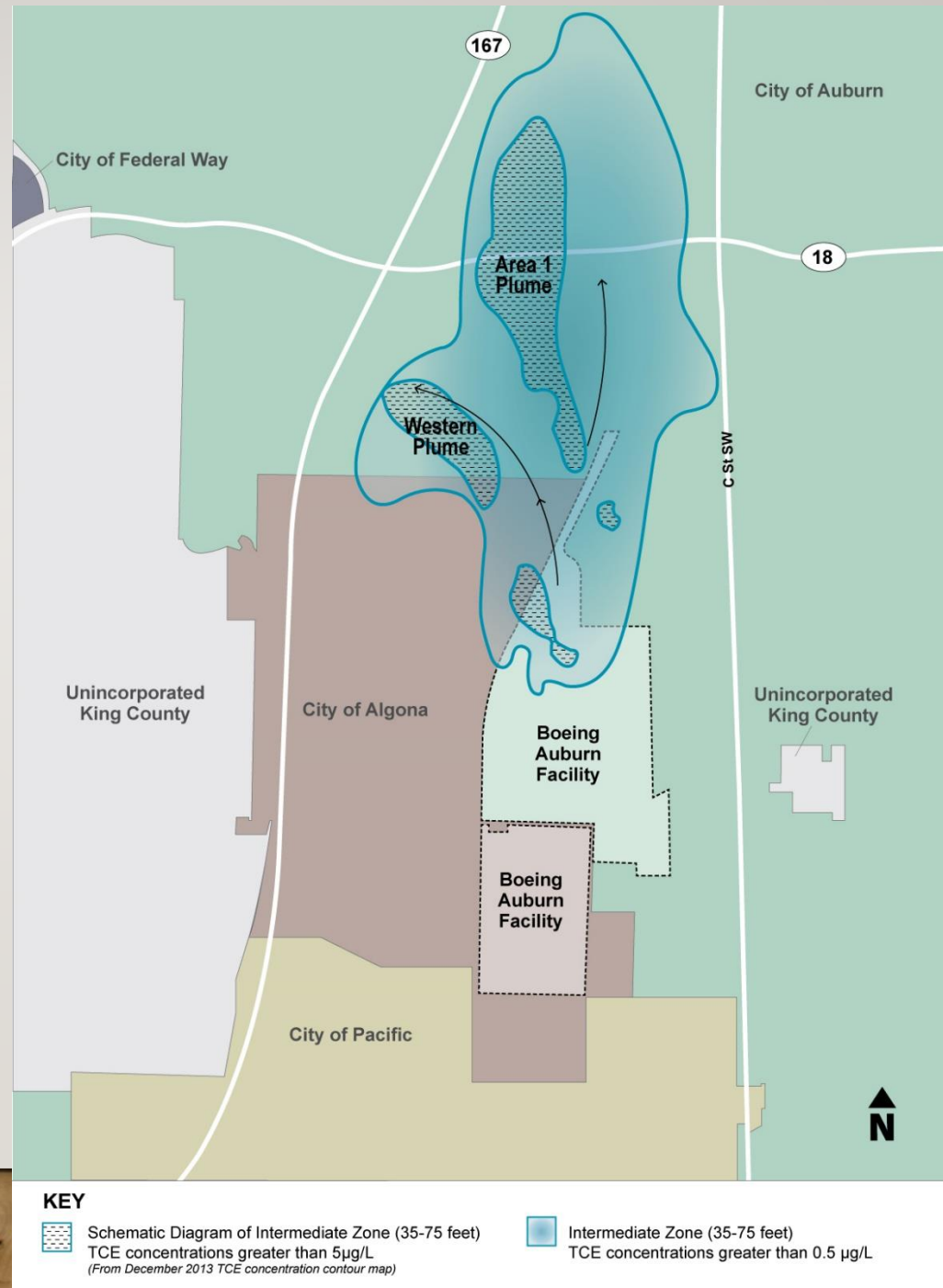


# CONTAMINATION CAN GET INTO GROUNDWATER, SURFACE WATER, SOIL & AIR

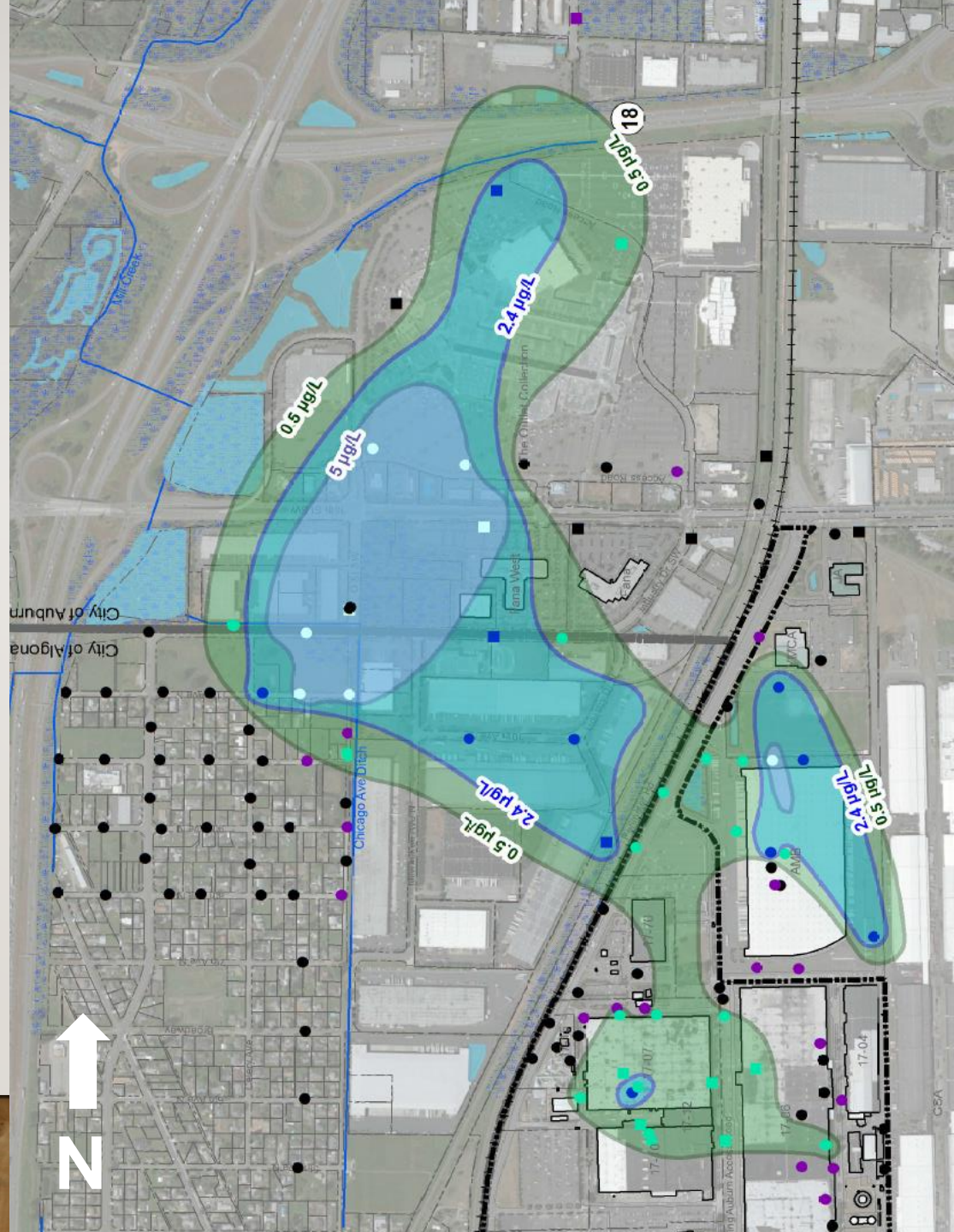


*How contaminants can move through groundwater, surface water and air.*

# CONTAMINATION IN GROUNDWATER 35 TO 75 FT.

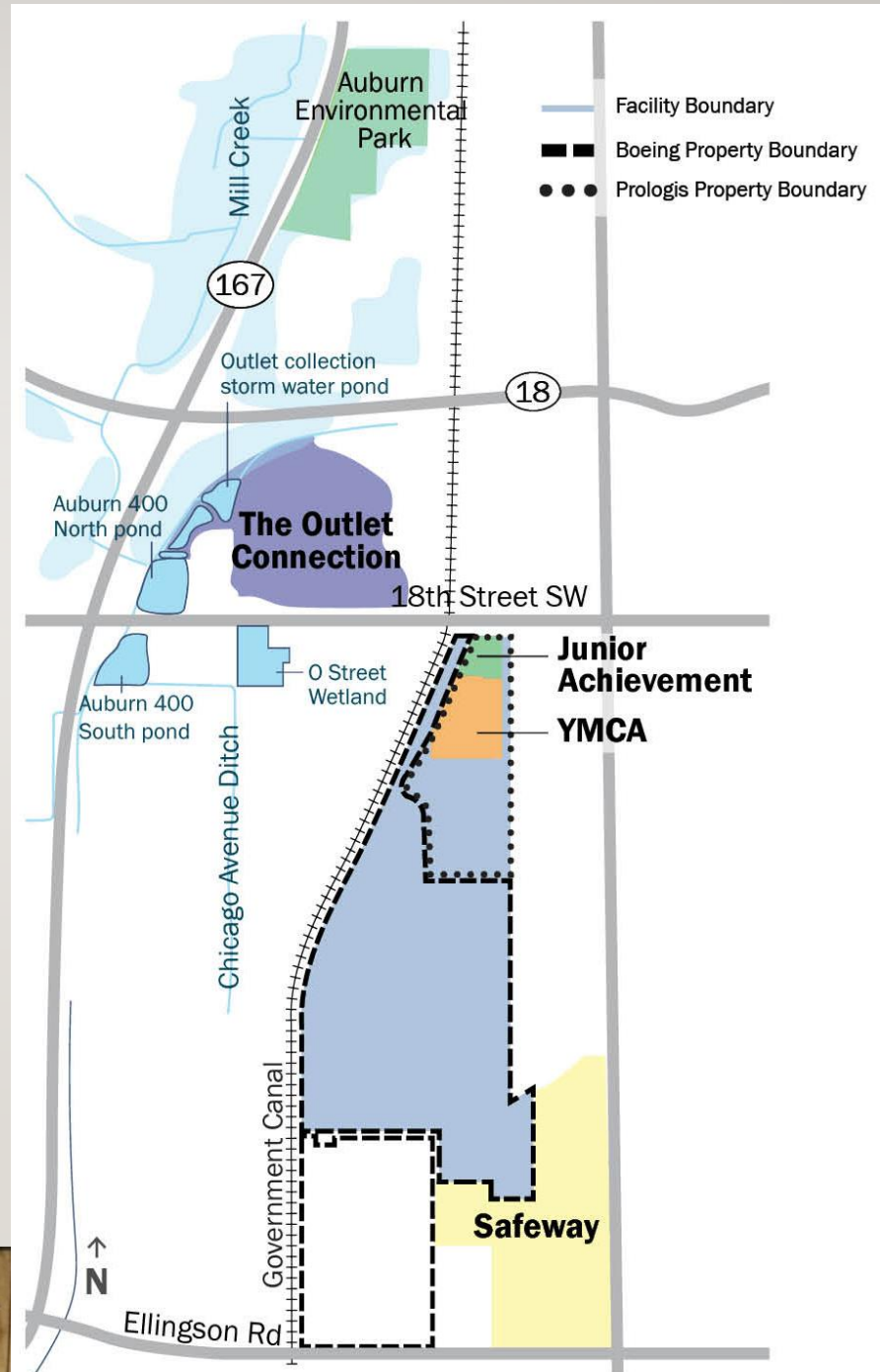


# TCE IN GROUNDWATER R 0 TO 30 FT.





CLEANUP FOR  
SURFACE WATER  
WILL BE MORE  
STRINGENT THAN  
DRINKING WATER

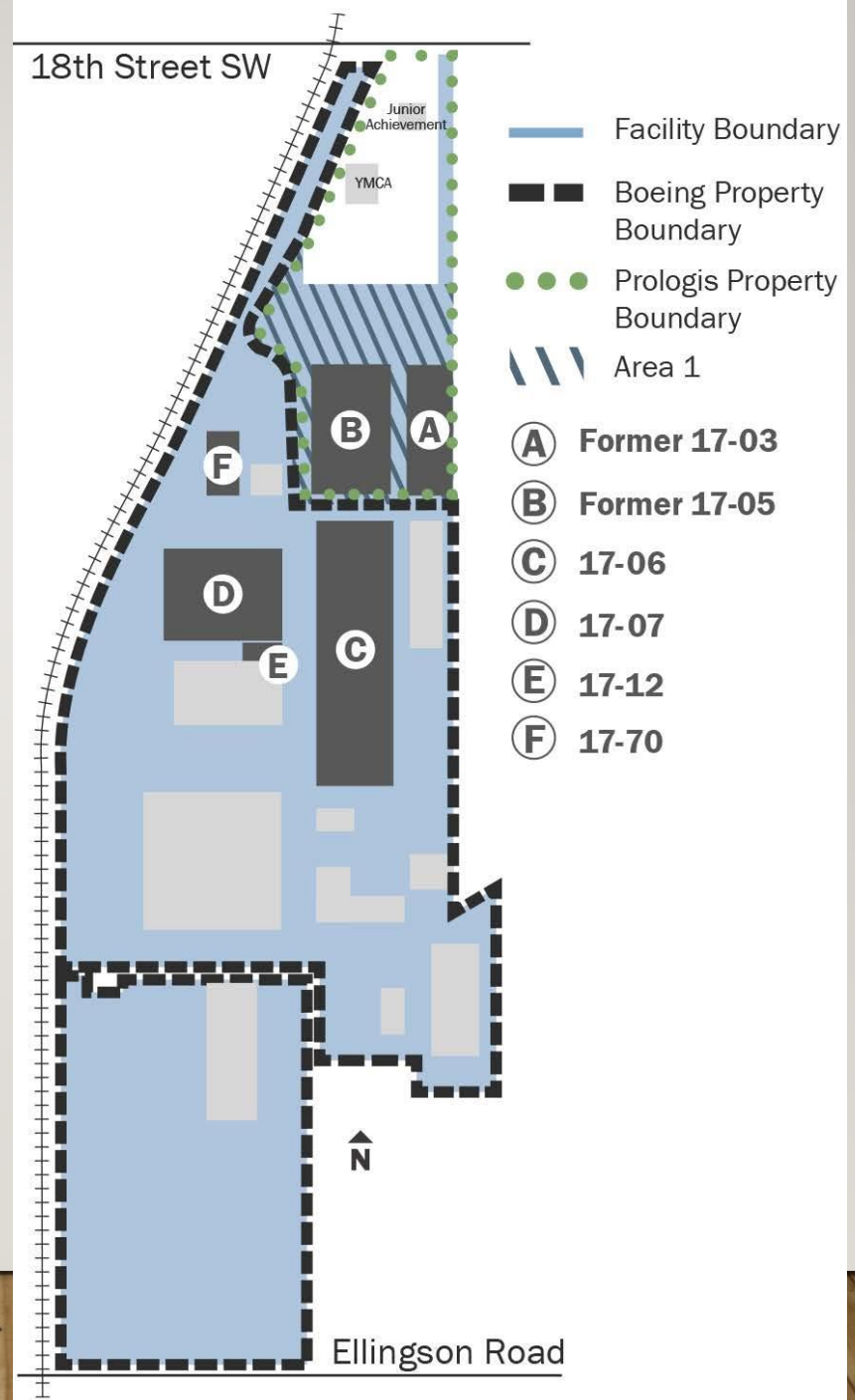




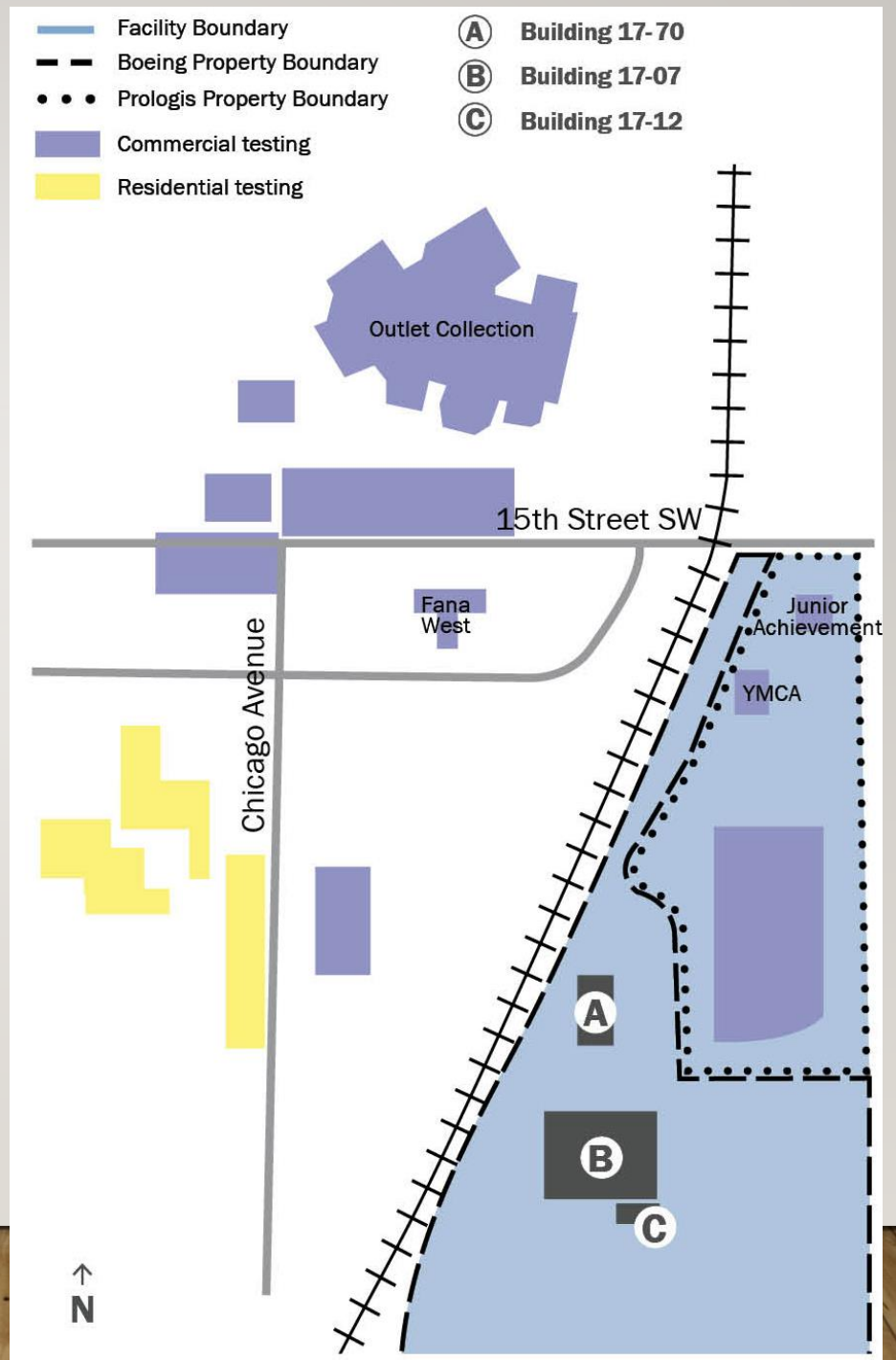
# SURFACE WATER RESULTS

Location	Findings
<b>Government Canal</b>	No detection of contaminants
<b>O Street Wetland</b>	No detection of contaminants
<b>Auburn Environmental Park</b>	No detection of contaminants
<b>Outlet Collection Ponds</b>	No detection of contaminants
<b>Residential Yards</b>	No detections except at one location, which was below screening levels
<b>Chicago Avenue Ditch</b>	Some detection of contaminants; most likely from shallow groundwater entering the ditch
<b>Auburn 400 Storm Water Ponds</b>	Some detection of contaminants above the most stringent surface water quality criteria

























# MORE SOIL EVALUATION IS IN FEASIBILITY STUDY







# INVESTIGATION OF AIR QUALITY



# AIR QUALITY RESULTS

		Groundwater Testing Tier 1	Soil Gas Testing Tier 1	Indoor Air Testing Tier 2	Details
On Boeing Property	Building 17-07				Soil gas samples exceeded screening levels in several areas at this building. Follow-up indoor air sampling did not detect TCE or VC.
	Building 17-12				Soil gas samples did not show TCE or VC in concentrations above health-based screening levels.
	Building 17-70				TCE and VC were not detected in indoor air or in soil gas.
Off Boeing Property	Outlet Collection				Traces of TCE and VC were detected in groundwater and soil samples. Follow-up indoor air sampling concluded that the concentrations found do not pose a health risk.
	Prologis				TCE and VC were not detected in indoor air.
	Fana West				TCE and VC were not detected in indoor air.
	YMCA				TCE and VC were detected in indoor air, but they were below health-based screening levels.
	Junior Achievement				TCE and VC were not detected in indoor air.

