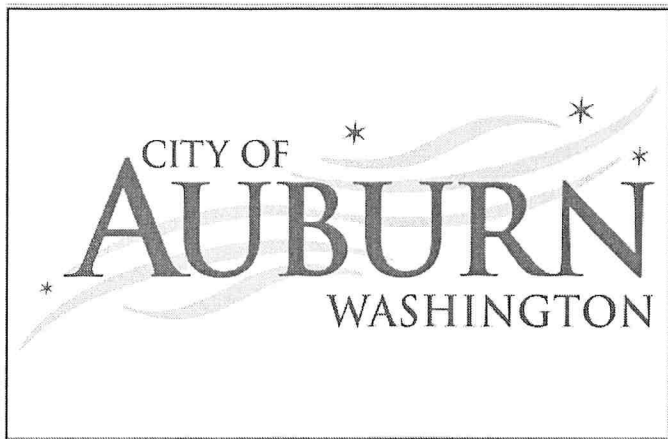


	City Council Study Session Finance, Technology and Economic Development Special Focus Area November 13, 2023 - 5:30 PM City Hall Council Chambers MINUTES Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.
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I. CALL TO ORDER

Councilmember Baldwin called the meeting to order at 5:30 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

II. PUBLIC PARTICIPATION

A. Public Participation

The City Council Meeting was held in person and virtually.

B. Roll Call

Councilmembers present: Bob Baggett, Kate Baldwin, Larry Brown, Cheryl Rakes, and Yolonda Trout-Manuel. Deputy Mayor James Jeyaraj and Councilmember Robyn Mulenga were excused.

Mayor Nancy Backus, Directors, and the following staff members present included: Acting City Attorney Harry Boesche, Assistant Chief of Police Samuel Betz, Director of Administration Dana Hinman, Director of Public Works Ingrid Gaub, Director of Community Development Jeff Tate, Director of Parks, Arts, and Recreation Daryl Faber, Senior Planner Josh Steiner, Senior Planner Alexandria Teague, Planner II Alyssa Tatro, Chief Equity Officer Brenda Goodson-Moore, Planning Services Manager Jeff Dixon, Senior Planner Dinah Reed, Business Systems Analyst Chrissy Malave, Deputy City Clerk Rebecca Wood-Pollock, and City Clerk Shawn Campbell.

III. AGENDA MODIFICATIONS

There were no agenda modifications.

IV. ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

A. REDI Report Out

Councilmember Brown provided a report on the REDI Coalition's purpose. Council discussed the importance of the REDI Coalition.

V. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Ordinance No. 6922 (Tate) (30 Minutes)

An Ordinance relating to Planning; Adopting 2020 Annual Comprehensive Plan Map and Text Amendments pursuant to the provisions of RCW Chapter 36.70A and Adopting Corresponding Rezones related to Certain Map Amendments

Senior Planner Steiner provided Council with an overview of Ordinance No. 6922 including the 2023 Annual Comprehensive Plan Amendments. He discussed the purpose of the Comprehensive Plan, updates to the Capital Facilities Plan for the school districts, Plan Text Amendments, and Map Amendments.

Senior Planner Teague shared details regarding the City-Initiated Comprehensive Plan Text and Map Amendment #1 for the Bridges area, including an overview area and its proposed map amendments, different residential zoning and housing types, the public hearing process, and zoning and land use designations.

Planner II Tatro provided Council with Comprehensive Plan Map Amendment #2 including Private-Initiated Comprehensive Plan Map Amendments, changes in land use designations, an overview of the MultiCare site, and proposed land use and zoning amendments.

Senior Planner Reed shared the Comprehensive Plan Map Amendment #3 regarding the Comprehensive Plan Land Use Map, including changes in zoning and land use designations, an overview of the Auburn Dairy property, and the conceptual plan for new development.

Senior Planner Steiner provided Council with the Planning Commission's recommendation to approve the Comprehensive Plan Text and Map Amendments.

Council discussed the Private-Initiated Amendment regarding the MultiCare property, the number of applicants for the map amendments, the urban separator portion of the Bridges area, potential capacity expected after zoning amendments, rezoning on the Auburn Dairy property, and public comment on the Comprehensive Plan Amendments.

