

CITY OF ELLENSBURG
AGENDA
Council Conference
Thursday, September 16, 2021
3:30 PM - Utility Advisory Committee

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- 3.A Approve minutes - August 19th, 2021 regular meeting minutes
[UAC Minutes 8-19-21.pdf](#)

4. APPROVAL OF CONSENT AGENDA Consent items have been distributed to committee members in advance for study and will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a committee member or at the request of a member of the public with concurrence of a committee member.

5. CORRESPONDENCE AND CITIZEN COMMENTS ON NON-AGENDA ITEMS Time is set aside each meeting to allow citizens to address the Utility Advisory Committee on city utility issues that are not on the agenda. Please limit remarks to three minutes. The Committee will not take action when the issue is first raised, but may place the issue on a future agenda. Citizen comment on items on the agenda is also welcome. Please let the chair know you wish to speak and then wait to be recognized.

- 5.A Public comment not submitted in time, received via email concerning item 7.B Provide Comment on Two Comprehensive Plan Submissions of the August 19th meeting.

[Public Comment email 8-19-21.docx](#)

- 5.B Meghan Anderson email 9-8-21
[Meghan Anderson email 9-8-21.docx](#)

6. TELECOMMUNICATIONS UTILITY ITEMS

- 6.A City of Ellensburg Broadband Plan - Verbal Status Update.
[Ellensburg Broadband Scope 7192021 \(003\).pdf](#)

- 6.B Telecommunications Issues and Updates
[UAC September 2021 - Telecom Issues & Updates.pdf](#)

7. ELECTRIC, NATURAL GAS, WATER, WASTEWATER, STORMWATER UTILITY DISCUSSION ITEMS

- 7.A [Provide Comment on Two Comprehensive Plan Submissions - Continuation of Discussion Comp Plan Amendment Proposal.pdf](#)

8. INFORMATIONAL ITEMS

8.A Public Works & Utilities Issues and Updates

[UAC September 2021 Public Works & Utilities Issues Update.docx](#)

8.B UAC Email Addresses

9. NEXT MEETING

9.A October 21st, 2021 at 3:30 pm

10. ADJOURNMENT



CITY OF ELLENSBURG

Utility Advisory Committee

Date of Meeting

August 19, 2021

Time of Meeting

3:30 PM

Place of Meeting

Council Conference & remotely via GoTo Meeting

Nancy Lillquist, Chairperson, term expires May 31, 2022

Ed Barry, Vice Chairperson, term expires May 31, 2023

Nancy Goodloe, City Council, term expires May 31, 2024

Gary Gleason, CWU, term expires May 31, 2022

Bryan Clark, KITTCOM, term expires May 31, 2023

Jim Goeben, Telecommunications Utility customer. term expires May 31, 2023

Nate Sitton, City Utility Customer, term expires May 31, 2023

1. CALL TO ORDER

Chair Lillquist called the meeting to order at 3:30 pm.

2. ROLL CALL

Members present: Nancy Lillquist, Chair; Ed Barry, Vice Chair; Nancy Goodloe, City Council; Gary Gleason, CWU; Nate Sitton, City Utility Customer; Jim Goeben, Telecom.

Also present: Darren Larsen, Assistant Utilities Director; Darin Yusi, Gas Engineer; Kim Bowie, Operations Analyst; Buddy Stanavich, Power & Gas Manager; Nicole Klauss, Public Information Officer. Derek Mayo, Engineering Services Manager; Ben Faubion, IT & Telecomm Manager; Terry Weiner, City Attorney; Heidi Behrends Cerniwey, City Manager; Bill Lovell, CWU; Jon Morrow, Stormwater Manager; Paul Meyer, Electrical Engineer; Bradley Campbell, Light Engineering Tech; Meghan Anderson; Paula McMinn; Judy Hinrichs; Fred Padjen; Dave Dunbar; Liz Wise; Barry Brunson.

3. APPROVAL OF MINUTES

3.A. Approve minutes - July 15th, 2021 regular meeting minutes

Ed Barry moved to approve the minutes. Sitton seconded. All in favor; **motion approved.**

4. APPROVAL OF CONSENT AGENDA

Consent items have been distributed to committee members in advance for study and will be enacted by one motion. If separate discussion is desired on an item, that item may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a committee member or at the request of a member of the public with concurrence of a committee member.

5. CORRESPONDENCE AND CITIZEN COMMENTS ON NON-AGENDA ITEMS

No Correspondence.

6. TELECOMMUNICATIONS UTILITY ITEMS

6.A. Telecommunications Issues and Updates

Ben Faubion gave an update for the Telecom utility.

7. ELECTRIC, NATURAL GAS, WATER, WASTEWATER, STORMWATER UTILITY DISCUSSION ITEMS

7.A. Dolarway (D1) Substation Design and Improvements Agreement for Professional Services

Ed Barry move the committee forward a favorable recommendation to City Council to execute the Dolarway substation design and improvements agreement for professional services with D. Hittle & Associates. Sitton seconded. All in favor; **motion approved.**

7.B. Provide Comment on Two Comprehensive Plan Submissions

Buddy Stanavich gave a staff report on items submitted to be discussed regarding the comprehensive plan. Meghan Anderson shared a presentation proposing capital improvements toward renewable (solar) energy generation. Fred Padjen spoke in support of Meghan's proposal. Judy Hinrichs and Paula McMinn also spoke in support of Meghan's proposal. David Dunbar suggested to eliminate natural gas incentives and reevaluate the gas system utility. After an extensive discussion, the Committee will continue to discuss looking into hiring a consultant for an energy resource evaluation. Gary Gleason move the committee to table the conversation until the next meeting. Barry seconded. Gleason/Lillquist/Sitton/Barry in favor, Goodloe opposed; **motion approved.**

8. INFORMATIONAL ITEMS

8.A. Public Works & Utilities Issues and Updates

Derek Mayo informed the committee of the water main break on University Way & Water Street. Jon Morrow mentioned this fall he will be working with CWU to reroute Wilson Creek off Brook Lane and through the challenge course on 18th Ave. Darren Larsen gave updates for the Gas and Light utilities.

9. NEXT MEETING

9.A. September 16th, 2021 at 3:30 pm

10. ADJOURNMENT

With no further discussion, the meeting adjourned at 5:10 pm.

Kim Bowie
Recording Secretary
Drafted: 8/24/2021
Approved:

These comments are directed toward agenda item 7B

The UN report released last week to world leaders by the collective of all environmental scientists adds new urgency to taking action. They point out that it is too late to reverse climate damage but not too late to prevent things from getting worse. The new normal includes triple digit heat and wildfire smoke in Ellensburg. It includes drought and forest fires in the PNW, Canada and Greece. It includes record breaking heat and frequent floods in India, Germany and China. It includes rising sea levels(Miami must take action). The report says these changes are baked in and it's imperative to prepare NOW (emphasis added).

The transition away from fossil fuels must exclude natural gas for home heating. It should be reserved for power generation during the transition to green energy sources. The new subdivision off Bull Road (145 units) should be all electric and every unit should be oriented for rooftop solar, we need to make it happen.

Approximately 150 acres of prime farmland in Kittitas County is being destroyed by industrial solar installations as we speak. The major point here is that there are thousands of acres suitable for industrial solar that are NOT prime farmland. Progressive leaders would have supported solar but not at the expense of our future food supply. We need to be smart about solar siting. Industrial solar is happening because it's profitable to do so, it would not happen otherwise. Multinational corporations are taking the lead in industrial solar development and are moving aggressively in Klickitat County (because they have no solar siting regulations). Again, it is happening because it's profitable.

Our community (Ellensburg) should take the lead from multinationals and develop community based solar systems that will provide clean energy and keep some of the financial benefits at home.

YES to ending fossil fuel use for home heating, YES to Ellensburg developing community based industrial solar (but not on prime farmland).

Thank you

Dick Carkner

dickcarkner@gmail.com

From: MEGHAN ANDERSON <lonetreemeghan@aol.com>
Sent: Wednesday, September 8, 2021 8:33 PM
To: Nancy Lillquist <lillquistn@ci.ellensburg.wa.us>
Subject: [Ext] A question about April UAC meeting minutes

CAUTION - EXTERNAL EMAIL: The email below is from an external source. Please exercise caution before opening attachments, clicking links, fulfilling requests, or following guidance.

Hi Nancy,
Hope you're having a good week!

I was wondering if you could answer a question for me.

**7. ELECTRIC, NATURAL GAS, WATER, WASTEWATER, STORMWATER UTILITY
DISCUSSION ITEMS**

7.A. February sale of natural gas

Barry moved the committee make a favorable recommendation to City Council for proceeds to be returned to gas utility customers by dedicating half of the proceeds into stabilizing rates to prevent potential rate increases and half into a reserve to finance future capital Gas projects. Gleason seconded. All in favor; **motion approved.**

From the April meeting minutes of the UAC, the gas windfall monies were voted to be disbursed as described.

Would it be possible to put a 'pause' on this decision? Or to revoke it?

With the Climate Commitment Act becoming active in 2023, the cap and trade legislation passed in April 2021, more legislation coming next year to support the Climate Commitment Act, it seems to me it might be prudent to put a 'hold' on a windfall like this until at least 2023.

It will give the consultant time to do their work, time for staff to familiarize with all the new legislation, etc.

Those monies could provide meaningful 'seed' monies for equitable transition funding, conservation projects, or many other energy-related aspects that don't include expanding natural gas or rebating customers small amounts.

I realize there may be rules in place that mandate those monies, but even those could be altered to accommodate a windfall like this and in anticipation of big energy changes coming to all.

Thanks for reading and your important work,
Meghan Anderson
Ellensburg
509-591-7874
Lonetreemeghan@aol.com



Scope and Proposal
for
**City of Ellensburg Broadband Mapping to Identify Served,
Underserved, and Barriers to Broadband Access**

July 19, 2021

Company Profile

Northwest Open Access Network (NoaNet) is a mutual non-profit corporation created by Public Utility Districts in rural Washington State. Formed with the mission to provide economic development opportunities for rural counties within the Northwest through broadband technology deployment, NoaNet has been providing industry-leading services for more than 20 years across a fiber network that is now over 3,300 miles in total length and touches every county in Washington.