 Detections of TCE and/or VC were determined, but are below health-based screening levels.
  No detections of TCE and/or VC were determined.
  Detections of TCE and/or VC were determined and are above health-based screening levels.
  No data was collected - groundwater and soil gas concentrations were below health-based screening levels.



# WHAT WILL BE IN THE **FEASIBILITY STUDY?**

- Evaluation for cleanup or remediation techniques
- **Cost**
- Likelihood of **success**
- **Timeline** for implementation
- **Cleanup levels** for groundwater & surface water will be proposed



# ECOLOGY RESPONSE TO PUBLIC COMMENTS

- Public Comment Period March 8 – May 8, 2017
- Open House and Public Hearing
- Nearly 30 comments
- Responsiveness Summary



# BOEING AUBURN FABRICATION SITE

NEAL HINES  
(425) 649-7181  
NEAL.HINES@ECY.WA.GOV





## Boeing Auburn Facility is Source of Contamination

The Washington State Department of Ecology reviewed the draft report of a Remedial Investigation (RI) into groundwater contamination from the Boeing Auburn Fabrication Facility. The public was invited to review the draft RI Report during a public comment period held March 8 - May 8, 2017. This folio provides an overview of the purpose and findings of the Remedial Investigation, the agencies involved and opportunities for the public to provide feedback.

In parts of Auburn and Algona, groundwater, water that flows under the ground through soil, is contaminated with a degreasing chemical called trichloroethene (TCE) and its

breakdown products. The chemicals originated from the Boeing Auburn Fabrication Facility (Facility) and are believed to be a result of historic operations, likely from the mid-1960s until the mid-1980s. The area with contaminated groundwater, called a plume, reaches approximately one mile northwest from the Facility (see map, page 3).

Ecology is overseeing Boeing's investigation of the contamination and will review and select a plan for cleanup. Ecology's approval is required in each step of the investigation to ensure that state cleanup standards are met. The public will have opportunities to comment throughout the cleanup process.

Para más información acerca de la contaminación del agua subterránea en Algona y Auburn en español, favor de contactar a Luis Buen Abad al (425) 649-4485.

Якщо ви хочете отримати інформацію про забруднення ґрунтових вод у Алгоні та Оберні українською мовою, будь ласка, зателефонуйте (425) 649-7181, щоб поговорити зі співробітником Департаменту Екології та перекладачем.

ਅਲਗੋਨਾ (Algona) ਅਤੇ ਐਬਰਨ (Auburn) ਵਰਿ ਭੂਮੀਗਤ ਪਾਣੀ ਦੇ ਦੁਸ਼ਣ ਬਾਰੇ ਪੰਜਾਬੀ ਵਰਿ ਹੋਰ ਜਾਣਕਾਰੀ ਲਈ, ਕਰਿਪਾ ਕਰਕੇ ਚੈਗਰਿਦਾ ਵਰਿਗਿਆਨ (Ecology) ਦੇ ਸਟਾਫ ਮੈਂਬਰ ਅਤੇ ਇੱਕ ਦੁਭਾਸ਼ੀਏ ਨਾਲ ਗੱਲ ਕਰਨ ਲਈ (425) 649-7181 ਤੇ ਫੋਨ ਕਰੋ।

Para sa higit pang impormasyon tungkol sa pagkakontamina ng groundwater sa Algona at Auburn na nasa wikang Tagalog, mangyaring tumawag sa (425) 649-7181 upang makipag-usap sa isang miyembro ng kawani ng Ecology at sa isang interpreter.



# Boeing Auburn Fabrication Site

## Algona and Auburn Groundwater Contamination Results

## Remedial Investigation identifies the location and concentration of contamination

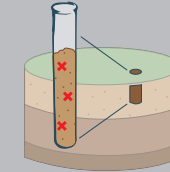
The Remedial Investigation (RI) identified the boundaries of the plume and the potential impacts of the contamination by evaluating data from soil, groundwater, surface water and air samples. The investigation also sampled Areas of Concern (AOCs) and Solid Waste Management Units (SWMUs) at the Facility for other contaminants, such as metals and petroleum. Under Ecology's oversight, Boeing completed sampling and compiled a draft RI Report that summarizes the investigation's findings and recommendations. Ecology reviewed and revised the draft RI Report, which is available for public review.

## Model Toxics Control Act

Washington State's Model Toxics Control Act (MTCA) sets cleanup standards and a process to ensure that the quality of cleanup, protection of human health and environment are not compromised. Boeing must follow MTCA's cleanup regulations and process under Ecology's oversight as shown to the right.

## We Are Here

## Remedial Investigation (RI) + Draft Report



## Interim Action

If the contaminants are found to pose a risk to human health or the environment, Ecology will direct Boeing to take immediate action to reduce this risk. **This happened on the Boeing property in 2004, when an Interim Action was taken to contain a known source for the plume.** Since that time, chemicals found have been at low levels and not expected to pose a risk to human health or the environment.

## Feasibility Study (FS)



## Cleanup Action Plan (CAP)



## Cleanup & Monitoring



 Opportunities for public comment



Key Terms

**Areas of Concern (AOCs):** Places with actual or potential contamination that require investigation or remediation.

**Cleanup Action Plan (CAP):** The third major step in the MTCA cleanup process; a description of the standards, methods, schedule, steps and monitoring to be undertaken during or after cleanup.

**Cleanup and Monitoring:** The fourth major step in the MTCA cleanup process; the implementation and oversight of the CAP.

**Facility:** The Boeing Auburn Fabrication Facility, also known as Boeing property.

**Feasibility Study (FS):** The second major step in the MTCA cleanup process; an evaluation of methods of cleanup.

**Model Toxics Control Act (MTCA):** Washington’s pollution cleanup law for contaminated sites.

**Plume:** The area covered by the spread of contaminated groundwater.

**Remedial Investigation (RI):** The first of four major steps in the MTCA cleanup process; a detailed study of a site’s contamination.

**Site:** The Boeing property, plume and all affected areas.

**Solid Waste Management Units (SWMUs):** Any piece of equipment at the Facility from which contaminants might have migrated.

**Trichloroethene (TCE):** A liquid degreaser used to clean grease and oil from metal objects; a volatile organic compound.

**Vapor Intrusion:** Occurs when vapor forming chemicals (VOCs) migrate from a subsurface source (groundwater) into an overlying building through cracks or other openings in building foundations.

**Vinyl Chloride (VC):** A breakdown product of TCE; a volatile organic compound.

**Volatile Organic Compound (VOCs):** Compounds that easily evaporate from water into air at normal air temperatures. Examples of household products that contain these compounds include gasoline, dry cleaning fluid, solvents and paint thinners.

Remedial Investigation Results

Ecology proposes to approve the RI as complete. Data collected during the RI sufficiently defines the area, concentrations and sources of contamination. Results from data collected during the RI do not indicate adverse health effects from occasionally touching or accidentally swallowing the contaminated water or breathing the air in areas above the contaminated groundwater. Investigation at the site focused on the four main topics listed below.

For additional information on each topic, please review the corresponding fact sheets (also available in español) or the draft RI Report. These materials can be found on the project’s website.

Soil

Of the 31 SWMUs and AOCs at the Facility, Ecology will require Boeing to further evaluate four in the FS.

Chemicals released may include low levels of petroleum hydrocarbons, cyanide and metals, such as cadmium and copper.

Surface water

Ecology is requiring surface water be protected to the same rigorous standards that are used for drinking water.

Boeing investigated ponds, streams, wetlands and stormwater ditches in Algona and Auburn. Hundreds of samples were collected and analyzed and do not indicate adverse health effects if people touch the surface water. Bodies of water include Government Canal, the stormwater collection ditch on Chicago Avenue, the O Street wetland, the Outlet Collection stormwater ponds and stormwater collection ditch, the Auburn 400 ponds, Mill Creek, and various wetlands associated with Mill Creek, including the Auburn Environmental Park.

No contaminants are presently detected in the public drinking water. Drinking water is provided by the City of Auburn public drinking water systems, which are monitored for contaminants. Private wells are not monitored like public drinking water. If you have a private well, please contact Ecology.

Groundwater

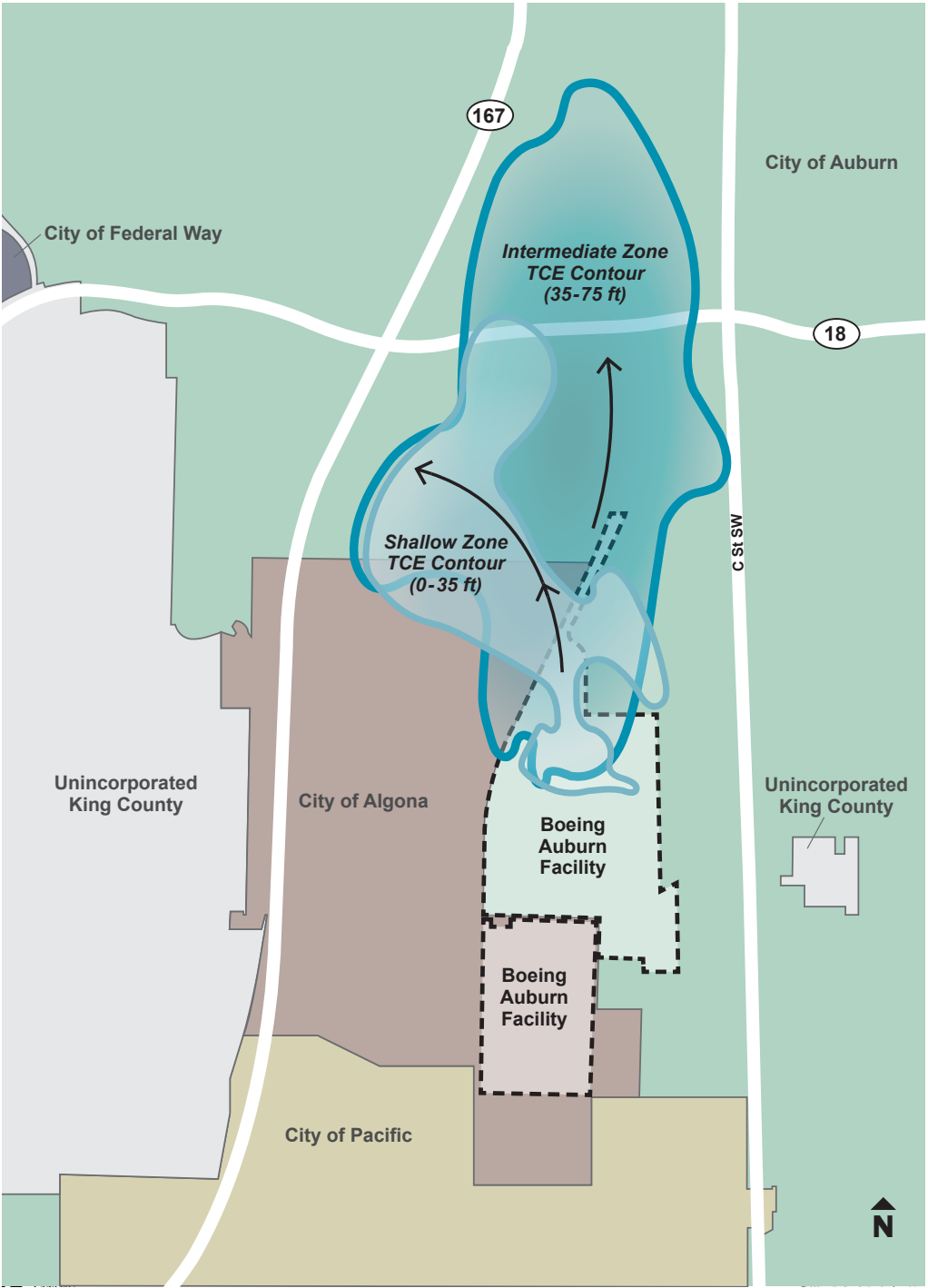
Ecology is recommending Boeing continue to evaluate site-wide groundwater and that it be further addressed in the FS.

