



**City Council
Study Session
Municipal Services SFA
February 10, 2025 - 5:30 PM
City Hall Council Chambers**

MINUTES

CALL TO ORDER

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

PUBLIC PARTICIPATION

The Study Session Meeting was held in person and virtually.

ROLL CALL

Councilmembers present: Deputy Mayor Cheryl Rakes, Hanan Amer, Kate Baldwin, Tracy Taylor, and Yolonda Trout-Manuel. Councilmembers Larry Brown, and Clinton Taylor were excused.

Mayor Nancy Backus and the following staff members present included: Deputy City Attorney Paul Byrne, Assistant Chief of Police Samuel Betz, Director of Community Development Jason Krum, Assistant Director of Community Development Steve Sturza, Director of Public Works Ingrid Gaub, Assistant Director of Public Works Jacob Sweeting, Planning Services Manager Alexandria Teague, Director of Human Resources and Risk Management Candis Martinson, Director of Finance Jamie Thomas, and Deputy City Clerk Hannah Scholl.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

- A. Planning Services 2025 Look Ahead (Krum) (20 Minutes)
A brief presentation on some anticipated topics that are likely to be brought before City Council for further discussion and action agenda items in 2025

Manager Teague provided Council with a presentation on the 2025 Planning Look Ahead including proposed implementation actions related to Step

Housing Types, Battery Energy Storage Systems (BESS), State Environmental Policy Act (SEPA), Critical Areas, and the Downtown Plan and Regulations. She also discussed updates and proposed implementation of the Mixed Use and Multifamily Design Standards, the current progress of the Climate Action Plan and next steps, and the annual amendments to the Comprehensive Plan.

Council discussed BESS standards, public comments, the Downtown Plan, the Climate Action Plan, and design standards.

MUNICIPAL SERVICES DISCUSSION ITEMS

A. Medical and Dental Benefit Options for Councilmembers (Martinson) (10 Minutes)

Director Martinson provided Council with an overview of the Medical and Dental benefit options for Councilmembers including Association of Washington Cities (AWC) plan options; Kaiser Permanente, Delta Dental and/or Willamette, and Standard Long Term Disability (LTD). She also discussed participation requirements, Medicare considerations, costs, and stipend options.

Council discussed premiums, budget, other jurisdictions, Public Employees' Retirement System (PERS), and criteria for a City to have full-time councils.

By consensus of the Council, it was requested to have a future presentation regarding more information on PERS eligibility, and which local municipalities have full-time councils.

AGENDA ITEMS FOR COUNCIL DISCUSSION

A. Ordinance No. 6963 (Thomas) (10 Minutes)

An Ordinance amending Sections 3.53.120, 3.54.030, 3.54.060, 3.54.070, 3.54.080, 3.54.140, 3.54.155, and 3.54.210 of the Auburn City Code (ACC) relating to the imposition and administration of the City Business & Occupation (B&O) Tax

Director Thomas provided Council with an overview of Ordinance No. 6963 including the proposed amendments.

Council discussed penalties, and the appeal process.

B. Ordinance No. 6964 (Thomas) (10 Minutes)

An Ordinance amending Auburn City Code Chapter 3.41 related to the Administration of City's Solid Waste Garbage Utility Tax and Chapter 3.62 Administrative City Code related to Utilities, Admissions, and Gambling Tax

Director Thomas provided Council with an overview of Ordinance No. 6964 including the proposed amendments.

Council discussed Waste Management services.

- C. Ordinance No. 6967 (Thomas) (10 Minutes)
An Ordinance amending Auburn City Code (ACC) Chapter 3.52 related to the Administration of City Admission Tax

Director Thomas provided Council with an overview of Ordinance No. 6967 including the proposed amendments.

Council discussed the clarity language.

- D. Ordinance No. 6968 (Thomas) (5 Minutes)
An Ordinance establishing the Local Sales and Use Tax Rate for Local Revitalization Financing for 2025

Director Thomas provided Council with an overview of Ordinance No. 6968.

- E. Ordinance No. 6969 (Whalen) (10 Minutes)
An Ordinance relating to Appeal Procedures, and amending Sections 2.46.035, 2.46.160, 5.15.070, 5.22.070, 5.22.090, and 15.76.040 of the Auburn City Code

Deputy City Attorney Byrne provided Council with an overview of Ordinance No. 6969 including the proposed amendments.

Council discussed other jurisdictions.

Deputy Mayor Rakes announced the need to establish the Council Rules of Procedure Ad Hoc Committee, and asked Council who had interest in being on the Committee.

Councilmember Baldwin and C. Taylor expressed interest. Deputy Mayor Rakes announced they will bring this forward for a vote at the next City Council meeting.

- F. Resolution No. 5811 (Krum) (20 Minutes)
An overview of the Stuck River Road/Mount Rainier Vista Sub-Area Planning Process relating to a Resolution authorizing the Mayor to execute an agreement between the City of Auburn and Segale Properties LLC and Otak Inc for Consulting Services related to the Stuck River Road and Mount Rainier Vista Special Planning Areas

This item was moved to the beginning of the Agenda Items for Council Discussion section.

Assistant Director Sturza and Manager Teague provided Council with an overview of Resolution No. 5811 including the project location, growth centers,

Land Use Designation, Zoning District, the Environmental Impact Statement process, and infrastructure needs and opportunities.

Project Manager Mandi Roberts with Otak, Inc., provided Council with an overview of the Otak Team, City of Auburn projects, and relevant experience and implementation relating to Subarea Plans, Planned Action Environmental Impact Statement's (EIS's), Mixed Use Centers, Mines/Pits, and Housing Analysis. She also discussed the proposed project process and timeline, engagement with the City, and community interests.

Council discussed community outreach, critical areas, wilderness parks, the EIS process, and public comments.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:15 p.m.

APPROVED this 18th day of February, 2025.

CHERYL RAKES, DEPUTY MAYOR

Hannah Scholl, Deputy City Clerk