Our current member/owners are: PUD #1 of Okanogan County, PUD #2 of Pacific County, PUD #1 of Benton County, PUD #1 of Clallam County, PUD #1 of Jefferson County, PUD #1 of Kitsap County, PUD #1 of Pend Oreille County, PUD #1 of Franklin County, PUD #3 of Mason County, and Energy NW.

Our office headquarters are in Gig Harbor and our world-class Network Operations Center (NOC) is in Spokane. Outside of these hubs, NoaNet also has remote offices located throughout the state. NoaNet currently employs 60 highly qualified telecommunications professionals. We will be introducing members of our Community Outreach, Network Engineering, and Outside Plant teams as part of this RFP response.

Since 2000, NoaNet has operated on a wholesale basis, providing Internet, Data Transport, Voice over Internet Protocol (VoIP) and Network Monitoring and Management services to communication carriers, such as Incumbent Local Exchange Carriers (ILECs), Competitive Local Exchange Carriers (CLECs), cable companies, ISPs and Application Service Providers (ASPs) and some of the largest data centers in the state.

In 2015, NoaNet began offering broadband development services to communities seeking to implement their own municipal network strategies. Leveraging our highly experienced engineering, outside plant and community outreach staff, we have been able to work with many communities, stakeholder groups and broadband action committees to help them understand if building out community broadband network projects are feasible. We work with these communities to define a path forward for a fiscally responsible, community-driven network deployment to meet ever-growing broadband needs and break down the digital divide.

We have assisted many clients to conduct all aspects of business for network engineering and construction services. Many of the staff have worked, managed, or owned outside plant construction companies, telecommunications and carrier networks, and publicly owned networks and service providers, including statewide and regional fiber networks in the west. This knowledge differentiates our team from most engineering groups and provides unique understanding and insight to the projects they undertake.

We have described throughout this document our capabilities and project planning teams; these services and leaders are uniquely positioned to deliver the understood requirements of the city and is looking forward to the opportunity to work with the city as their broadband consultant to guide the organization's strategic direction through understanding the needs of the community, identifying gaps in broadband access and/or affordability, and collaborate with stakeholders to create a strategic plan towards not only assessing the needs of the community, but also sparking the conversations and planning efforts that will create the environment to make your broadband network a successful reality if you choose to pursue it.

Approach and Proposed Schedule

Broadband access to local communities is an incredible investment and a significant initiative that requires long-term commitment and capital contribution. NoaNet's Community Broadband Solutions program is well positioned to help the City of Ellensburg evaluate the feasibility and build upon the work already being done by the city with their downtown pilot and the CenterFuse study to formulate a strategic direction of broadband network expansion effort.

Through conducting a demand aggregation study to determine areas that are served and unserved, documenting existing services, affordability of existing services, and where there is high demand and need for additional investment, as well as infrastructure gaps that could potentially be bridged through strategic deployment efforts.

Following the determination of overall need and demand, in coordination with other area stakeholders, private ISPs and public organizations, current and planned efforts will be mapped and any additional areas of need will be identified.

Demand Aggregation and Current Broadband Landscape:

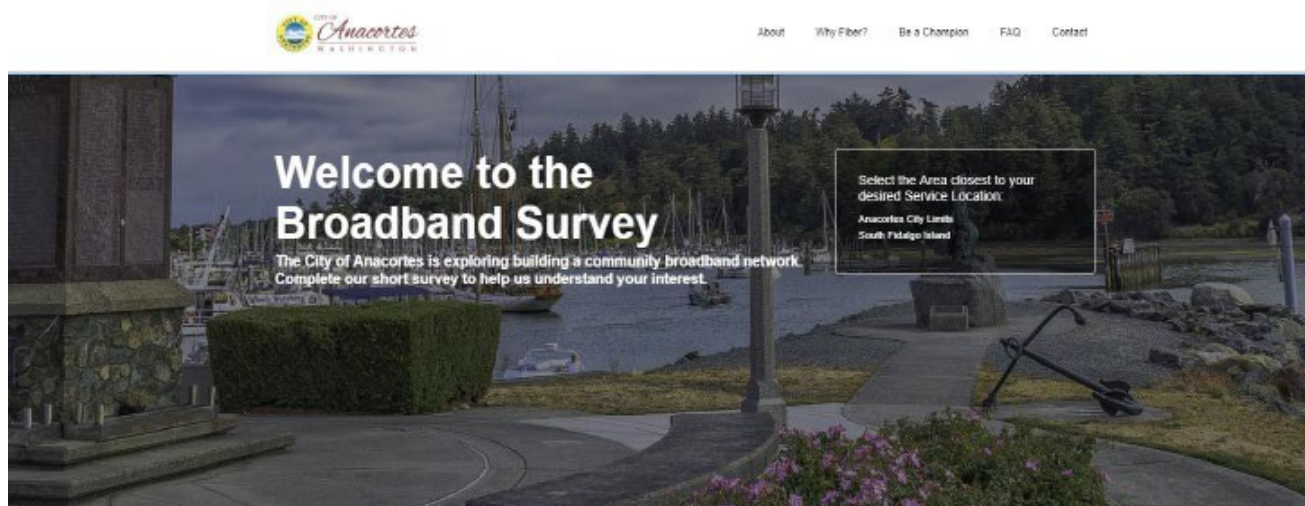
- Lead a team of stakeholders in a collaborative manner to understand the current broadband landscape and efforts underway,
- document the current broadband demand, affordability, and where gaps exist through the Demand Aggregation platform,
- identify service and market conditions, including infrastructure already deployed in the community
- evaluate gaps in backbone and potential areas to develop into shovel ready project(s) for future grant funding,
- explore ways to support digital literacy improvements,
- and impacts on commercial, healthcare, work-from home and education sectors, as well as how population movement will impact the UGA.
- Explore potential partnerships that could benefit broadband access in the area.

Through every step of this process, NoaNet will remain engaged with city leadership to ensure smooth communication, understanding and support for the project. In addition to a comprehensive understanding of the current landscape of broadband services and mapping all known planned deployments, NoaNet will also work with the city on developing an ongoing vision for future network expansion with all available collaborators.

The relationships NoaNet have formed in every county in Washington State over the past 20 years position us to share two decades broadband experience and trust with publicly owned wholesale broadband districts; sharing best practices, lessons learned, and business operations strategies to help the city form a viable strategic plan.

The Road to Broadband is a challenging one but partnering with NoaNet will provide you more than a reference study. We will remain an engaged and viable partner for executing on the data found. This is a significant strength and differentiator that NoaNet brings to the table to work with your team

to address not only your broadband planning efforts but can remain a key partner in your continued deployment. We are not primarily a consulting firm that pumps out long documents without real-life experience- we are a public benefit broadband network provider in your state and in your community, who leverages our knowledge to help our neighbors plan for broadband deployments that will help their community thrive.



The Survey

The COS service Zones platform comes with built-in survey functionality, but also uses IP address lookup to determine what providers the survey takers are using today. The survey will give information on what they are currently paying, what advertised speeds they are subscribing to and how satisfied they are with the speed, reliability and price of their current connections.

In the survey the responder will be presented with several proposed broadband service packages with pricing, tailored for their customer type (e.g. residential or business). The customer is then asked to choose the offer they would be most likely to sign up to and also how likely they would be to sign up.

The respondents' choice of service package and their likeliness to sign up, paired with what they are currently paying for their service and how they feel about their provider will be used to identify the correct price point for highest likelihood to success. Up-take statistics from other COS Service Zones projects across the US will also be used as an indication on what could be expected at specific price levels. This is important because when we survey the residents and businesses in the State of Washington we need to know if they are served or not, but we also need to understand their appetite for service levels and what costs are appropriate for the area.

The survey also gives the opportunity for everyone to speak their mind on what they would be looking for in a broadband a network build-out and if they would be willing to support the effort by signing up as a neighborhood "Champion". This will be an effective mechanism to build Broadband Action

Committees and garner community support.

The Speed Test

COS System has a speed testing system that is incorporated into the survey. Respondents are automatically asked to take the speed test after completing the survey. This data will then be tied to the geographical location which enables the COS platform to build heatmaps of where speeds are high or low. It will also highlight where the FCC broadband definition of 25/3 Mbit/s is met or not. It can also overlay the results of the test by census block group id. The key features of the COS Speed Test Platform compared to other commercially available offerings is that it is trying to simulate the speed at actual use.

In the COS Speed test local neutral test nodes will be placed in the network close to where the speed test takers are. Often speed test are designed to feel where the customer is coming from and then sends them to a test node that will present a favorable result. In the example below a person subscribing to an “up to” 250 Mbit plan with Xfinity (Comcast) in Blacksburg, VA will by speedtest.net (provided by Ookla) will be testing against a Comcast server in Richmond, VA and not the closest server. In other cases, the speed test server could be placed in a totally wrong location, even another country, which could present a result that is worse than the actual case.

In addition to using neutral local test nodes, the COS Speed Test is based on the transfer of actual data to perform the test. The customer’s client is actually performing the work online that includes receiving and sending data, trying to simulate a real use case. This will give the most accurate description on the experienced speed for the end user. To make a comparison, some speed tests are designed to show good results in the test scenario, just like Volkswagen, in the well-known “Diesel gate” scandal had custom built software controlling engine settings when it could feel the car was in a lab testing environment to show better results than during real life use.

The Reasoning Behind this Approach:

NoaNet feels there are some recognizable and identifiable issues that have prevented broadband deployment in many areas of the Kittitas County. Although the following analysis may not be all inclusive, with further discussion and review, we feel if the city works with NoaNet as its strategic partner we can work together to identify and resolve many of these challenges through our innovative Road to Broadband approach to community broadband studies.

A major issue that plagues rural broadband development nationwide is lack of funding, and a major reason for lack of funding are the FCC mapping conclusions in rural areas. This program has created an unfair and unclear representation of unserved and underserved areas within our local communities, including your area. We feel it is imperative that we utilize consumer-focused studies to analyze the broadband landscape within the proposed service area to determine if the needs for residential and commercial use of broadband are being met adequately and affordably with feedback from the end-users, not the national telecom companies.

NoaNet will implement a demand aggregation tool to map data of unserved and underserved households and businesses, the speeds they are receiving per provider, as well as develop an understanding of current network capacities through end-user speed-test data. This tool is customizable, and we can tailor the questions asked to specifically meet the needs of broadband funding opportunities. This tool will help the city understand what the consumer values from their provider, cost of services thresholds the market will support, and gain invaluable feedback directly from the community as to what they are experiencing with their home and business Internet services.