Groundwater is water found underground that moves slowly through soil, sand and rocks. Ecology is considering a strategy to clean up groundwater to state standards at locations across the site (referred to as a “site-wide strategy” in the draft RI Report), not just at specific locations where contamination was originally released. The original source areas for the contaminated groundwater plumes at the Facility do not indicate the need for additional source cleanup at this time. If contamination levels are above cleanup levels, Ecology will propose remediation or cleanup at those locations.

Air quality (vapor intrusion)

Ecology is not recommending further indoor air evaluation, and indoor air will not be part of the FS because there are no indications of health risks.

Ecology has reviewed air quality data from samples taken in residential and commercial areas over contaminated groundwater, and the Department of Health has reviewed results from air sampling data. None of the data indicate human health risks from breathing air in these locations.



The site includes areas where the groundwater investigation has occurred.

Next Steps After the RI

The next step in the MTCA cleanup process is the FS, which will develop and evaluate cleanup action alternatives. Ecology is requiring Boeing to further evaluate:

- Four Facility SWMUs and AOCs for remediation of petroleum hydrocarbons and metals.
- Site-wide groundwater and surface water for remediation of TCE and VC.

View the Draft RI Report

To view a hardcopy, please visit one of these locations:

- Department of Ecology  
3190 160th Ave SE  
Bellevue, WA 98008
- Auburn Library  
1102 Auburn Way S  
Auburn, WA 98002
- Algona-Pacific Library  
255 Ellingson Rd  
Pacific, WA 98047

The draft report can also be viewed online by visiting the project’s website.

For more information

Call our hotline (English/Español): (253) 219-7645

Email the project: BoeingAuburnSite@ecy.wa.gov

Visit the website: Bit.ly/EcyBoeingAuburn

Visit the Spanish website: Bit.ly/FabricaciónBoeingAuburn

Join the listserv: Bit.ly/2f6dyqz

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at (425) 649-7000 or visit [www.ecy.wa.gov/accessibility.html](http://www.ecy.wa.gov/accessibility.html). Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at (877) 833-6341.

FSID #:2018 CSID #:5049



## SOIL Remedial Investigation Results

### Soil Contamination on the Boeing Auburn Property (Facility) Requires Additional Evaluation

#### Remedial Investigation Found Some Soil Contamination at the Boeing Facility

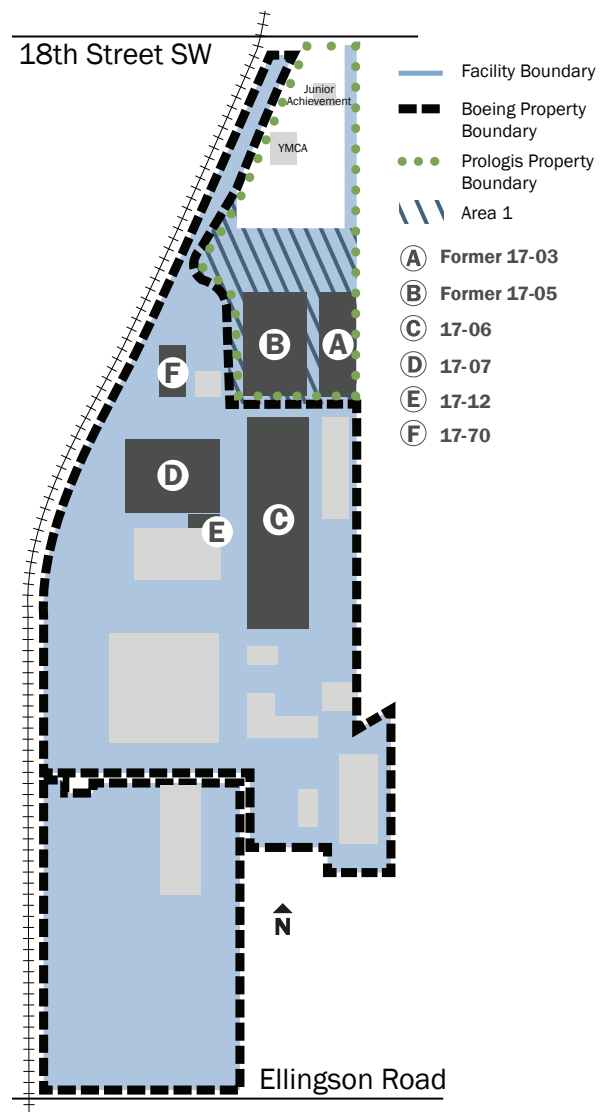
The Department of Ecology (Ecology) oversaw a comprehensive investigation of contamination, called a Remedial Investigation (RI), at the Boeing Facility (Facility). The investigation evaluated Solid Waste Management Units (SWMUs) and Areas of Concern (AOCs) during the Remedial Investigation. Of the 62 SWMUs and AOCs identified at the Facility as part of the RCRA Facility Assessment, Ecology required the Boeing Company (Boeing) to further investigate 31 SWMUs and AOCs.

Ecology determined that four of the 31 SWMUs and AOCs investigated will require further soil evaluation by Boeing in the Feasibility Study (FS), the next phase in the cleanup process. Of the 31 SWMUs and AOCs investigated, most had some traces of metals, petroleum hydrocarbons and volatile organic compounds (VOCs). Most detections were below conservative screening levels; however, Ecology will require additional soil evaluation in the FS.

#### Ecology Recommends Remediation for Two Solid Waste Management Units

Two SWMUs under Building 17-06 (SWMUs S-15a and S-16) at the Facility have evidence of one or more releases and are recommended for additional study. Each SWMU investigation included discussion of any investigation or activities that were carried out before the RI, soil and/or groundwater evaluations during the RI and recommendations for whether the SWMU needed additional evaluation in the FS.

Petroleum hydrocarbon, a contaminant from gasoline or oil, was found in soil along the east side of Building 17-06 at the Facility. The source of the petroleum hydrocarbon release may have been structures associated with milling aluminum parts. The two areas of soil contamination will be carried forward as a new AOC for evaluation in the FS to address petroleum hydrocarbon groundwater impacts.



## Ecology Recommends Remediation for Two Areas of Concern

The investigation into each AOC included any investigation or activities that were carried out before the RI, soil and/or groundwater evaluations during the RI and recommendations for whether the AOC needed additional evaluation in the FS. Two AOCs at the Facility (one below the ground between Buildings 17-06 and 17-07, and one under Building 17-07) have evidence of one or more releases and are recommended for additional work.

- At AOC A-01, releases from an underground storage tank of gasoline between Building 17-06 and 17-07 contaminated the ground with petroleum hydrocarbon. This area of contaminated soil will be evaluated to address petroleum hydrocarbon groundwater impacts in the FS.
- At AOC A-09, releases of metals were associated with a leak from an acid scrubber on the south side of Building 17-07 at the Facility. A partial remediation of the area was conducted before the RI; however, soil samples collected after the remediation indicated that cadmium, copper, lead and cyanide were left in place above screening levels. The soil in this area will be evaluated to address metals and cyanide contamination in groundwater.

## Next Steps: Feasibility Study Will Propose Cleanup Alternatives

Cleanup of the two SWMUs and two AOCs will be included in the FS to address soil and related groundwater contamination. Ecology and Boeing will have more information on cleanup alternatives when the FS is released in late 2017.

Якщо ви хочете отримати інформацію про забруднення ґрунтових вод у Алгоні та Оберні українською мовою, будь ласка, зателефонуйте 425-649-7181, щоб поговорити зі співробітником Департаменту Екології та перекладачем.

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**This fact sheet should be accompanied by the Remedial Investigation Folio and is one of four fact sheets relaying information about the investigation's findings.**

## Key Terms

### Areas of Concern (AOCs)

Places with actual or potential contamination that require investigation of remediation.

### Cleanup Level

The concentration of a hazardous substance in soil, water, air or sediment that is determined to be protective of human health and the environment under specified exposure conditions.

### Facility

The Boeing Auburn Fabrication Facility, also known as the Boeing property.

### Feasibility Study (FS)

A detailed study identifying and evaluating cleanup alternatives.

### Model Toxics Control Act (MTCA)

Washington's pollution cleanup law for contaminated sites.

### Plume

The area covered by the spread of contaminated groundwater.

### RCRA Facility Assessment

The initial phase of corrective action under the Resource Conservation and Recovery Act (RCRA).

### Remedial Investigation (RI)

An investigation of a site's contamination.

### Screening Level

Concentration levels of contaminants used early on in an investigation when knowledge about the contaminants and impacts is low (e.g. routes of exposure are unknown, number of contaminants are unknown). If screening levels are exceeded, then a more detailed and focused investigation is made.

### Site

The Boeing property, plume and all affected areas.