B. Ordinance No. 6925 (Tate) (5 Minutes)

An Ordinance amending Sections 19.02.115, 19.02.120, 19.02.130 and 19.02.140 of the Auburn City Code relating to School Impact Fees

Senior Planner Steiner provided Council with an overview of Ordinance No. 6925 regarding the 2024 School Impact Fees for the Auburn, Dieringer, Federal Way, and Kent School Districts. He shared details of the Capital Facilities Plan and the Pierce County Maximum Fee Obligation.

Council discussed the reasoning behind expected decrease in student

enrollment, the calculation for school impact fees, and the difference between multifamily and single-family costs.

C. Ordinance No. 6926 (Hinman) (15 Minutes)

An Ordinance amending Chapter 2.07 of the Auburn City Code relating to Auburn Junior City Council

Director Hinman provided Council with an overview of Ordinance No. 6926 including an overview of the Auburn Junior City Council. Junior City Council Chair, Emily Helms, shared the proposed amendments to the City Code regarding membership for Auburn students, including expanding the eligibility to Auburn students who are not residents of the City, and total number of seats on the Junior City Council.

Council discussed inclusion of other schools outside of Auburn and homeschooled students, appointment of an Algona resident onto the Junior City Council and potential agenda modifications, goals for Junior Council membership, and participation and travel to conferences.

D. 2024 Comprehensive Plan Update (Tate) (20 Minutes)

Senior Planner Steiner provided Council with an overview of the 2024 Comprehensive Plan Update including an overview of the purpose and scope of the Comprehensive Plan, targets for increases in population and housing unit needs, and an overview of the Comprehensive Plan Elements. He shared details regarding the Land Use Element changes, the Auburn Downtown Plan Update, housing and development changes, the Climate Elements, and the next steps in the process.

Council discussed public comment regarding new construction, middle housing and parking requirements, the Downtown Urban Center Plan, the Business Improvement Area, space for businesses and housing in downtown Auburn, job creation, and environmental impacts.

Chair Baldwin recessed the meeting at 7:18 for five minutes.

Chair Baldwin reconvened the meeting at 7:23 p.m.

VI. FINANCE AND INTERNAL SERVICES DISCUSSION ITEMS

A. 2023/2024 Mid-Biennial Budget Review (Thomas) (15 Minutes)

Director Thomas provided Council with an overview of the 2023-2024 Mid-Biennial Budget Review including the major General Fund revenue sources and the 2024 General Fund revenue realignment and the 2024 Preliminary Property Tax Levy. She also addressed Ordinance 6918 amending the Mid-Biennial Budget, and Ordinance 6919 including the General Fund and other funds.

Council discussed new police vehicles, budget projections for 2025-2026,

and a potential recession.

B. Ordinance No. 6918 (Thomas) (15 Minutes)

An Ordinance amending the City's 2023-2024 Biennial Operating and Capital Budgets

See Item VI.A.

C. Ordinance No. 6919 (Thomas) (5 Minutes)

An Ordinance establishing the Levy for Regular Property Taxes by the City of Auburn for collection in 2024 for General City Operational Purposes in the amount of \$24,646,712

See Item VI.A.

D. Ordinance No. 6921 (Thomas) (5 Minutes)

An Ordinance related to the Administration and Collection of City Imposed Taxes: (1) Moving and Consolidating Tax Administration Provisions from ACC Chapters 3.40, 3.41, 3.42, 3.52, 3.80, 3.84, and 3.88 into a new ACC Chapter 3.62; and (2) and adding new sections and repealing certain sections related to Tax Administration

Director Thomas provided Council with an overview of Ordinance No. 6921 including the administrative code for certain City taxes.

E. Ordinance No. 6898 (Thomas) (30 Minutes)

An Ordinance amending Auburn City Code Chapters 3.53 and 3.54 related to City Business and Occupation (B&O) Tax, Clarifying Definitions and Procedures, and Updating Provisions for Consistency with State Law Changes

Director Thomas provided Council with an overview of Ordinance No. 6898 including adding language to clarify the B&O Tax code and administrative provisions.

VII. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 8:03 p.m.

APPROVED this 20th day of November 2023.



JAMES JEYARAJ, DEPUTY MAYOR



Rebecca Wood-Pollock,
Deputy City Clerk

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