In order to spread the word about this demand aggregation effort- we utilize Broadband Champions, the local engaged stakeholders, to help encourage folks to participate. We have found that it is much more effective for friends to ask friends and colleagues to take the survey than an outsider consultant. This collaborative study and operationalization of data collected will give the city the data necessary to offset the inaccurate data claiming areas are served and support the locally known fact that there are service needs. We have had funding opportunities challenged, and the data collected through this tool was able to refute claims and secure funding because it was from the customer and on a house-by-house level. Mapping and operationalizing this data will allow the area leadership to identify areas most in need and apply for federal and state funding to support broadband infrastructure deployment.

Second, broadband deployment is expensive and currently the financial capital necessary to construct infrastructure necessary to deliver. NoaNet staff will work with area stakeholders to identify existing infrastructure, map needed GIS data to identify areas that would benefit from additional infrastructure investment based on the demand aggregation results, and data obtained from public and private entities on current and planned development.

Third, utilizing the information obtained through the demand aggregation study, local market analysis, and the information collected by CenterFuse's previously completed study, we will create visualizations of the end-user reported use data, speed test data, opinions of current services available, and even reported cost-of-services thresholds and desired Internet-based services reported by the community. We will also map the current broadband infrastructure in the project area, current ISP service territories, backhaul routes and other data deemed necessary to execute on a successful broadband deployment project. This will prepare the city to not only execute on this defined

deployment area but prepare for continued expansion as needed in the future.

Each of these requirements will be studied as part of our proposed scope of work. We will deliver a report on best practices to accomplish each important activity of broadband deployment that will include examples of other communities who have successfully deployed a community broadband network, and the feasibility of the city taking each approach. Our goal is not for the city have a document that lets them know that they need broadband infrastructure investment, that's a waste of time and money. We will create a Road to Broadband that will help this partnership determine a path forward for how to solve the gaps that exist and make the decisions needed to bring those plans to fruition to benefit the public of Kittitas County.

Project Team

This project will require coordinated efforts from staff from NoaNet's Community Outreach, Construction (Outside Plant), GIS and Engineering teams who will all work in coordination with stakeholders. There will be no sub-contractors utilized for this scope of work.

Below is a brief description of the team's role within NoaNet, and the associated staff therein, and a brief description of their previous experience and educational background to highlight what unique skills that will be leveraged to serve the scope of your project.

Project Management

Your project's main point of contact at NoaNet is your project manager. This person will oversee every aspect of the project, ensuring seamless communications, timely deliverables, budget management, and will give you a single point of contact if anyone in your organization has a question or request. Chris Walker will be the designated project manager for this proposed scope.

Associated Staff:

Chris Walker, Telecommunications Director



Chris has been with NoaNet since 2001 and after years managing our Network Operations Center and Network Engineering teams, he currently serves as the Telecommunications Director chartered to oversee network growth and expansion, strategic planning, capital development of outside plants, GIS, community outreach, professional services and competitive procurement. He was the executive director for the NoaNet Broadband Technology Opportunity Program (BTOP) construction buildout and sets the architectural direction of the network facilities throughout the state. Chris's vision for the State of Washington is to encourage public and private partnerships and investment to establish connected communities throughout all of our rural and tribal areas. Chris and his team focus their efforts entirely in Washington State, ensuring our public benefit activities are focused and efficient to benefit our communities with broadband access.

Demand Aggregation, Marketing and Community Outreach

The NoaNet Community Outreach and Demand Aggregation team works in coordination with our Network Coordinated Services platform and combines years of experience in assisting public agencies, local governments, municipal networks, and future network operators in the development of world class telecommunications and broadband service delivery solutions to support economic development in our local communities. We develop broadband planning studies through the evaluation of the local economic conditions to ensure a viable broadband business solution is developed before the agency begins any further development of infrastructure.

Associated Staff:

Claire Ward, Marketing and Communications Manager



Claire has been with NoaNet since 2015 in community outreach, communications development, and marketing strategy capacities. She has been instrumental in outreach strategy development, community engagement and municipal network marketing support services, as well as launching and managing our Demand Aggregation platform. Prior to NoaNet, Claire worked for various coffee franchises at management levels to develop training and marketing sales strategies as well as facilitate general operations. She holds a Bachelor of Science from Washington State University, a Master of Arts in

Counseling Psychology from The Seattle School and has continued her education in Marketing Strategy at the University of Washington.

Outside Plant, Construction and GIS

NoaNet's Outside Plant team is structured through internal, prime and sub-contracting relationships to create innovative solutions, practical designs, and expert implementations with precise project coordination. This includes the capabilities to evaluate and provide insight into existing facilities, to design and implement a new network, and know current and future technology trends to plan for today's and tomorrow's subscriber needs. For this project proposal, NoaNet will leverage our internal staff only.

NoaNet's Engineering, Operations, OSP and GIS/CAD are intertwined in many projects for new fiber build outs. NoaNet has completed over a thousand miles of underground and overhead EF&I fiber installations, over 300 FTTP and statewide /regional fiber network builds for various projects including both entirely new fiber networks and new fiber builds to connect existing fiber segments to form new fiber networks. These deployments have incorporated many services from voice, high-speed data, LTE, and RF or IPTV video.

Associated Staff:

Rob Goede, OSP Manager

Rob joined the NoaNet team in 2020 as their Outside Plant Manager based in Spokane, WA. Rob manages all areas of outside plant design and engineering standards along with quality control and all outside plant operations throughout the company. Rob has 20+ years' experience in telecommunications starting his career with Lucent technologies, Grande Communications then moving to Qwest

/CenturyLink Communications for the past 15 years. Rob has many years' experience in outside plant construction, splicing and engineering,

design layout both aerial and underground along with operations to include easements, joint use, permitting, right of way for both state and local entities. Rob has detailed knowledge with fiber builds to include cell, MDU, SFH and fiber to the business. Rob previously served in the United States Marine Corps.

Stephanie Austin, OSP Project Manager

Stephanie joined the NoaNet team in August 2011 with 10+ years in the telecommunication industry as a Network Planning and Traffic Engineer. As an Outside Plant Project Manager, Stephanie ensures projects are delivered with the highest quality, within budget by organizing, managing and utilizing all available resources for the project, and tracking project tasks against the detailed project plan and providing detailed progress reports. Stephanie also possesses experience with Contract Management and Compliance. She takes pride in ensuring all work is done in compliance with the contract requirements and the Washington State RCWs.

Nick Ulrich, GIS Administrator

Nick joined NoaNet in 2016 as a GIS Technician. Nick was hired on to maintain the OSP Insight fiber optic data management for NoaNet, along with handling of any other GIS or mapping related requirements. He is a trained FTTx design technician and helps with fiber construction plans, automated GPS pole data gathering, and rights of way permitting. Prior to NoaNet, he graduated from Eastern Washington University and has experience working in the utility/construction field.

Network Engineering

The NoaNet Network Engineering team, in coordination with our Network Coordinated Services platform, combines industry leaders and managers in Engineering and Consulting who have produced, designed and engineered hundreds of telecommunications facilities, long haul, middle mile, local loop, and lateral extension projects and networks in the state of Washington. This highly capable team delivers robust facility and engineering solutions to further deploy wholesale telecommunications needs across the state.

Associated Staff:

John Smith, Chief Technology Officer

John brings with him over 25 years of experience in telecommunications and business management. Prior to joining NoaNet, John led one of the largest publicly owned Fiber-To-The- Premises (FTTP) buildouts in the country. The FTTP network included the delivery of Internet, Video and Phone services to primarily rural communities. He has worked in a diversity of areas including network engineering, outside plant engineering, application planning and development, regulatory compliance, IT, SCADA and business process management. John received his B.S. in Electrical Engineering from Florida State University.

David Black, Senior Network and Optical Engineer

David has been with NoaNet since incorporation in 2000 and worked on the network design before NoaNet incorporated. David has been involved with the design, implementation, turn up, and operations of almost every technology used on the network. Currently David is responsible for the maintenance, reliability, upgrades, and customer experience on all services both external and internal customers on the DWDM and other optical platforms. David also looks at how new technologies will impact and improve NoaNet's network services. Prior to NoaNet David worked for two engineering consulting companies, US West (now Century Link) and served in the US Marine Corps in various management and leadership roles working in Air Traffic Control communications. He has a Bachelor of Science Degree in Electrical Engineering.

Greg Berry, Senior Network Engineer

Greg has been with NoaNet since 2013 and his responsibilities at NoaNet include project management, MPLS network architecture, microwave systems design, and network automation. Prior to NoaNet, Greg worked in Alaska on public safety communication networks where he integrated technologies to create a statewide highly available mission critical two-way radio system. Greg has a bachelor's degree in Electrical Engineering from University of Alaska Fairbanks and has over 10 years of telecommunications experience.