### Solid Waste Management Units (SWMUs)

Any piece of equipment at the Facility from which contaminants might have migrated.

### Trichloroethene (TCE)

A liquid degreaser used to clean grease and oil from metal objects; a volatile organic compound.

### Vinyl Chloride (VC)

A breakdown product of TCE; a volatile organic compound.

### Volatile Organic Compound (VOCs)

Compounds that easily evaporate from water into air at normal air temperatures. Examples of household products that contain these compounds include gasoline, dry cleaning fluid, solvents and paint thinners.







## SURFACE WATER Remedial Investigation Results

### Surface Water in Auburn and Algona is Not a Hazard to Human Health

#### Ecology Oversaw the Remedial Investigation of Surface Water

The Department of Ecology (Ecology) oversaw a comprehensive investigation of contamination, called a Remedial Investigation (RI), at the Boeing Facility (Facility). The investigation focused on volatile organic compounds (VOCs), trichloroethene (TCE) and its breakdown product, vinyl chloride (VC).

The results from the RI do not indicate negative health effects if people touch the surface water in Auburn and Algona. During the investigation, the Boeing Company (Boeing) sampled surface water, wetland and stormwater features (ditches) and yard water. Contaminants from the Facility were generally not detected in Mill Creek or the Auburn Environmental Park wetlands.

#### Algona's Surface Water Samples Report Some Contamination

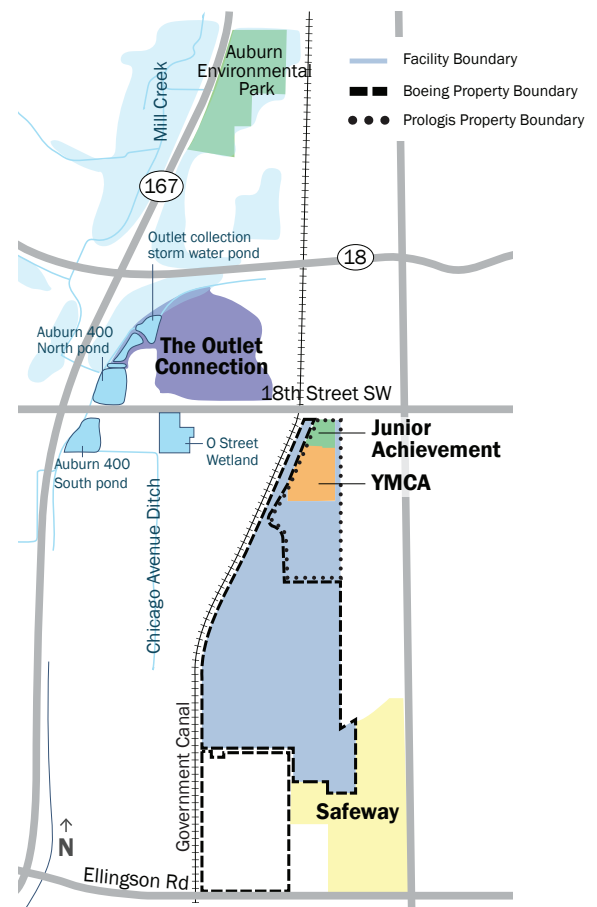
Surface water samples were taken from Government Canal, the Chicago Avenue ditch and yards and ditches in Algona. Concentrations for all samples were below the drinking water requirements. Ecology will require cleanup levels to be lower (more stringent) than the drinking water standards.

#### Government Canal and Chicago Avenue Ditch Results

Surface water samples taken from Government Canal, which flows south, did not detect any of the contaminants. However, surface water samples taken at Chicago Avenue ditch, which flows north, did detect contamination, most likely from shallow groundwater emerging into the ditches. Washington State Department of Health and Ecology reviewed several years of monitoring data from the ditch and surrounding stormwater features and concluded that there are no adverse health effects from occasionally touching or accidentally swallowing this water. The water in these ditches is not a source for drinking water, but is protected downstream as a potential future drinking water source.

#### Yard Surface Water Results

Surface water samples were collected from residential yards in Algona during winter flooding to test whether groundwater might emerge into yards. All





results were far below the health-based screening levels and did not indicate a need for further evaluation.

Ecology invited residents from 27 homes to have their yard water tested. These homes were selected because they were located above contaminated groundwater that could potentially discharge to yard water. Five agreed to participate. Of the homes that agreed to sampling, there were no detections of TCE or VC in yard water samples except at one location. At that location, the sample result was just at the detection limit and well below the screening levels.

## Water Quality in Commercial Auburn is Not at Risk

Investigations also evaluated areas in Auburn, including the O Street wetland, the Auburn Environmental Park wetlands, the Outlet Collection ponds, the Auburn 400 storm water ponds, the channelized portion of the wetlands west of State Route 167 and Mill Creek. The only detections in Auburn have been in the Auburn 400 storm water ponds and just downstream.

Most VOC concentrations measured in surface water were below levels that would require cleanup. However, a few detections of TCE and VC in the Auburn 400 storm water ponds are above detection limits and above the most stringent surface water quality criteria that are intended to protect surface water for beneficial uses, such as drinking water and eating fish.

## Next Steps: Feasibility Study Will Propose Cleanup Alternatives

Ecology is recommending that Boeing continue to monitor surface water and will determine cleanup actions during and after the FS to ensure surface water will be protected in the future.

Although TCE and VC were detected in some storm water collection ponds and channels in Algona and southwest Auburn, their extent is limited. Concentrations do not indicate that negative health impacts would result from occasionally touching or swallowing the water or breathing the air.

## More About Drinking Water

None of the contaminants are presently detected in drinking water. Drinking water is provided by the public drinking water system of Auburn whose wells draw from much deeper in the ground and are located to the east, away from the direction of groundwater flow. The drinking water supply is monitored for contaminants that include TCE and VC. Private wells are not monitored like public drinking water. If you have a private well, please contact Ecology.

Якщо ви хочете отримати інформацію про забруднення ґрунтових вод у Алгоні та Оберні українською мовою, будь ласка, зателефонуйте 425-649-7181, щоб поговорити зі співробітником Департаменту Екології та перекладачем.

ਅਲਗੋਨਾ (Algona) ਅਤੇ ਔਬਰਨ (Auburn) ਵੱਲੋਂ ਭੂਮੀਗਤ ਪਾਣੀ ਦੇ ਦੂਸ਼ਣ ਬਾਰੇ ਪੰਜਾਬੀ ਵੱਲੋਂ ਹੋਰ ਜਾਣਕਾਰੀ ਲਈ, ਕਰਿਪਾ ਕਰਕੇ ਚੌਗਰਿਦਾ ਵਰਿਗਿਅਨ (Ecology) ਦੇ ਸਟਾਫ ਮੈਂਬਰ ਅਤੇ ਇੱਕ ਦੁਭਾਸ਼ੀਏ ਨਾਲ ਗੱਲ ਕਰਨ ਲਈ 425-649-7181 ਤੇ ਫੋਨ ਕਰੋ।

Para sa higit pang impormasyon tungkol sa pagkakontamina ng groundwater sa Algona at Auburn na nasa wikang Tagalog, mangyaring tumawag sa 425-649-7181 upang makipag-usap sa isang miyembro ng kawani ng Ecology at sa isang interpreter.

To request ADA accommodation for disabilities, or printed materials in a format for the visually impaired, call Ecology at (425) 649-7000 or visit [www.ecy.wa.gov/accessibility.html](http://www.ecy.wa.gov/accessibility.html). Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at (877) 833-6341.

*This fact sheet should be accompanied by the Remedial Investigation Folio and is one of four fact sheets relaying information about the investigation's findings.*

## Key Terms

### Cleanup Level

The concentration of a hazardous substance in soil, water, air or sediment that is determined to be protective of human health and the environment under specified exposure conditions.

### Detection Limit

The minimum concentration of a compound that can be measured and reported with 99 percent confidence.

### Facility

The Boeing Auburn Fabrication Facility, also known as the Boeing property.

### Feasibility Study (FS)

A detailed study identifying and evaluating cleanup alternatives.

### Plume

The area covered by the spread of contaminated groundwater.

### Remedial Investigation (RI)

An investigation of a site's contamination.

### Screening Level

Concentration levels of contaminants used early on in an investigation when knowledge about the contaminants and impacts is low (e.g. routes of exposure are unknown, number of contaminants are unknown). If screening levels are exceeded, then a more detailed and focused investigation is made.

### Site

The Boeing property, plume and all affected areas.

### Trichloroethene (TCE)

An industrial degreaser and volatile organic compound.

### Vinyl Chloride (VC)

A breakdown product of TCE; a volatile organic compound.

### Volatile Organic Compound (VOCs)

Compounds that easily evaporate from water into air at normal air temperatures. Examples of household products that contain these compounds include gasoline, dry cleaning fluid, solvents and paint thinners.





## GROUNDWATER Remedial Investigation Results

### Groundwater Contamination Under Parts of Algona and Auburn

#### Remedial Investigation Determines Cleanup or Remediation Is Needed

The Department of Ecology (Ecology) oversaw a comprehensive investigation of contamination, called a Remedial Investigation (RI), at the Boeing Facility (Facility). Groundwater contamination was found under parts of Algona and Auburn. Groundwater is water found underground that moves slowly through soil, sand and rocks. Based on the RI, Ecology will require the contaminated groundwater beyond the Boeing property boundary and three locations that are sources of contamination at the Facility to be cleaned up or remediated.

The three locations on the Facility requiring cleanup include:

- Building 17-06 (SWMU 15a/ SWMU 16)
- Between Buildings 17-06 and 17-07 (AOC A-01); and
- Building 17-07 (AOC A-09).

How the cleanup or remediation will be done will be evaluated further in the Feasibility Study (FS), the next phase in the cleanup process.

