

City of McCleary
STAFF REPORT



To:	Mayor Miller and City Councilmembers
From:	Chad Bedlington, Director of Public Works
Date:	July 10, 2024
Department:	Public Works Administration

Updates:

Comprehensive Plan Update

The city draft Comprehensive plan has been adopted. The next steps include Title 17 code updates to incorporate the new zoning designations contained within the 2024 Comprehensive Plan. City Staff propose to complete the necessary zoning changes in phases. The first phase is to update Title 17 of the Municipal Code to incorporate the Master Planned District (MPD) and Public/Institutional (PI) designations. A proposal from SCJ Alliance to complete the update is included in tonight’s packet for Council consideration, and approval is recommended by staff. Please refer to the additional staff report in the Council packet for more detailed information.

Clean Energy Transformation Audit

Every four years the city is required to be audited for its compliance with the Clean Energy Transformation Act (CETA). The Audit this year will be reviewing three areas:

- Greenhouse gas content calculation, 2020-2021
- Energy Assistance to low-income households, 2019-2020
- Clean energy implementation plan development, 2022-2025

Work is still continuing with the State Auditors Office to address questions regarding the city’s historic reporting.

Hazard Mitigation Plan

The City worked in partnership with Grays Harbor County EMS to participate in the update to the County Multi-Jurisdictional Hazard Mitigation Plan (HMP). The update of the HMP was funded primarily through a grant from FEMA, and was administered by the County’s office of Emergency Management. The plan has been approved by FEMA.

The City wishes to adopt the HMP by resolution. A copy of the proposed resolution is included in the Council packet for your consideration and approval and the HMP is available for review on the County EMS website. By adoption of the resolution, the City is acknowledging as a planning partner the commitment to reduce risks from natural and man-made hazards, and also makes the City eligible for mitigation project grant funding in the future.

Community Decarbonization Grant

Earlier this year, the City submitted a Community Decarbonization Grant application to the Department of Commerce (DOC). The City was fortunate and was awarded the requested grant in mid June to construct a fixed solar array on City owned property North of the Simpson Door plant. The amount awarded to the project was \$2,745,000 with an in-kind match by the City of \$50,000.

The goal of this project is to create clean, local-generated energy alternatives to offset power needs from the Bonneville Power Administration (BPA). This effort is consistent with our City Comprehensive Plan, section 6.3.6 “Energy Development” which describes the need for production and transmission of locally-generated electricity as an Economic Development Strategy. Power generation can also assist with defraying future inflationary pricing that is likely to occur with sole sourced power from BPA, which in turn is passed down to our customers in the form of larger rate increases.

This project is proposed to be delivered utilizing an Energy Services Company (ESCO). ESCO’s are approved under state contracts that are in place to allow direct contracting and expedite projects with project management and material pricing oversight. The City already has an Interagency Agreement (IAA) with the Washington Department of Enterprise Services (DES) to start the process of partnering with the State and an ESCO to develop the project.

There will be a presentation this evening to outline the proposed project and the delivery method for contracting, designing, and constructing the facilities. With approval to proceed, our next step is to work with the DOC on a grant award contract to accept the funding for the project. Steps to follow concurrently with that process include partnering with an ESCO to prepare an Audit Fee Proposal for review by the City and DES and presentation to City Council for consideration. The Audit Fee Proposal outlines next steps to prepare an Investment Grade Audit (IGA) report and Energy Services Proposal (ESP) to identify cost effective Energy Conservation Measures (ECM’s) to be implemented with the project.

Staff sees this project as an exciting and creative opportunity to help the City with its power needs. We look forward to continued discussion and updates to City Council regarding this opportunity.

Update: Grant Pursuits

Below is a list of current grants that have either been submitted or are being pursued this year by City staff. This list will be updated monthly to keep the community and Council informed of progress. It is not to be considered comprehensive as additional opportunities may materialize and will be added to the list:

Grant Type	Description	Proposed Purpose	Status
Private	Elison Foundation	Food Bank Expansion	Submitted
State	Department of Natural Resources	Acquisition of Fire Dept. command vehicle and additional equipment needs	Submitted
Private	Quadra Tech	ROW beautification	In Progress
Private	City Foundation, Community progress makers	Food Bank new construction and downtown infrastructure	Pending
Private	Blue Diamond	New food bank to allow for expansion of existing community commercial grade kitchen	Pending
State	Dept of Ecology	On-going aquifer monitoring	Submitted
State	Recreation & Conservation Office (RCO), Youth Athletic Facilities	New Playground Improvements near Summit Place	In Progress
State	Recreation & Conservation Office (RCO), Youth Athletic Facilities	Upgrades to Beerbower park athletic facilities	In Progress
State	Department of Commerce – Decarbonization Grant	Solar grant to support power independence and resiliency, and potentially offset operating costs	Awarded
State	WSDOT Safe Routes to Schools	Pursuit of sidewalk and ADA crossing improvements around McCleary Elementary School	Submitted
State	Transportation Improvement Board (TIB)	Project identification in progress. Likely to pursue maintenance funding for streets only.	Pending Submission

West Maple Street Sidewalk Project

This project is currently in design with an anticipated construction started date in the Fall of 2024.

Water Quality

Recent changes made to our water systems chlorination methods and monitoring continue to function well and all recommendations by our engineering consultant and the Department of Health have been implemented. Changes to setpoints and alarms in the SCADA system are being documented for future reference, Health Department notification, and staff training.