City of Ellensburg Broadband Strategic Planning Project Timeline

Task	Notes	Initiate	Complete	Hours allotted
Project Kickoff Meeting with Stakeholders (On Site)		8/2021	8/2021	COM- 12
	Review Strategic Plan Objectives			PD-8
	Assign Roles and Responsibilities			
	Develop Workplan and Timeline			
Champion Development		8/2021	9/2021	COM-5
	Discovery			
	Kickoff Champion Session (Virtual)			
	Develop Demand Aggregation Portal Backend/Survey			
Demand Aggregation Go Live (Budgeted at 2 months)		9/2021	11/2021	COM-40
	Launch Marketing Campaign			PD-3
	Develop Mailers/Other Outreach Strategy			
	Social Media Outreach			
	Phone/Email/Social support as needed			
	Host monthly virtual group sessions with champions and community leaders			
	Min. Once a week update with City staff (virtual)			
Perform Local Market Analysis		9/2021	10/2021	PD-3
	Review Existing Infrastructure and Map data collected			GIS-8
	Identify GAP areas that could benefit from backbone investment			
Analyze Demand Aggregation Data and Formulate Conclusions		12/2021	12/2021	GIS-5
	Identify areas of high need			PD-5
				COM-5
Model Broadband Infrastructure Expansion Projects in Pilot Area		2/2022	3/2022	No Time Allotted
	Physical Plant and Network Evaluation on site			No Time Allotted
	Fiber Optic Buildout to support DA Data			
	Business Case Evaluation and Planning			
	*If DA Supports these steps			
Recommend Action Plan		1/2022	1/2022	COM-25
	Analyze and Interpret Survey Data			PD-16
	Project Findings Analysis Paper			
	Presentation of Conclusions			
	<i>Draft Presentation</i>			
	<i>Final Presentation- On site</i>			
Facilitate Adoption of Metrics and Follow-up		Ongoing	Ongoing	COM
	Review Strategic Plan Objectives for further Broadband Development			PD
	Keep up to date on current funding opportunities aligned with project objectives			

Anticipated Costs

Rates	Hourly	Allotted	Total
Community Outreach Manager (COM)	\$130	87	\$11,310
Engineering & GIS (GIS)	\$160	13	\$2,080
Project Director (PD)	\$195	35	\$6,825

Total Staff: \$20,215

Other Costs	Rate	Allotted
Monthly Portal	\$2,000	\$4,000
Portal Setup	\$5,000.00	\$5,000
Airfare	at cost	\$0
Car Rental	at cost	\$0
Per Diem	\$82	\$492
Hotel	at cost	\$800
Misc. Shipping, Consumables, etc.	at cost	\$2,000

Total Reimburables: \$12,292

TOTAL: \$32,507

Ellensburg Utility Advisory Committee
Telecommunication Issues and Updates
September 16th, 2021

- NoaNet Progress on the Broadband Survey and assessment
- Zero trouble tickets and no outages to date for 2021, service is reliable.
- Eight Pilot sign ups since the single Facebook posting, site surveys are complete and work orders are in progress.
- The Broadband Survey was included in the Utility Bills as a Bill Stuffer. Survey is attached.



Broadband Survey

FAQs

TAKE THE SURVEY:
[HTTPS://NOANET.SERVICEZONES.NET/KITTITAS](https://noanet.servicezones.net/kittitas)

Q: WHY IS THE CITY EVALUATING BROADBAND AVAILABILITY?

A: Kittitas County community members have requested the City of Ellensburg to evaluate broadband infrastructure and services to ensure adequate services are available. The City has partnered with Northwest Open Access Network (NoaNet) to identify and record the level of need for broadband access in our community. If the broadband survey finds that broadband access needs are not being met or are unreliable the leadership team will evaluate the feasibility of expanding infrastructure.

Q: WHY DO I HAVE TO PROVIDE MY ADDRESS?

A: Your address is needed so we can be sure that you live or work in an area where we are collecting survey information. Knowing your location also helps us identify areas of high need and make good cost estimates for building local network.

Q: IF I CAN'T FIND MY ADDRESS, WHAT SHOULD I DO?

A: If you can't find your address on the survey map, you can "drop a pin" on the map where your home or business is located. Our staff will review your survey and approve it if your pin is located within the survey area.

Q: CAN I USE A SMARTPHONE OR TABLET TO TAKE THE SURVEY?

A: Yes, of course! If you use your phone, please connect to your home Wi-Fi so the speed test will reflect your home Internet speeds.

Q: HOW LONG WILL THE SURVEY TAKE TO COMPLETE?

A: The survey takes about 5 minutes to complete and the information will help the City evaluate if the Internet needs of the community are being met.

Q: CAN I CHANGE THE ANSWERS TO MY SURVEY AFTER SUBMITTING?

A: Yes! If you need to resubmit your survey after having completed it, just go ahead and take the survey again from the beginning and submit it. The new submission will replace your previous submission in the data portal.

Q: IS THERE AN OBLIGATION TO PURCHASE SERVICE IF I EXPRESS INTEREST THROUGH THE SURVEY?

A: Absolutely not! The survey is for informational use only to identify areas that are unserved or underserved by current Internet services. There is absolutely no commitment or obligation attached.

COMMON BROADBAND TERMS

It's not just you. Talking about broadband feels like talking another language for many people. These terms are a good place to start.

INTERNET

The Internet is the largest computer network in the world, connecting millions of computers. A network is a group of two or more computer systems linked together. Access to this mega-network is what is sold as a Internet Service.

BROADBAND

Broadband is a fixed, ground-based telecommunication network that enables access to internet services at speeds greater than 25mbps download and 3mbps upload.

FIBER OPTICS

Optical fiber is a hair-thin strand of glass, specially designed to trap and transmit light pulses. The fiber uses light instead of electricity to carry a signal. It is unique because it can carry high bandwidth signals over long distances without signal degradation.

COPPER WIRE

Copper wire can also carry high bandwidth, but only for a few hundred yards – after which the signal begins to degrade and bandwidth narrows.

FIBER TO THE HOME (FTTH)

When fiber optic cable connects directly into a residence.

OPEN ACCESS

Open Access is the term used to describe a network where any Internet Service Provider (ISP) may provide service to the end-user (residence or business) over that network.



Broadband Survey

FAQs

TAKE THE SURVEY:
[HTTPS://NOANET.SERVICEZONES.NET/KITTITAS](https://noanet.servicezones.net/kittitas)

Q: WHAT IS A BROADBAND CHAMPION?

A: Champions are local enthusiasts who are excited to spread the word about the community survey to their neighborhoods or community. Their role is to help encourage community members to take the survey, keep up to date on project progress and act as a liaison between community leadership and your friends and family.

Q: I CAN'T ACCESS THE SURVEY ONLINE BUT I WANT TO PARTICIPATE. HOW DO I TAKE IT?

A: Paper surveys are available at the City main office. You can also call (360) 602-1522 during regular business hours and someone will take the survey over the phone with you. Due to a high volume of calls, you may need to leave a message. Your call will be returned as soon as possible.

DID YOU KNOW?

RESEARCH COMMISSIONED BY THE
FIBER TO THE HOME COUNCIL SHOWS
THAT HOMES INCREASED IN VALUE BY
ABOUT 3% JUST BY HAVING
A FIBER OPTIC CONNECTION AVAILABLE

Q: CAN I SUBMIT MULTIPLE SURVEYS FROM THE SAME ADDRESS?

A: Only one survey per household or business will be accepted. If you live in an apartment building, please make sure to include your unit number so we will know that your survey is from a separate residence at the same address. If you run a business out of your home, you can submit a survey as a resident of the address as well as an additional survey for the needs of your business.

Q: HOW WILL MY SURVEY INFORMATION BE USED?

A: Data collected will be used to understand the broadband needs and opinions of the community. Any information from this survey presented publicly will be aggregated data and **will not include** any personally identifying details.

Q: DOES THIS SURVEY MEAN THE CITY IS GOING TO EXPAND THEIR FIBER BROADBAND NETWORK?

A: This survey is only a data collection tool to understand your community's broadband needs and if they are being met as part of a larger assessment of network buildout feasibility. While the City is expanding their current network, this survey does not mean that the City will expand to every area.

**HAVE A QUESTION WE DIDN'T ANSWER? GO TO THE
SURVEY PAGE AND SEND US A MESSAGE THROUGH THE
CONTACT FORM. WE'LL BE IN TOUCH ASAP!**





AGENDA REPORT

Meeting Date: September 16, 2021

Agenda Subject: Provide Comment on Two Comprehensive Plan Submissions - Continuation of Discussion

Submitted by: Ryan Lyyski Public Works & Utilities

Recommended Action or Motion: Staff recommends the UAC continue to discuss and provide direction.

Background/Summary: The City Council received two suggested Comprehensive Plan submissions, one from Meghan Anderson on behalf of the Kittitas County Audubon Society and the second from David Dunbar for consideration in the 2021 docketing process. Council did not docket the proposals and forwarded them to the UAC for review and discussion.

Annually, the City's Community Development Department provides the opportunity for the City's Comprehensive Plan to be updated through the "docketing" process. In 2021, several items were received, including those from Meghan Anderson on behalf of the Kittitas County Audubon Society and David Dunbar.

At the August 19, 2021 UAC meeting, Meghan Anderson shared a presentation proposing capital improvements toward renewable energy generation and David Dunbar suggested eliminating natural gas incentives and reevaluating the gas system utility, particularly, utilizing consultants to produce an updated energy resource evaluation. After extensive discussion, the Committee moved to table the discussion until the next scheduled meeting.

Previous Council Action: N/A

Analysis: The City Council considered items that had been submitted in the Comprehensive Plan docketing process at their July 19, 2021 meeting. One item was submitted by Meghan Anderson

on behalf of the Kittitas Audubon Society. The request is to provide capital improvements toward renewable energy generation. The complete Comprehensive Plan Amendment Proposal is included with this agenda for review by the Committee.

In the submission by David Dunbar, Mr. Dunbar requested the City's Comprehensive Plan for the Gas Utility be amended to include a reexamination of the 2016 Resource Evaluation study. The complete Comprehensive Plan Amendment Proposal is included with this agenda for review by the Committee.

Also included with this agenda report is the July 19, 2021 staff agenda report for the items submitted for consideration in the 2021 Comprehensive Plan docketing process. These two proposals are discussed on pages 4 through 6 of the staff's Council agenda report.

Financial Impact: Discussion only.

Attachments:
[Comp Plan Amendment Proposal.pdf](#)



Comprehensive Plan Amendment Proposal

RECEIVED
6/28/2021
COMMUNITY
DEVELOPMENT
PA-16

Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning)
permits@ci.ellensburg.wa.us

Application Name: Audobon Society - Renewable Energy Docket #: 20-08

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: June 28, 2021 Received by: KIRSTEN SACKETT

Applicant:

Name: Kittitas Audubon Society - Meghan Anderson Daytime Phone: 509-591-7874
Mailing Address: 6083 Secret Canyon Rd Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 Signature: *Meghan Anderson*
Professional License No: _____ E-mail: lonetreemeghan@aol.com

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: _____ Daytime Phone: _____
Mailing Address: _____ Fax Number: _____
City/State/Zip: _____ E-mail: _____
Signature: _____

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
- Anticipated impacts of the change, including the geographic area affected and issues presented;
- Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
- How the change would be compliant with the Growth Management Act;
- How the change would be compliant with the Countywide Planning Policies; and
- How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

Please see attached.

Thank you for all your important work!