#### Ecology Oversaw the Remedial Investigation of Groundwater

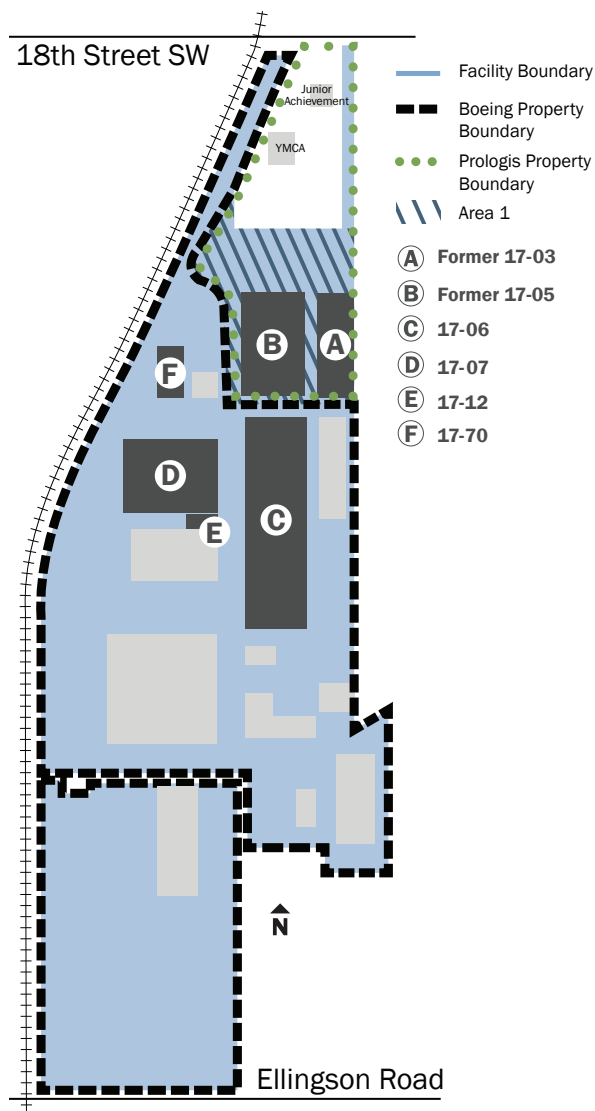
Historical releases of a chemical called trichloroethene (TCE) at the Facility contaminated the groundwater under parts of Algona and Auburn. Groundwater is water found underground that moves slowly through soil, sand and rocks.

Ecology oversaw the RI to learn the location and concentration of contamination in groundwater, and to determine if concentrations were changing over time. The groundwater evaluation primarily measured the contaminants TCE and its breakdown product, vinyl chloride (VC).

Ecology evaluated results of groundwater sampling at three levels below the surface of the ground: shallow (up to 35 feet below the surface), intermediate (35-75 feet below the surface) and deep (75-100 feet below the surface).

#### Remedial Investigation Found Two Sources of TCE Contamination

The site-wide TCE and VC groundwater plumes are referred to as the Area 1 plume and the western plume. Both contaminated plumes extend northwest



from the Boeing property under parts of Algona and Auburn, carrying contaminants in flowing groundwater. Concentrations of TCE and VC in the plumes are relatively dilute and are expected to decrease over time.

### Contamination at the Boeing Facility

The Boeing Company (Boeing) interviewed long-time employees and conducted an extensive review of historical documents and engineering drawings to investigate TCE use at the Facility.

Most TCE was used historically in three buildings (Building 17-07 and former Buildings 17-03 and 17-05) with stationary TCE vapor degreasers used to clean metal parts.

### Area 1 Plume

The TCE degreaser and tank line in former Building 17-05 leaked and is the source of the Area 1 groundwater plume (see map in publication #17-04-007). From 2004 to 2006, Boeing worked with Ecology to conduct an Interim Remedial Action to clean up residual TCE from this area.

### Western Plume

The former TCE vapor degreaser in Building 17-07 (S-13a) is the likely source of the western groundwater plume, based on operational history and groundwater and soil gas data. The former chrome waste holding tank and the former north lagoon on the Boeing property may also have contributed to the groundwater plume. This degreaser structure, holding tank and piping have been removed and the north lagoon has been closed. Future groundwater cleanup will be incorporated into the site-wide groundwater cleanup proposals for the FS.

### Contaminated Groundwater Plumes Are Stable

TCE and VC contaminant concentration trends at most wells at the site are not detectable, stable or decreasing over time, based on current statistical analysis. When the concentrations of contamination in groundwater remain the same or decrease over time, the plume is considered stable. Ecology will continue to evaluate the stability of the plume during the FS.

### Ecology May Determine That More Evaluation Is Needed

The area where groundwater needs to be evaluated may change if sampling shows that the plumes have expanded beyond their current boundaries. Once groundwater cleanup levels are established in the FS, the plumes will be evaluated for cleanup, based on the areas where TCE and VC concentrations levels are above cleanup levels.

Якщо ви хочете отримати інформацію про забруднення ґрунтових вод у Алгоні та Оберні українською мовою, будь ласка, зателефонуйте 425-649-7181, щоб поговорити зі співробітником Департаменту Екології та перекладачем.

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*This fact sheet should be accompanied by the Remedial Investigation Folio and is one of four fact sheets relaying information about the investigation's findings.*

## Key Terms

### Cleanup Level

The concentration of a hazardous substance in soil, water, air or sediment that is determined to be protective of human health and the environment under specified exposure conditions.

### Facility

The Boeing Auburn Fabrication Facility, also known as the Boeing property.

### Feasibility Study (FS)

A detailed study identifying and evaluating cleanup alternatives.

### Model Toxics Control Act (MTCA)

Washington's pollution cleanup law for contaminated sites.

### Plume

The area covered by the spread of contaminated groundwater.

### Remedial Investigation (RI)

An investigation of a site's contamination.

### Site

The Boeing property, plume and all affected areas.

### Trichloroethene (TCE)

A liquid degreaser used to clean grease and oil from metal objects; a volatile organic compound.

### Vinyl Chloride (VC)

A breakdown product of TCE; a volatile organic compound.

### Volatile Organic Compound (VOCs)

Compounds that easily evaporate from water into air at normal air temperatures. Examples of household products that contain these compounds include gasoline, dry cleaning fluid, solvents and paint thinners.

## Next Steps: Feasibility Study Will Propose Cleanup Alternatives

Ecology and Boeing will have more information on how the site will be cleaned up in the FS. The FS will include alternatives for cleaning up the remaining groundwater contamination that has moved away from the source of the Area 1 and western plumes.

For additional information on results, please visit: [www.ecy.wa.gov/programs/hwtr/CleanupSites/boeing-fabn/GroundwaterResults.html](http://www.ecy.wa.gov/programs/hwtr/CleanupSites/boeing-fabn/GroundwaterResults.html)







## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Resolution No. 5297 (10 Minutes) (Snyder)

**Date:**

September 5, 2017

**Department:**

Community Development  
& Public Works

**Attachments:**

[Resolution No. 5297](#)  
[Exhibit 1 - Flood Protection Easement](#)

**Budget Impact:**

\$0

**Administrative Recommendation:****Background Summary:**

The City of Auburn adopted Resolution No. 5160 on July 20, 2015 which authorized the purchase of approximately 41.5 acres from Puget Sound Energy along the White River. The property acquisition was funded through the King County Flood Control District Sub-Regional Opportunity Fund. County funding paid for the property (\$75,000.00) and all real estate transaction costs (\$8,727.30). The City of Auburn did not incur any expenditures. As a condition of the County's funding, the Flood Control District requires a flood protection easement on the 41.5 acres. Resolution No. 5297 authorizes the Mayor to execute the flood protection easement that was a condition of County funding that the City Council agreed to as part of Council's previous approval of Resolution No. 5160.

As indicated in the body of the easement, the easement granted from the City of Auburn to King County would allow for the following:

"A perpetual easement for the purposes of (1) accessing and constructing, inspecting, monitoring, reconstructing, maintaining and repairing, river bank protection, levees and/or other flood related works, including installing, inspecting and maintaining all vegetation and any other appurtenances thereto, (2) constructing, reconstructing, repairing, maintaining, locating and relocating utilities and stormwater facilities or improvements, and (3) constructing, reconstructing, repairing, maintaining, locating and relocation trail improvements across, in, under, on, over and upon the Easement Area."

**Reviewed by Council Committees:**

**Councilmember:**

**Staff:**

Snyder

**Meeting Date:** September 11, 2017

**Item Number:**

**RESOLUTION NO. 5 2 9 7**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO  
EXECUTE THE FLOOD PROTECTION EASEMENT FOR  
WHITE RIVER PROPERTIES

WHEREAS, the City of Auburn City Council adopted Resolution No. 5160 on July 20, 2015, authorizing the purchase of approximately 41.5 acres of land from Puget Sound Energy along the White River, located north of Roegner Park; and

WHEREAS, the City of Auburn was awarded a fund allocation from the King County Flood Control District Sub-Regional Opportunity Fund for the purchase price and real estate transaction costs; and

WHEREAS, the King County Flood Control District Sub-Regional Opportunity Fund required that the fund allocation be supported with the establishment of a flood protection easement on the purchased property; and

WHEREAS, the City of Auburn purchased the 41.5 acres from Puget Sound Energy for \$75,000.00 in August, 2015; and

WHEREAS, the total purchase price and transaction costs for the acquisition of the property amounted to which \$83,727.30, all of which is being requested from the King County Flood Control District Sub-Regional Opportunity Fund; and

WHEREAS, the City of Auburn has prepared a flood protection easement suitable to meet the requirements of the King County Flood Control District Sub-Regional Opportunity Fund.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. That the Mayor is authorized to execute the Flood Protection Easement to meet the requirements of the King County Flood Control District Sub-Regional Opportunity Fund in substantial conformity with the document attached hereto, marked as Exhibit "1" and Incorporated herein by this reference.



Section 2. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF AUBURN

\_\_\_\_\_  
NANCY BACKUS, MAYOR

ATTEST:

\_\_\_\_\_  
Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Daniel B. Heid, City Attorney

EXHIBIT "1" TO RESOLUTION NO. 5297

Recording Requested By And  
When Recorded Mail To:

King County Flood Control District  
Water and Lands Resources Division  
201 S. Jackson St. Suite 600  
Seattle, WA 98104-3855  
Attn: Brad Schabert

FLOOD PROTECTION EASEMENT

Grantor(s): The City of Auburn  
Grantee(s): King County, a political subdivision of the State of Washington  
Short Legal: T21N, R05E, Sec 30: Ptn S1/2SE ¼  
Assessor's Property Tax Parcels: 665500-0025, 302105-9020-01 and 302105-HYDR

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_  
2017, by and between The City of Auburn, hereinafter called the "Grantor", and King County,  
a political subdivision of the State of Washington, hereinafter called the "Grantee":

For valuable consideration, the receipt and adequacy of which is hereby acknowledged,  
Grantor does hereby grant and convey to the Grantee, their successors and assigns, agents and  
licensees an easement for the purposes set forth herein, under, over and upon the property  
described on the Exhibit "A" attached hereto and incorporated herein by this reference (the  
"Easement Area"), situated in King County, Washington.