1/7

This proposed amendment endorsed by:

Kittitas Audubon Society

Judy Hallisey, President
hydrojude@gmail.com

Our Environment

Bill Stansbery
Steering Committee
billstansbery@gmail.com

Kittitas Progressive Readers

Judy Hinrichs
hinrichsj@me.com

**Kittitas County
Democratic Party**

Julie Cloninger
cloningerja@gmail.com

Proposed Amendment:

In Chapter 4, Capital Facilities and Utilities
Insert this proposed amendment:

Renewable Energy

Provide capital improvements toward renewable energy generation. Photovoltaic (PV) generation can be installed at utility-scale in the City and surrounding areas with careful planning. These energy systems will help the City capture State grant opportunities which will support additional diversification of the local economy and comprehensive community resilience. Generating renewable electricity will allow the City to reduce greenhouse gas emissions; provide 20-year planning; provide stable electricity rates; and support transition planning for future uncertainty.

Reasons for this proposed amendment:

1. The Current Comprehensive Plan and Reasons this Amendment will benefit Ellensburg

This Comprehensive Plan cites in many locations references to climate change and our first renewable energy park. It also says that we will experience "increases in extreme weather events" due to climate change, among possible anticipated water shortages and drought. We are already experiencing repeated wild fire events, and are projected to continue to experience longer fire seasons.

- Page 139 of Chapter 6, *Economic Development*, **Goal ED-6** states: "Foster economic development through promoting energy efficiencies and use of renewable energy."

This proposed amendment will bring clean energy jobs and infrastructure improvements. This will help diversify the local economy. Grant monies from the State and Federal sources can double the value of any investments made.

2/7

- Chapter 7, *The Environment*, beginning on page 148, has many goals that indicate this amendment is warranted which include the excerpts noted below:

Goal E-1: *Develop and implement climate change adaptation strategies that create a more resilient community by addressing the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.*

Policy A:

Design programs that reduce greenhouse gas emissions through reducing energy consumption and vehicle emissions, and enhancing land use patterns to reduce vehicle dependency.

Policy B:

Evaluate the climate vulnerabilities and implications of City actions and identify policies and programs that help to mitigate those vulnerabilities. Consider the effects of shifting conditions (changing rainfall patterns, increasing temperatures, and more extreme weather events) and the effects they cause. . .including economic shifts.

Goal E-2: *Maintain City leadership in energy conservation and renewable energy production.*

Policy B:

Promote and invest in energy efficiency and renewable energy resources and technology as an alternative to non-renewable resources.

1A. Washington State Department of Commerce Grants

The current Comprehensive Plan does not specifically address City resources to provide direct capital improvements toward the installation of renewable energy systems. The Plan needs a direct mandate to do so. The State offers many matching grants for the installation of renewable energy, grid improvements, and energy storage. For instance, Washington State has offered matching grants for City, other government entities, and school districts for the installation of renewable energy systems. See the grant website here:

<https://www.commerce.wa.gov/growing-the-economy/energy/>

These matching grants have been awarded for years, and will continue to be awarded. However, the grant window is quick, and careful preparation for these applications is important.

1B. Installing renewable energy will advance the State and local goals toward zero emissions as part of the Clean Energy Transformation Act.

See the *2021 State Energy Strategy*:

<https://www.commerce.wa.gov/growing-the-economy/energy/2021-state-energy-strategy/>

See the *Key Actions Summary.pdf*:

<https://www.commerce.wa.gov/wp-content/uploads/2021/01/Key-Actions-2021-State-Energy-Strategy.pdf>

The *Key Actions Summary.pdf* is also attached and excerpted below. It summarizes the strategies the state experts and stakeholders have prioritized in their work the past few years culminating in the *2021 State Energy Strategy*. They include:

- Working together, renewable generation, grid improvements and storage will all be supplemented by the state with many grant opportunities. Below is the section “*Communities*” which describes these *Key Actions* further:

317

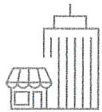


Communities

Climate change will inflict its greatest harm on highly impacted communities, Tribes, rural areas and low-income households, just as the economic and health impacts of COVID-19 are now disproportionately affecting those same populations. Absent deliberate and committed efforts, the envisioned clean energy transformation could easily leave these communities worse off.

- Adopt state policies to achieve universal broadband access.
- Examine clean energy policies for equity impacts in development and during implementation.
- Provide needed funding for communities to participate in the clean energy transformation.
- Support workers to ensure they have the skills for clean energy jobs and adopt policies to protect workers in transition.

- The State is also focused on building use of fossil fuels, primarily natural gas, and will be offering opportunities to replace home heating appliances with high-efficiency electric heat pumps for space and water heating. Ellensburg will also benefit if comprehensive planning will allow for matching funds to be available for these inevitable transitions coming. Adding renewable energy locally will help provide the electricity needed to further these transitions. The section “*Buildings*” describes these actions:



Buildings

There is great potential to reduce and eventually eliminate the use of fossil fuels to heat and power Washington’s residences, offices, warehouses, shops and other buildings.

- Replace the direct consumption of fossil fuels, primarily natural gas, with high-efficiency electric heat pumps for space and water heating.
- Strengthen and deepen energy efficiency programs and standards to focus on avoiding and reducing emissions.
- Adopt specific targets and accountability for greenhouse gas emissions in the built environment.

2. How does this amendment support The Growth Management Act

The GMA was adopted because the Washington State Legislature found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and the quality of life in Washington. Local control is the heart of the GMA, and installing meaningful PV and other renewable system strategies, will provide local control and resiliency.

The law requires state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and ***implementing them through capital investments and development regulations.***

This amendment will provide the needed mandate to implement plans with capital investments.

3. How this amendment will comply with the Countywide Planning Policies

Planning is the essence of this document. Installing renewable energy for stable energy generation for 20 years is thoughtful planning. Capturing matching grants is going to be good for the County and its residents. Providing economic diversity is good for local economic stability.

Carefully identifying locations for PV systems will benefit everyone, and if owned locally, will allow maximum benefits for these communities.

4/7

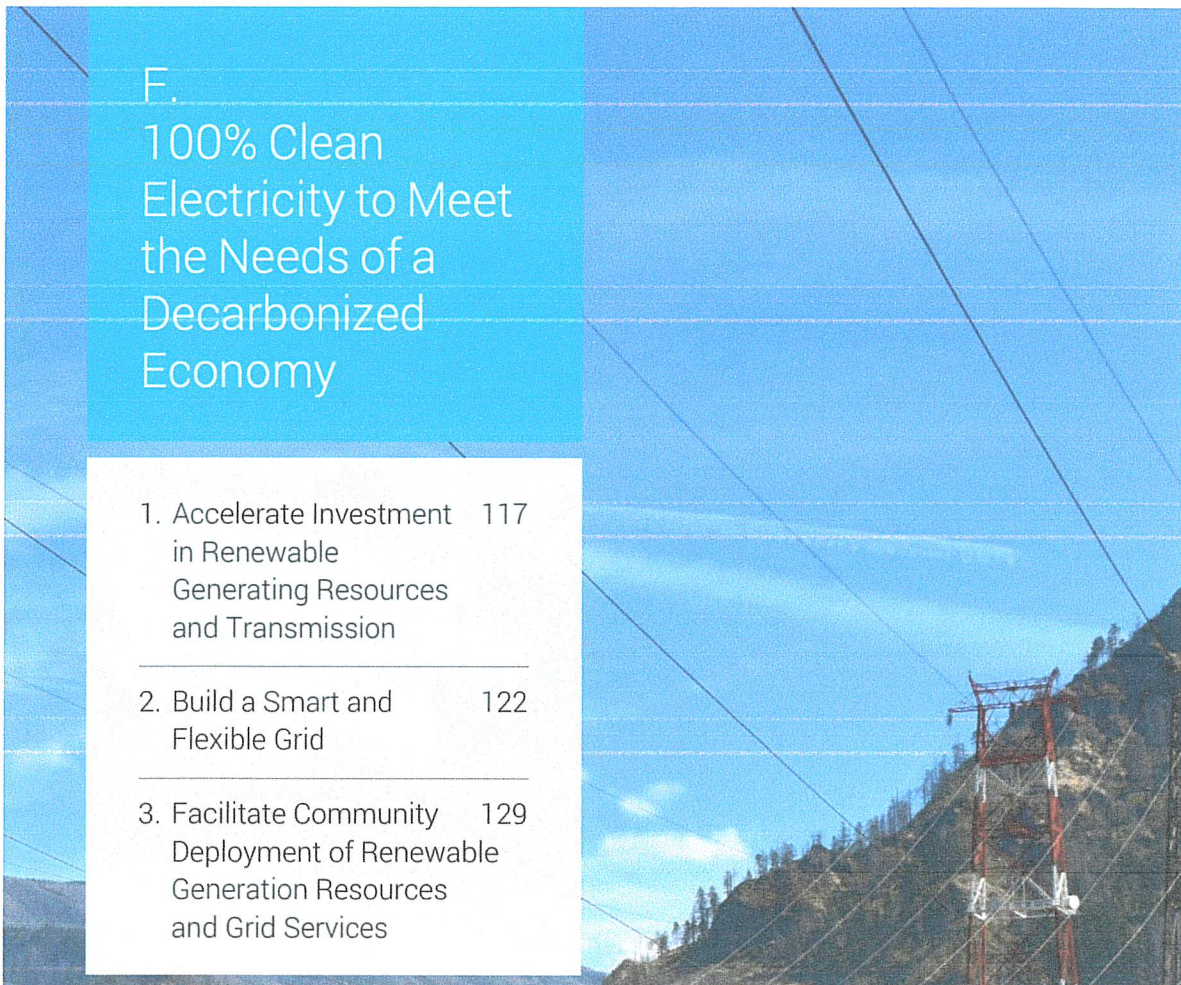
4. How functional utility plans currently in place support this amendment

The future of the State goals for greenhouse gas emissions reductions and clean energy generation must alter local utility plans. Currently, local utility plans do include many energy efficiency goals. Building on the work the utility is already doing may lead them to further independence.

This amendment will support regular utility work; although the utilities may need to add a dedicated Renewable Energy and Sustainability employee. This employee may be temporary or permanent, depending on the scope and aspects of their work.

Other technical aspects of infrastructure maintenance will not be affected by this amendment. The usual utility planning will integrate into the renewable energy mandate, with appropriate staffing.