A perpetual easement for the purposes of (1) accessing and constructing, inspecting,  
monitoring, reconstructing, maintaining and repairing, river bank protection, levees and/or other  
flood related works, including installing, inspecting and maintaining all vegetation and any  
other appurtenances thereto, (2) constructing, reconstructing, repairing, maintaining, locating  
and relocating utilities and stormwater facilities or improvements, and (3) constructing,  
reconstructing, repairing, maintaining, locating and relocation trail improvements across, in,  
under, on, over and upon the Easement Area.

Grantee shall have the right at such time as may be necessary and at the Grantee's sole  
discretion, to enter upon and to have unimpeded access to, in and through the Easement Area  
for the purposes of exercising the Grantee's rights as described herein.

Grantor agrees not to plant non-native vegetation within the Easement Area and not to remove or otherwise alter any improvements installed by Grantee, including any native vegetation that may be planted and any flood protection works and trail improvements that may be constructed, within the Easement Area, without the prior approval of Grantee.

For the purposes of this river protection easement, the term "native vegetation" shall mean vegetation comprised of plant species, other than noxious weeds (as identified on the State of Washington noxious weed list found at Washington Administrative Code Chapter 16-750, as amended from time to time), which are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur at the site.

Neither Grantor nor Grantee are hereby obligated to future maintenance, repair or other action related to the above-described exercise of easement rights, except that Grantee shall maintain and repair any trails constructed by Grantee within the Easement Area. This river protection easement and/or any flood related works constructed or to be constructed within the Easement Area shall not be construed as granting any rights to any third person or entity, or as a guarantee of any protection from flooding or flood damage, and nothing contained herein shall be construed as waiving any immunity to liability granted to Grantor or Grantee by any state statute, including Chapters 86.12 and 86.15 of the Revised Code of Washington, or as otherwise granted or provided for by law.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, and successors in interest and assigns of Grantor and Grantee.

WITNESSETH, the said Grantor(s) have hereunto signed their names the day and year first above written.

GRANTOR: THE CITY OF AUBURN, a municipal corporation.

By \_\_\_\_\_  
Title: \_\_\_\_\_

GRANTEE: KING COUNTY, a political subdivision of the State of Washington.

By \_\_\_\_\_  
Title: \_\_\_\_\_



STATE OF WASHINGTON       )  
  )ss:  
COUNTY OF KING            )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of City of Auburn, a municipal corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appoint expires \_\_\_\_\_

STATE OF WASHINGTON       )  
  )ss:  
COUNTY OF KING            )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of the Department of Natural Resources and Parks of King County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appoint expires \_\_\_\_\_

Exhibit "A"  
Legal Description  
"Easement Area"

PARCEL A:

Those portions of Lots 3, 4, 5, 6, 11, 12, 13, 14 and 15, The Parker Homestead, according to the plat thereof recorded in Volume 8 of Plats, Page 51, in King County, Washington, situated within the northwest quarter of Section 31, Township 21 North, Range 5 East, W.M., and lying northwesterly of the following described line:

Commencing at the north quarter corner of Section 31, Township 21 North, Range 5 East, W.M.;  
thence south 89°49'20" west along the north line of said section 127.71 feet;  
thence south 41°20'16" west 1,436.51 feet;  
thence south 44°01'28" west 196.05 feet to a point on the easterly limit of said Lot 12;  
thence continuing along the inside top of dike south 44°01'28" west 18.98 feet;  
thence south 16°10'48" west 151.59 feet;  
thence south 46°28'52" west 115.24 feet;  
thence south 26°27'43" west 246.55 feet;  
thence south 63°21'45" west to the east boundary of the westerly 500 feet of said Lot 14;  
thence southwesterly along the south bank of the White (Stuck) River to a point on the west line of said Section 31, distant 359 feet north of the west quarter corner of said section, said point being the terminus of line description;

EXCEPT that portion lying within that certain parcel of land conveyed to the City of Auburn for Ta-Weel Memorial Park (Roegner Park), by deed recorded under Recording No. 8906290993;

ALSO EXCEPT that portion lying northwesterly of the following described line:

Commencing at the northwest corner of said Section 31;  
thence south 00°45'10" west along the west line of said section a distance of 30 feet;  
thence south 89°54'03" east, parallel to the north line of said section, a distance of 240.15 feet;  
thence south 00°28'27" west, parallel to the east margin of "A" Street Southeast right-of-way (Old P.S.H. No. 5), a distance of 200 feet;  
thence north 89°54'03" west 200 feet to the east margin of said street;  
thence south 00°28'27" west along said margin 725.43 feet to a point of curvature to the right, having a radius of 985 feet, the radial center of which bears north 89°31'33" west;  
thence southwesterly along said curve a distance of 302.53 feet;  
thence south 00°45'10" west 54.22 feet;  
thence south 89°14'50" east 50 feet;  
thence south 00°45'10" west 471.82 feet;  
thence south 39°09'59" east a distance of 70 feet;  
thence south 50°50'01" west a distance of 123.76 feet to the west line of said Section 31, and the

TRUE POINT OF BEGINNING of line description;  
thence north 50°50'01" east 123.76 feet;  
thence north 39°09'59" west 70 feet;  
thence north 50°50'01" east 1,081.81 feet;  
thence north 42°30'49" east 376.31 feet;  
thence north 33°31'10" east 581.74 feet;  
thence north 32°29'39" east 173.71 feet;  
thence north 36°51'24" east 242.90 feet to a point on the north line of said Lot 5, and the terminus  
of line description

**PARCEL B:**

Lot 1, City of Auburn Short Plat No. SP-1-83, recorded under Recording No. 8305120301, being  
a portion of the south half of the southeast quarter of the southwest quarter of Section 30,  
Township 21 North, Range 5 East, W.M., in King County, Washington;

EXCEPT that portion thereof lying northerly and northwesterly of Lot 2 of said Short Plat;

(ALSO KNOWN AS a portion of Parcel B, City of Auburn Lot Line Adjustment No. LLA-0011-  
92, recorded under Recording No. 9209281726).

**PARCEL C-1:**

That portion of the southwest quarter of the southeast quarter of Section 30, Township 21 North,  
Range 5 East, W.M., in King County, Washington, lying westerly of a line 720 feet east of the  
west line of said southwest quarter of the southeast quarter;

EXCEPT that portion lying northerly of the following described "Line A", conveyed to M. A.  
Segale, Inc. by deed recorded under Recording No. 8804220524;

ALSO EXCEPT that portion lying southeasterly of the following described "Line B", conveyed  
to Roland A. Crabtree by deed recorded under Recording No. 8502250557:

"Line A":

Commencing at the northeast corner of the southwest quarter of the southeast quarter of Section  
30, Township 21 North, Range 5 East, W.M., in King County, Washington;  
thence south 00°00'55" east along the east line of said subdivision, 252.35 feet to the TRUE  
POINT OF BEGINNING of line description;  
thence north 88°50'59" west 260.56 feet;  
thence south 77°58'54" west 528.41 feet;  
thence south 53°53'37" west 589.25 feet;  
thence south 49°19'56" west 91.35 feet, more or less, to the west line of the southeast quarter of  
said Section 30, and the terminus of line description.



"Line B":

Commencing at the south one-quarter corner of Section 30, Township 21 North, Range 5 East, W.M., in King County, Washington;  
thence south 89°49'20" west along the south line of said section 127.71 feet to the TRUE POINT OF BEGINNING of line description;  
thence along the inside top of the southeast dike line of the White (Stuck) River, north 41°20'15" east 100.75 feet;  
thence north 44°31'40" east 514.79 feet;  
thence north 52°19'08" east 155.42 feet;  
thence north 45°55'37" east 218.52 feet;  
thence north 71°03'35" east 92.23 feet to the east line of the west 720 feet of the southwest quarter of the southeast quarter of said Section 30 and the terminus of line description.

PARCEL C-2:

That portion of the southwest quarter of the southeast quarter of Section 30, Township 21 North, Range 5 East, W.M., in King County, Washington, lying easterly of a line 720 feet east of the west line of said southwest quarter of the southeast quarter, and lying northerly of the northerly line of Oravetz Road, as conveyed to King County by deed recorded under Recording No. 19991207001436 (which deed supersedes instrument recorded under Recording No. 4926236);

EXCEPT that portion conveyed to the City of Auburn by Deed recorded under Recording No. 9201100939, and rerecorded under Recording No. 20150807002155;

ALSO EXCEPT that portion lying northerly of the following described line, conveyed to M. A. Segale, Inc. by deed recorded under Recording No. 8804220524:

Commencing at the northeast corner of the southwest quarter of the southeast quarter of Section 30, Township 21 North, Range 5 East, W.M., in King County, Washington;  
thence south 00°00'55" east along the east line of said subdivision, 252.35 feet to the TRUE POINT OF BEGINNING of line description;  
thence north 88°50'59" west 260.56 feet;  
thence south 77°58'54" west 528.41 feet;  
thence south 53°53'37" west 589.25 feet;  
thence south 49°19'56" west 91.35 feet, more or less, to the west line of the southeast quarter of said Section 30, and the terminus of line description.

Assessor's Tax Parcel ID#'s 6655000025, 3021059020, 302105HYDR

## PARCEL D

That portion of Southeast 41st Street vacated by operation of law per RCW 36.87.090 and described in Opinion Number 2016-1, Opinion of the City Attorney of Auburn, Washington, dated August 17, 2016, said description described as follows:

That portion of Southeast 41st Street, being a right of way 30 feet in width, according to the Plat of the Parker Homestead, recorded in Volume 8 of Plats, Page 51, in King County, Washington situated within the Northwest Quarter of Section 31, Township 21 North, Range 5 East, Willamette Meridian, and described as follows:

Beginning at the North Quarter Corner of said Section 31;  
thence south a distance of 30 feet along the east line of said Plat to the northeast corner of lot 7 of said plat, also being a point on the south margin of Southeast 41st Street;  
thence west a distance of 886.2 feet, more or less, along the north lines of lot 7, lot 6 and lot 5 of said Plat to the Northeast corner of Tract C of City of Auburn Lot Line Adjustment LLA-5-87 recorded under King County Recording Number 8704220781;  
thence northeasterly a distance of 127.6 feet, more or less, to the most southwest corner of parcel B of City of Auburn Lot Line Adjustment LLA-0011-92, recorded under King County Recording Number 9209281726, also being a point on the north line of said Section 31;  
thence east a distance of 762.3 feet, more or less, along said north line of Section 31 to the Point of Beginning.