The 2021 State Energy Strategy should be driving planning for the utility and the City. The report states “Energy efficiency programs have focused primarily on reducing energy use or costs, while in many cases ignoring the co-benefits of improved resiliency, public health and climate adaptability.” The electricity sector Chapter 3 title is “Facilitate Community Deployment of Renewable Generation Resources and Grid Services”. This chapter specifically addresses the need for equity in renewable deployment strategies, and how the State will help rural communities achieve renewable energy generation. See the chapters here relating to electrification goals in our state:



https://www.commerce.wa.gov/wp-content/uploads/2021/01/WA_2021SES_Chapter-F-Electricity.pdf

5/7

Conclusion

As citizen activists, we are not experts in the fields of energy, economic development, environmental science, or other aspects that may be affected by this amendment. Our goals are to make reasoned suggestions to further opportunities as described here. We believe that capturing renewable energy opportunities locally will provide City and County energy diversification, improved economic stability, and community resilience in the coming decades.

Respectfully submitted,
Meghan Anderson
6083 Secret Canyon Rd
Ellensburg, WA 98926
509-591-7874
lonetreemeghan@aol.com

6/7

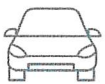
Key Actions



Communities

Climate change will inflict its greatest harm on highly impacted communities, Tribes, rural areas and low-income households, just as the economic and health impacts of COVID-19 are now disproportionately affecting those same populations. Absent deliberate and committed efforts, the envisioned clean energy transformation could easily leave these communities worse off.

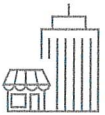
- Adopt state policies to achieve universal broadband access.
- Examine clean energy policies for equity impacts in development and during implementation.
- Provide needed funding for communities to participate in the clean energy transformation.
- Support workers to ensure they have the skills for clean energy jobs and adopt policies to protect workers in transition.



Transportation

No sector is as important as transportation to achieving decarbonization, nor as complex in its operation and governance.

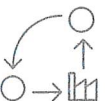
- Establish specific targets for vehicle sales, transportation demand and emissions with accountability measures for meeting those targets.
- Adopt a low carbon fuel standard – a comprehensive mechanism to replace fossil fuels with electricity, hydrogen and clean synthetic or biogenic fuels.



Buildings

There is great potential to reduce and eventually eliminate the use of fossil fuels to heat and power Washington's residences, offices, warehouses, shops and other buildings.

- Replace the direct consumption of fossil fuels, primarily natural gas, with high-efficiency electric heat pumps for space and water heating.
- Strengthen and deepen energy efficiency programs and standards to focus on avoiding and reducing emissions.
- Adopt specific targets and accountability for greenhouse gas emissions in the built environment.



Industry

Policy makers and the private sector would benefit from more information, technology and coordination.

- Conduct a thorough assessment of opportunities to transition to low-emission industrial production and collect information about the use of fossil fuels in industrial processes and the opportunities to increase efficiency and switch to electricity.
- Coordinate with other jurisdictions to adopt consistent policies that recognize and reward lower emission in-state production.
- Enhance research and development programs and state agencies' data and analytical resources.
- Promote development of green hydrogen production, clean fuels refining and carbon capture.

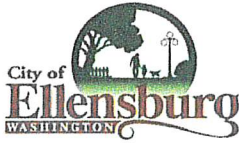


Electricity

Washington is on its way to eliminating greenhouse gas emissions from electricity with the implementation of the Clean Energy Transformation Act (CETA). Structural changes are needed to ensure the capacity to provide electricity to replace fossil fuels in transportation, buildings and industry.

- Invest in new transmission capacity and renewable generation, coordinating with other states.
- Develop distributed energy resources with smart grid capabilities and in consumer equipment to ensure reliability and flexibility.
- Strengthen market mechanisms to ensure resource adequacy and efficient electricity markets.

7/7



Comprehensive Plan Amendment Proposal



Community Development Department

501 N. Anderson, Ellensburg, WA 98926 (509) 962-7239 (Building) (509) 962-7231 (Planning)
permits@ci.ellensburg.wa.us

Application Name: Dunbar Gas Utility Evaluation Docket #: 21-09

OFFICE USE ONLY

OFFICE USE ONLY

Date Application Received: JUNE 30, 2021 Received by: KIRSTEN SACKETT

Applicant:

Name: David Dunbar Daytime Phone: 206-914-0595
Mailing Address: 670 Skyview Drive Fax Number: _____
City/State/Zip: Ellensburg, WA 98926 Signature: _____
Professional License No: N/A E-mail: dhdunbar1@gmail.com

Agent/Consultant/Attorney: (mandatory if primary contact is different from applicant)

Name: N/A Daytime Phone: _____
Mailing Address: _____ Fax Number: _____
City/State/Zip: _____ E-mail: _____
Signature _____

Please provide a statement in the space provided below or on an attached sheet as needed for the suggested change(s) to the comprehensive plan with regards to the relevant criteria listed below:

- Detailed statement of the proposal and reason for the amendment including proposed language for amendment;
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 - Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply;
 - How the change would be compliant with the Growth Management Act;
 - How the change would be compliant with the Countywide Planning Policies; and
 - How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.
- See attached document.

1/6

RECEIVED

JUN 30 2021

COMMUNITY DEVELOPMENT

Detailed statement of the proposal and reason for the amendment including proposed language for amendment.

I recommend that the city's Comprehensive Plan for the Gas Utility be amended to include undertaking a reevaluation of the 2016 Resource Evaluation study. Specifically, I recommend that reevaluation consider, but not necessarily be limited to, evaluation of:

1. The Volatility of Gas Prices
2. Advances in electrical water and space heating technology that may come to favor electricity over gas for space and water heating.
3. The prospect of government regulation, at the State and Federal level, that will devalue gas operations.
4. The impact of decisions that others in the supply chain may make on the City's ability to deliver gas to its customers at competitive rates.
5. The impact that changes in the market may have on the City's ability to finance needed capital expenditures through revenue bonds; and
6. The impact of its customers' perception of the dangers natural gas production and consumption have on the environment.

Since in the principal use of natural gas is for space and water heating, I recommend that the City reevaluate policies that:

1. Encourage switching of existing electrical heating to gas heating, and
2. Advocate expanding natural gas service to new areas.

Reason for Proposal:

The city began operating as a natural gas delivery service in 1957. For much of the time since then there was little concern with gas as a source of energy for space and water heating. The City continues expand its delivery to new customers. Recently, to mitigate against what it perceived to be the risks of Tier 2 electricity pricing, the City has incentivized gas over electrical water and space heating by providing rebates to builders who make original installations of gas appliances and to individuals who convert from electrical to gas appliances. Those practices are consistent with a 2016 Energy Evaluation.

Situations change. The situation today is not the same as it was in 1957, nor is it the same as it was in 2016. The change that presents the greatest risk is the perceptions about fossil fuel power. Whether justified or not, there is growing concern about fossil fuel power among citizens, businesses and local, state, and federal governments. The concerns lead to a set of heuristic, initial questions that ignore contentious arguments over the facts of environmental change, but which do not ignore the business consequences of those perceptions whether are accurate or not.

2/6

The initial questions are straightforward. Would the City choose to enter into the gas market today if it were not already invested in it? If not, why not? And if not, going forward, how do those answers inform the City's business plan for its existing business?

The current business plan favors gas over electrical energy for residential and commercial space and water heating. The City implements this policy by incentivizing fuel-switching and by expansion policies in the current Community Plan. These policies create an implicit, long-term civic responsibility to deliver gas at a competitive price. Each of the areas that I suggest for reevaluation has the potential to expose the City to the risk of not being able to meet those obligations. Therefore, I conclude that before it extends those programs, the City should undertake a new resource evaluation to determine if it can still be reasonably confident that it can fulfill the obligations, to residents, inherent in fuel switching and expansion programs.

Caveats of the 2016 Resource Evaluation

The 2016 energy evaluation supported fuel-switching, but it also reached two important conclusions about possible future changes that could affect its findings. These should not be ignored. The evaluation stated that:

- Both electric and natural gas markets are volatile, which can create significant changes in price levels over time; and
- Baseline and market efficiencies change over time creating opportunities for technology upgrades that may be more cost effective compared with fuel switching.

Separately, in a sentence imbedded within a paragraph of the evaluation, the consultant "recommended that the City continually monitor the fuel switching program cost-effectiveness."

The professed need for continual monitoring sends a clear message that the consultant did not have faith that fuel-switching would remain a sound policy, even in the near term. Although the consultant's comments seem to focus on changes in gas and electrical rates, there are equal risks associated with the public perception of gas power; the perceptions energy companies and investors in the risks inherent in natural gas extraction, storage and distribution; the perceptions of financial markets about the risks inherent in bonds and other investments in natural gas related businesses; and governmental regulation of gas industries.

Examples of Changes

I suggest six areas of reevaluation of the City's 2016 energy evolution. I will not attempt to make the reevaluation here. Here I will present examples of three changes that have occurred since the last evaluation and that I find have the potential to affect the City's ability to meet its civic obligations if it continues the fuel-switching and expansion programs. My analysis of the changes and their effect are necessarily incomplete. Full analysis is properly the subject of a study by persons who have more data than I have and who are more familiar than I am with all aspects of gas vs. electricity power. However, I have concluded the information I present demonstrates good reasons that the City must make the study I propose.

3/6

Risks from the Volatility of Gas Prices

There is controversy over what gas and electric price levels to expect in the long-term. However, it is generally accepted that natural gas prices are volatile, even in the short term and all the more so in the long term.¹ It is also commonly argued that long term projections are impossible. In an era of rapid technology change and controversy over the environmental impact of fossil fuels, the ground on which policy stands can shift rapidly. The 2016 evaluation recognized the risks inherent in price changes, but fuel switching creates long term commitments.

Potential Risk from Advances in Electrical water and space heating technology.

Electrically powered, cold climate air sources heat pumps (ccASHP), which offer more efficient heat generation than previous generation heat pumps, are developing more rapidly than previously expected.

Although some studies have projected that alternative electrification technologies, such as ccASHP are not expected to economically break even across all regions on a total cost of ownership basis until at least the early 2030s, those are national figures and include regions where the cost of electrical power is far higher than it is in Washington. Further, when considering investments in infrastructure and appliances, the early 2030s is a relatively short-term window in comparison to the life span of furnaces and water heaters and the time needed to fully depreciate the additional City investment in the infrastructure needed to expand the areas of gas service.

A local builder told me that residential construction firms in this area are already favoring ccASHP technology over gas, since it provides both heat and air conditioning, does not require ducting, and is considered a better technology than gas. Such a preference would be consistent with industry studies that project that residential and commercial gas demand will decline, thanks in part to the introduction of energy-efficiency measures, such as the insulation of new buildings (especially as costs fall after 2030).

Potential risk for the gas Utility from Government Regulation

I will give two examples of potentially risks of government regulation to the City's gas utility's operations as a Local Distribution Company (LDC) for fossil natural gas (FNG).

Department of Commerce 2021 Energy Report

The Washington State Department of Commerce Report, Washington 2021 State Energy Strategy, has a section headed "Develop Plans for the Long-term Transition of the Natural Gas Distribution System." The section discusses the perceived negative effects of using natural gas for heating spaces and water and offers to two strategies. Both "proactively support customers converting [from gas] to zero-emission heating options, such as solar thermal and geothermal." The report does not call for any specific outcome concerning the long-term use of the existing gas distribution system. It does, however, identify benefits in shifting, over time, away from fossil natural gas to electricity. The recommendations include but are not limited to proactively supporting customers converting to zero- emission heating options, such as solar thermal and geothermal. This strategy appears to be in direct opposition to the City's incentivization of gas over electricity.

The report includes recommendations that (1) the Legislature and the UTC should ensure that the state's climate policy and emissions limits are reflected in the regulation of natural gas companies and explore legislative and regulatory actions *to restrict growth of the natural gas system* and the use of fossil natural gas where zero-emission options are available and (2) natural gas distribution companies should work with regulators and stakeholders to

¹ For example, last February, the Utility was able to reap significant profits from the sale of gas it already had under contract and did not need, to Texas, to meet unanticipated needs in that state.

4/6

develop *comprehensive and equitable plans to transition from the use of fossil natural gas*. Again, these proposals appear to be in direct and positive conflict with the City's gas strategy. Since the City's ongoing policy is potentially in direct and positive conflict with possible state policy and future regulation, continuing the current policy of switching customers from electricity to gas creates a potential risk of the City and its customers having to absorb losses that the City has every reason to recognize as a possibility. Further, the current policy does nothing to develop an "equitable" transition from gas to electric. It seems that it would be in the interest of the City and its customers to explore responsibly how the City can minimize risk stranding gas assets and maximize the possibility of an equitable exit from fossil natural gas if that becomes necessary.

The Healthy Homes and Buildings Act, House Bill 1084 (HB 1084).

This bill was introduced in January 2021 and referred to committee. It did not advance beyond the committee. However, its introduction identifies a number of potential legislative risks to LDC businesses.

If it had been enacted into law, this bill would have prohibited outright any natural gas infrastructure for space and water heating in new residential and commercial construction in the state and required the elimination of those natural gas systems when construction is undertaken on existing buildings. The proposal would have incorporated these restrictions in the 2027 state energy code. Observers have concluded that the structure of the proposed legislation suggests that these timing and scope goals could be tightened even before 2027. One source observed that because HB 1084 calls for incremental changes in the 2013–2027 energy codes, the Washington State Building Code Council (Council) could decide to eliminate natural gas in space and water heating before 2027 and/or reduce natural gas used for other applications when it updates state energy codes.

It is important to recognize that the City Gas Utility principally serves residential and commercial users whose principal use of natural gas is space and water heating, the uses that are specifically contemplated for elimination. Any evaluation of gas resources should ask whether the gas utility can survive such limitations. Indeed, HB 1084 would have required that gas utilities develop and submit transition implementation plans to the WUTC for review and approval every four years. It would have required that the plans evaluate "strategies to achieve a reduction in [GHG] emissions from the combustion of natural gas." And as a part of the plan, a gas utility would have been required to consider various approaches to reducing GHG emissions, including the permanent decommissioning of its gas distribution system.

The bill had other provisions, but it is clear that, like the Department of Commerce 2021 report, the City's current policy is in direct and positive conflict with the direction this bill took and, that, if it reflects a likely direction of future public policy, it creates unnecessary risk.

The DOC recommendations and proposed regulations are not outlying positions. Although they might have appeared radical in 2016, and so unworthy of consideration when the last resource study was done, today the City cannot responsibly ignore the impact they may have on the long term, say 10 to 20 years, feasibility of continuing to operate as a local deliver company. In short, the anticipated, but by no means assured, short term benefits of direct cost savings from using gas instead of electricity for space and water heating, must be weighed against the risks of pursuing conversion policies.

Anticipated impacts of the change, including the geographic area affected and issues presented.

5/6

The proposed study will help to determine the risks inherent in incentivizing natural gas over electricity and expanding the area in which the City offers gas services. It allows a more informed risk/reward analysis.

Why existing comprehensive plan should not continue in effect or why existing criteria no longer apply.

The existing plan incentivizes gas over electric power for space and water heating. Changes in public and private perceptions since 2014, when the City instituted the program; 2016 when the resource evaluation endorsed it; and today; require that the criteria used to justify the incentivization of gas be reexamined. The issue is being reframed by parties other than the City and the City can only ignore this at its own peril.

• How the change would be compliant with the Countywide Planning Policies.

I am not aware of how the change would be compliant with the Countywide planning policy.

How functional plans (e.g. subarea plans, utility plans) and capital improvement programs (e.g. transportation improvement program) support the change.

I am obviously proposing a change to the utility plan. However, is apparent that the utility plans must rest on sound decisions, which is why the most recent resource study called for monitoring the gas policy and adjusting it as necessary.

6/6



CITY COUNCIL AGENDA REPORT

City Council Meeting Date: July 19, 2021

Item Title/Agenda Subject: Annual Comprehensive Plan Amendment Docketing

Submitted by: Kirsten Sackett Community Development

Recommended Action or Motion: Consider each of the eleven proposed amendments for docketing during the 2021 annual Comprehensive Plan amendment process.

Background/Summary: Under the requirements of the State Growth Management Act (GMA), the City is allowed to amend its Comprehensive Plan one time each year. Ellensburg City Code (ECC) 15.250.090 specifies the formal Comprehensive Plan update process, which allows for amendments to be proposed by any member of the community, City Council member, City Board or Commission, or City staff. Notice of the 2021 annual Comprehensive Plan amendment process, including timelines and deadlines for submittals, was published in the Daily Record, was posted in the Newsfeed on the City's webpage, and was also promoted through the City's social media accounts. Included in this report are the submittal forms for eleven proposed amendments submitted by City Staff, outside organizations and members of the public.

Previous Council Action: N/A

Analysis: Per ECC 15.250.090(C)(3), Council has set their second meeting in July for the docketing of proposed amendments to the Comprehensive Plan. Ellensburg City Code requires that Council consider all proposed amendments and determine which proposals have sufficient background information and analysis to allow their full consideration and review in the annual process. Council is authorized to docket only those proposed amendments that it deems are ready for review during the annual review process. Council must take formal action on a docketed amendment no later than December 31 or the docketed amendment will be continued over for consideration in next year's amendment process.

City Staff received eleven proposed amendments to the Comprehensive Plan for Council consideration. These proposals are summarized below, with the full submittals included as attachments to this agenda report. Each summary is followed by a brief staff recommendation.

In considering each of these items, please refer to the language found in the existing chapters of the Comprehensive Plan which can be viewed online here:

<https://ci.ellensburg.wa.us/835/Comprehensive-Plan>

Proposal 21-01 was submitted by the Community Development Department to update the 6-year capital improvement plans, which are updated every year as an appendix to the Comprehensive Plan. The plans are still in development and will be updated prior to next review by City Council. See Exhibit 1.

Staff recommends docketing this item in order to comply with State GMA requirements.

Proposal 21-02 was submitted by the Community Development Department as a continuation of Docket Items 20-02 and 20-03 which were only partially completed in 2020. The 2020 proposals had been to add new narrative to the Comp Plan which reflected the City's commitment to diversity, equity and inclusion in the community. The Introduction section of the Comp Plan was updated, and a new Value Statement was added to the Plan. The work of crafting a new Chapter focusing on Diversity, Equity and Inclusion was continued into the 2021 docket cycle and is currently underway by the new DEI Commission. See Exhibit 2.

Staff recommends renewing this docket item, as it is an important docket item that was referred by Council into this year's docket cycle.

Proposal 21-03 was submitted by the Community Development Department to update the Housing Chapter of the Comp Plan to conform with House Bill 1220 related to supporting Emergency Shelters and Housing through local planning and development regulations. The proposal would be

to add a new Program 4 under Goal H-2, Policy D, and to also add a new Policy E as described in the attached Exhibit 3.

Staff recommends docketing this item, as it was identified as an area for improvement during a recent accountability audit.

Proposal 21-04 was submitted by the Community Development Department to update the Housing Chapter of the Comp Plan to align with more current demographics outlined in the June 2021 Housing Needs Assessment conducted by BERK Consulting. This proposal would update all of the facts, figures and charts and descriptive narrative of the Housing Chapter. In addition, a Housing Action Plan is currently underway that will likely lead to updating some of the goals, policies and objectives within the Housing Chapter. Depending on the timing, this item may be pushed into the 2022 amendment cycle. See Exhibit 4.

Staff recommends docketing this proposal in order to stay current with the evolving housing challenges in our community.

Proposal 21-05 was submitted by the City's IT Division and is related to support of the Telecom utility. The proposed amendments would articulate a vision for broadband fiber deployment and guide development of the City's "digital roads". Additional programs and action items are proposed within the Capital Facilities and Utilities Chapter and the Economic Development Chapter. Please refer to the attached narrative in Exhibit 5, and more specifically to the "Outline of Proposal" section which provides additional detail on the proposed amendments.

Staff recommends docketing this item as it will provide additional support for advancing the telecom and broadband capabilities in the City in order to meet the ever growing broadband needs of our community members.

Proposal 21-06 was submitted by CenterFuse, the local Economic Business Development Authority, with a proposal to update the Economic Development Chapter of the Comp Plan. The proposal is to add language to the chapter speaking to the

economic impacts of the COVID-19 pandemic and the resiliency of the community, reference the findings of their recent broadband study, update the economic data in the chapter, including economic forecast data from the US Bureau of Labor and Statistics, and also reference the relationship of the housing market and the impacts to economic development. See Exhibit 6.