## AGENDA BILL APPROVAL FORM

**Agenda Subject:**

Airport Jet A Fuel Proposal (10 Minutes) (Snyder)

**Date:**

September 6, 2017

**Department:**

CD & PW

**Attachments:**

[Private Partnership Option](#)

**Budget Impact:**

\$0

**Administrative Recommendation:**

For discussion only.

**Background Summary:**

Over the past 8 months, the Airport Advisory Board has been discussing the options for providing Jet A Fuel to Airport customers. It is anticipated that the demand for Jet A Fuel at the Airport will increase after the completion of the Runway Enhancements that are currently under design and anticipated to be constructed in 2018/2019. The Capital Facilities Plan includes the improvement of a permanent Jet A Fuel Tank after the completion of the Runway. There is currently one tenant at the Airport that has a need to provide Jet A fuel to their customers.

The Board considered several options for providing Jet A Fuel on a temporary basis until the permanent tank can be built by the Airport in a future year. Those options included a Public/Private Partnership and a Private Partnership. After significant discussion, the Airport Board, at their August 23, 2017 meeting made the recommendation to the City Council to proceed with the Private Partnership option. The details of this option are attached.

Staff will be looking for concurrence from the City Council with the Board's recommendation so that negotiation of an Operating Agreement between the private entity, Cascade, and the City may be completed.

**Reviewed by Council Committees:****Councilmember:****Staff:**

Snyder

**Meeting Date:**

September 11, 2017

**Item Number:**



## **AUBURN AIRPORT ADVISORY BOARD BRIEFING FOR AUGUST 23, 2017**

### **PRIVATE PARTNERSHIP PROPOSAL**

AMG proposes a two (2) phase approach to implementation of Jet A Fuel at the Airport by a Private Entity as follows:

#### **Phase One**

- Enter into an Agreement between the City of Auburn and Cascade to allow Cascade to utilize their current truck (2,000 gallons) to provide their customers with Jet A fuel
  - This will require the determination of the location and any containment needed that would be provided by Cascade at their expense.
  - This allows for minimal investment to start providing Jet A for current customer needs at Cascade.
  - Terms of the Agreement would cover the responsibilities of Cascade and the City including such things as insurance, containment and spill response, flowage fees, and how and when fuel can be provided to others that are not Cascade's customers.
  - Completion by first quarter 2018

#### **Phase Two**

- At such time that the demand for Jet A exceeds what Cascade's existing truck can provide, Enter into an Agreement between the City of Auburn and AMG to provide a second larger truck (5,000 Gallons) at AMG's expense.
  - Efficiencies include volume fuel delivers for better pricing and availability. When reaching 40,000-gallon Jet A annual fuel sales, market need and demand will be established.
  - This allows minimal investment to begin providing Jet A for customers of the Airport and not just Cascade.
  - Terms of the Agreement would cover the responsibilities of AMG and the City including such things as insurance, containment and spill response, flowage fees, operating requirements and maintenance.
  - Anticipated to be implement after the Runway Enhancement is completed in 2019

Phase One and Two would establish the need for the Jet A fuel service without any financial risk on the part of the Airport.

Once needs are established that can support the installation of a City owned above ground tank of 15,000 gallons, the City would install the tank and enter into an Operating Agreement for the fueling service similar to the current AVGAS profit sharing agreement.

Respectively submitted and prepared by Aviation Management Group 2017





## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Proposed King County Modular Housing Project (Hinman)  
(15 Minutes)

**Date:**

September 6, 2017

**Department:**

Administration

**Attachments:**

[Blokable Project](#)

**Budget Impact:**

\$0

**Administrative Recommendation:****Background Summary:**

Feasibility is underway for potential placement of between 6 and 15 modular housing units, approximately 200 square feet each, on available land controlled by Valley Cities, adjacent to Phoenix Rising facility.

**Reviewed by Council Committees:****Councilmember:****Staff:**

**Meeting Date:** September 11, 2017

**Item Number:**



**King County**

# WHAT IF...

We could help our neighbors off of the street?



## BRINGING ENGINEERING, MANUFACTURING, ARCHITECTURE AND TECHNOLOGY TOGETHER

- Feasibility is underway for potential placement of between 6 and 15 modular housing units, approximately 200 square feet each, on available land controlled by Valley Cities, adjacent to Phoenix Rising facility.
- City, County Assessor, Valley Cities, Blokable Modular Housing, and Keimig architect would work together to conduct site feasibility. Timeline for these actions is being developed.
- Blokable team would work with Valley Cities' architect to develop the site layout, with costing, for current zoning at 6 units, and alternate for 15 units if zoning allows.
- Valley Cities would gather quotes to do site work and hook ups.
- This would allow basic budgeting, in order to move forward.
- County Assessor would work with Auburn to secure financing. State capital budget, when approved in December, will have \$3 million potentially available to purchase housing units. City and County Assessor would work together to pursue sources for ongoing operating costs.
- City would assist in streamlining permits and other approvals.

**Valley|Cities**

## WE CAN...





## **AGENDA BILL APPROVAL FORM**

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**Agenda Subject:**

Human Services Funding Parameters(Hinman)

**Date:**

September 6, 2017

**Department:**

Administration

**Attachments:**

[Funding Parameters](#)

**Budget Impact:**

\$0

**Administrative Recommendation:****Background Summary:**

The human services focus areas are decades old and have been under review by Auburn City Council and Human Services staff. The new focus areas are proposed changes and updates to the focus areas and human services funding approach that better reflects the community's current needs and opportunities increase service capacity.

**Reviewed by Council Committees:****Councilmember:****Staff:**

**Meeting Date:** September 11, 2017

**Item Number:**

## Health and Human Services 8/24/17

The human services focus areas are decades old and have been under review by Auburn City Council and Human Services staff. The new focus areas listed below are proposed changes and updates to the focus areas and human services funding approach that better reflects the community's current needs and opportunities increase service capacity.

- Current areas of focus: poverty reduction, child abuse and neglect, domestic violence and sexual assault and health care.
- Proposed new areas of focus
  - Diversion
    - Rental assistance
    - Arrears
    - Eviction prevention support
  - Food
    - Emergency food
    - Food delivery
    - Meals
  - Healthcare
    - Special needs
    - Dental
    - Glasses
    - Mental Health

The new proposed focus areas will be presented to the City of Auburn Human Services Committee for feedback.

A new tiered system was also discussed to better support providers in Auburn who serve residents in need. The three tiers include:

- Capital projects
- Direct services
- CDBG



## AGENDA BILL APPROVAL FORM

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**Agenda Subject:**

Matrix

**Date:**

September 6, 2017

**Department:**

City Attorney

**Attachments:**

[Matrix](#)  
[Key](#)

**Budget Impact:**

\$0

**Administrative Recommendation:****Background Summary:****Reviewed by Council Committees:****Councilmember:****Staff:**

**Meeting Date:** September 11, 2017

**Item Number:**



# COUNCIL MATRIX

NO.	TOPIC	Chair	STAFF LEAD(S)	STUDY SESSION REVIEW DATE(S)	COUNCIL DISCUSSION SUMMARY	ACTION DATE
2	Capital Projects Update and Featured Capital Project Discussion	Chair Wagner Chair DaCorsi	Vice Director Snyder	TBD		
3	Community Sustainability Series: Economic and Statutory Considerations for Municipalities	Chair Wagner Chair DaCorsi	Vice Director Snyder	Rescheduled for later this year		
4	IT Update on Digital Parity	Chair Wagner Chair DaCorsi	Vice Director Haugan	10/09/2017		
5	Code Enforcement Presentation	Chair Wagner Chair DaCorsi	Vice Director Snyder	10/9/2017		
6	Property at 104th and 102nd	Chair Wagner Chair DaCorsi	Vice Director Snyder	10/9/2017		
7	Business Shopping Carts	Chair Peloza Vice Chair Baggett	Director Snyder	10/23/2017		
9	Police Calls for Mental Health Issues	Chair Peloza Vice Chair Baggett	Chief Lee	10/23/2017		
11	Third Quarter Financial Report	Chair Baggett Chair Wagner	Vice Director Coleman	TBD		
16	Legal Rights for Undocumented Residents	Chair Trout-Manuel Chair Wales	Vice Director Hinman	future meeting		
17	CDBG Grant Parameters	Chair Trout-Manuel Chair Wales	Vice	9/11/2017		

# SPECIAL FOCUS AREAS

HEALTH & HUMAN SERVICES	FINANCE & ECONOMIC DEVELOPMENT	PUBLIC WORKS & COMMUNITY DEVELOPMENT	MUNICIPAL SERVICES
HUMAN SERVICES FUNDING PUBLIC WELLNESS DOMESTIC VIOLENCE SERVICES HOMELESSNESS SERVICES AFFORDABLE HOUSING COMMUNITY SERVICES HUMAN RESOURCES MEDICAL COMMUNITY RELATIONS	CITY BUDGET & AMENDMENTS RISK MANAGEMENT EQUIPMENT RENTAL FACILITIES CITY REAL PROPERTY LEGAL DEVELOPMENT INCENTIVES BUSINESS DEVELOPMENT ECONOMIC DEVELOPMENT STRATEGIES	UTILITIES ZONING, CODES & PERMITS INNOVATION & TECHNOLOGY TRANSPORTATION STREETS ENGINEERING CAPITAL PROJECTS SUSTAINABILITY ENVIRONMENTAL PROTECTION CULTURAL ARTS & PUBLIC ARTS PLANNING	POLICE SCORE JAIL DISTRICT COURT PARKS & RECREATION ANIMAL CONTROL SOLID WASTE EMERGENCY PLANNING AIRPORT AIRPORT BUSINESSES SISTER CITIES MULTIMEDIA
Councilmember Trout-Manuel, Chair Deputy Mayor Wales, Vice Chair	Councilmember Baggett, Chair Councilmember Wagner, Vice Chair	Councilmember Wagner, Chair Councilmember DaCorsi, Vice Chair	Councilmember Peloza, Chair Councilmember Baggett, Vice Chair
2017 MEETING DATES March 13, 2017 May 8, 2017 July 10, 2017 September 11, 2017 November 13, 2017	2017 MEETING DATES March 27, 2017 <del>May 22, 2017</del> June 12, 2017 <del>July 24, 2017</del> August 14, 2017 September 25, 2017 November 27, 2017	2017 MEETING DATES April 10, 2017 <del>June 12, 2017</del> May 22, 2017 <del>August 14, 2017</del> July 24, 2017 October 9, 2017 December 11, 2017	2017 MEETING DATES April 24, 2017 June 26, 2017 August 28, 2017 October 23, 2017 December 26, 2017