Staff would recommend this item for docketing in order to stay current with the evolving demographics and needs of our local economy.

Proposal 21-07 was submitted by the Ellensburg Downtown Association. The proposal is that the City consider creating a walking promenade (or pedestrian mall), on North Pearl Street between the blocks of 4th and 5th Streets.

Staff would note that this request falls more into the category of an Action Item, and if Council docketed this item an appropriate location in the Comprehensive Plan would be the Action Item section of the Economic Development Chapter. The new action item could include language such as: "Collaborate with the EDA to study the benefits and impacts of creating a pedestrian mall in the downtown district." See Exhibit 7.

Proposal 21-08 was submitted by Meghan Anderson on behalf of the Kittitas Audubon Society. The proposal is to add new language to the Capital Facilities and Utilities Chapter. The proposal is to add new language to the Capital Facilities and Utilities (CFU) Chapter that reads as follows:

Renewable Energy

Provide capital improvements toward renewable energy generation. Photovoltaic (PV) generation can be installed at utility-scale in the City and surrounding areas with careful planning. These energy systems will help the City capture State grant opportunities which will support additional diversification of the local economy and comprehensive community resilience. Generating renewable electricity will allow the City to reduce greenhouse gas emissions; provide 20-year planning; provide stable electricity rates; and support



transition planning for future uncertainty.

The second page of the submitted narrative goes on to state that “the current Comprehensive Plan does not specifically address City resources to provide direct capital improvements toward the installation of renewable energy systems.”

Please refer to Exhibit 8 for the full proposal.

In analyzing this proposal, Staff would refer Council to existing Goal CFU-3 of the Capital Facilities and Utilities Chapter which, in addition to the existing goals in the Environment Chapter of the Comp Plan (Ch.7). These goals are related to energy conservation and renewable energy production.

While various chapters of the Comp Plan do also contain Action Items for consideration, the Comp Plan does not provide specific details about distribution of funding. As noted in the Introduction section, the Comp Plan is considered a guiding document that sets forth strategies that can be pursued in order to achieving a desired community vision.

Staff would recommend that Council discuss this item and determine if it warrants inclusion in the Action Item section of the CFU chapter.

Proposal 21-09 was submitted by David Dunbar with a request that the Comprehensive Plan for the Gas Utility be amended to include an undertaking of reevaluating the 2016 Resource Evaluation Study. The request includes recommended areas of study, and also recommends that the City reevaluate policies that 1) encourage switching of electrical heating to gas heating, and 2) advocate expanding natural gas service to new areas.

In considering this request, City Council should determine if this proposal would warrant creating new goals, policies or programs, or action items, within the Capital Facilities and

Utilities chapter of the Comprehensive Plan. See Exhibit 9.

In considering this request, Staff would note that the requested actions typically have oversight from the City's Utility Advisory Committee, who then forward their recommendations to City Council regarding the City's renewable energy evaluation requirements and programs. As such, Staff does not recommend docketing this item for a Comprehensive Plan amendment, but instead refer this proposal to the UAC.

Proposal 21-10 was submitted by property owner Fabian Kuchin who is proposing to update the Future Land Use Designation for a portion of his parcel 716133. A boundary line adjustment is currently in process for the parcel, and he would like to change the future land use designation for one of the newly created parcels from Blended Residential Neighborhood to Neighborhood Commercial. This would allow for a future rezone of the property from Residential-Suburban (R-S), which was assigned during the 2020 Currier Creek annexation, to Commercial-Highway (C-H). This zoning would complement the existing C-H zoning of the adjacent properties owned by Mr. Kuchin that have frontage along University Way. See Exhibit 10.

Since the annexation went into effect, Staff has worked with the applicant to arrive at a future land use designation that would allow development of his property in a manner that is consistent with the neighboring properties off of Reecer Creek and University Way, and which takes into account his previous Industrial Zoning in the County. As such, Staff recommends docketing of this item.

Proposal 21-11 was submitted by City Staff proposing to update the future land use designation for property located in the UGA, directly adjacent to the southern boundary of the city limits. The property currently has a future land use designation of General Commercial and Services and the proposal is to update it to Light Industrial. If the property is annexed in the future, this future land use designation would allow the property to be assigned Light Industrial zoning at the time of annexation. See Exhibit 11.

This proposal is being forwarded by staff in recognition of the dwindling amount of industrial zoned land that is available to accommodate economic development and growth in the City. As such, Staff is recommending docketing of this item.

Financial Impact:

The costs of administering the annual Comprehensive Plan amendment process are included in the 2021 Community Development budget.

Attachments:

Proposal 21-01 Annual 6-year CIP Update
Proposal 21-02 DEI Chapter
Proposal 21-03 Housing Chapter - Emergency Shelter Support
Proposal 21-04 Housing Chapter Demographics Update
Proposal 21-05 Telecom Utility Comp Plan Amendment
Proposal 21-06 EBDA Economic Development Chapter Update
Proposal 21-07 EDA Promenade Proposal
Proposal 21-08 Audubon Society - Renewable Energy
Proposal 21-09 Dunbar Gas Utility Evaluation
Proposal 21-10 Kuchin Future Commercial Land Use
Proposal 21-11 Future Industrial Land Use in UGA

Ellensburg Utility Advisory Committee
Public Works & Utilities Issues and Updates
September 16, 2021

Consent Items

Agenda Reports for items approved by the City Council since our last meeting are attached.

All Utilities

- The Bull Road Utilities Project continues to progress nicely. All utilities have been installed in Bull Road and the road fully restored. The contractor has been working on the utility installations on Berry Road, which will continue through the end of September, with restoration of Berry Road being completed in early October. The contractor will then focus on the short piece of utilities that need to be installed between Berry Road and I-90. This section is the last section to complete the looping of utilities. Due to the crossing of the irrigation ditch (Bull Ditch) this section, construction has been scheduled around when the canal is off, which will be near mid-Oct. Therefore the completion of the utility portion of the project is anticipated to be complete by mid-November. Complete restoration of this last section will be completed late November or could be pushed to spring, depending on weather.
- COSA Update - Staff is responding to a preliminary data request to allow FCS Group to begin updating the information required for the Comprehensive Multi-Utility Rate Study Update.

Sewer

- Crews are continuing catch basin inspections and cleaning.
- Crews are continuing grounds maintenance projects at the WWTF.
- Collections crews are working on the post-rodeo jet and flush lists.
- WWTF operators noticed a shift in microorganisms that indicated some heavy loading. Staff adjusted their processes to accommodate the heavier than normal load and were able to manage it without issue. Staff is trying to determine where the loads came from.
- Staff have received Statement of Qualifications (SOQ's) from interested firms in completing the General Sewer System Plan update and the Design of a Replacement Aeration System at the Waste Water Treatment Facility (WWTF). Staff will be rating these SOQ's and will shortlist the firms for interviews. Final selection will be completed in October, with the hopes of bringing a consultant agreement before UAC for your consideration in November.

Water

- Water pumped for August 2021 was 232,112,951 compared to August 2020 which was 220,538,508.
- Phase 2 of the Water System Leak Survey will begin on September 13th. Once Phase 2 is complete, the entire Water System will have been surveyed in 2021.
- Staff is continuing to work with Coho Water Resources on various water resource items.
- The water utility continues its work with Conley Engineering on the new Water HMI telemetry upgrade and now has remote viewing capability.
- Crews are continuing work on hydrant maintenance and painting.
- Staff is working on backflow testing compliance.

- Coho Water Resources is nearly complete with the ASR Pre-Feasibility Study, which will be submitted to Ecology for review later this month. This study was funded by a \$20,000 grant from the Dept. of Ecology. Staff is also pursuing additional funding for a potential ASR pilot test.

Storm

- Gateway I (University Way) is moving forward after a small delay with issues surrounding communication companies and underground utilities. Once resolved, the hope is to go to bid by late fall 2021.
- The Gateway II (Vantage Highway) agreement with Aspect consulting has been signed by Aspect and is scheduled to go to UAC and Council for authorization to proceed with design, permitting and construction.
- The Dolarway Bridge and Reecer Creek Levee project will likely wait until spring to go to bid. The City's consultant, Aspect Engineering, is preparing a flood certification memo, which includes all of the recent modeling data and re-design efforts, to obtain certification from FEMA. Once completed the memo will go to the County's consultant, Watershed Sciences, who will write a conditional letter of map revision (CLOMR) to FEMA to try and obtain certification. This process could require a design change and staff has determined it is better to delay going to bid until the status of the design and certification from FEMA is known.
- The city's outreach education and effectiveness study agreement with Osborn Consulting to educate fast food restaurants about fats, oils and grease (FOG) is going well. The project is required by Ecology and is educational only. It's intended to look at the handling and disposal of FOG and offer any assistance needed.

Electric

- A Journeyman Lineman position is still vacant and being advertised as well as a Temporary Lineman.
- Crews installed and energized a primary extension to serve the new Mt. Stuart School.
- Crews have been busy inspecting contractors working on the property.
- Basin Tree Service will start this year's line clearance project September 13th.
- The installation of the primary service lateral and transformer for the New Elementary School has been completed.
- Staff issued the Request for Qualifications for consultant services for the Dolarway Substation Improvements and received 3 applications and has selected D. Hittle & Associates as the most qualified consultant. The UAC provided a favorable recommendations to execute the consultant agreement and the City Council approved execution of the agreement at the September 7th meeting.
- Staff contracted with Titan Electric to install feeder cable in an existing duct and vault system from Currier Cr. to the Blackhorse Development. Titan has completed the work and the feeder was energized on Monday Aug. 2nd. Staff is working with Titan for final payment and project closeout.

Gas

- Crews are working on the annual leak survey as well as other scheduled construction and maintenance projects.
- Staff is working on a bid proposal to replace the anode bed and rectifier on Walnut St. south of Capital Ave. This is one of three anode beds and rectifiers that provide corrosion protection to our steel gas system. Bid proposals are anticipated to go out this week.

- Staff is reviewing the new PIPES ACT of 2020 and working towards integrating any necessary changes into our Operations and Maintenance Manual. State auditors will be looking for these changes during 2022 safety audits.
-