



**City Council
Study Session
Community Wellness Special Focus
Area
October 27, 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, Lisa Stirgus, Tracy Taylor, Clinton Taylor, and Yolanda Trout-Manuel.

Mayor Nancy Backus and the following staff members present included: City Attorney Jason Whalen, Assistant Chief of Police Samuel Betz, Director of Community Development Jason Krum, Director of Public Works Ingrid Gaub, Director of Finance Jamie Thomas, Financial Planning Manager Frank Downard, Right-of-Way Specialist Amber Olds, Building Official Crue Woodard, Housing Repair Program Coordinator Joel Asbjornsen, and Deputy City Clerk Hannah Scholl.

EXECUTIVE SESSION

Deputy Mayor Rakes adjourned into an Executive Session at 5:33 p.m. for 15 minutes per RCW 42.30.110(1)(f) to receive and evaluate complaints or charges brought against a public officer or employee. In addition to the City Councilmembers, City Attorney Whalen was required to attend. There was no anticipated action.

Deputy Mayor Rakes extended the session at 5:43 p.m. for an additional 15 minutes.

Deputy Mayor Rakes extended the session at 6:00 p.m. for an additional 5 minutes.

Deputy Mayor Rakes extended the session at 6:06 p.m. for an additional 10 minutes.

Deputy Mayor Rakes reconvened the meeting at 6:15 p.m.

AGENDA MODIFICATIONS

There were no modifications made to the agenda.

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

- A. Ordinance No. 7004 (Thomas) (60 Minutes)
Water, Sanitary, Sewer and Storm Drainage Utility Rate Study Presentation

Manager Downard introduced Project Manager Brooke Tacia with FCS Group, who provided Council with a presentation on the Water, Sanitary, Sewer, and Storm Drainage Utility Rate Study, including rate-setting background, rate-setting process, revenue requirement objectives, key assumptions, key components, and survey results. They also discussed the Cost of Service Analysis, Rate Design, proposed rates, and next steps.

Council discussed impacts on low-income families and rates.

COMMUNITY WELLNESS DISCUSSION ITEMS

- A. Housing Repair Program Update (Krum) (15 Minutes)

Councilmember Trout-Manuel, Chair of the Community Wellness Special Focus Area, chaired this portion of the meeting.

Building Official Woodard and Coordinator Asbjornsen provided Council with an update on the Housing Repair Program including qualification requirements, eligible repairs, and GovQA work orders. They shared various before and after's of completed repairs.

Council discussed repair follow-ups, number of homes served, eligible repairs, and partnerships.

AGENDA ITEMS FOR COUNCIL DISCUSSION

- A. Ordinance No. 7005 (Gaub) (10 Minutes)
An Ordinance granting to Soos Creek Water and Sewer District, a Washington Municipal Corporation, a Franchise for Sanitary Sewer Facilities

Specialist Olds provided Council with an overview of Ordinance No. 7005 including service area and the terms of the agreement.

- B. Ordinance No. 7007 (Gaub) (10 Minutes)
An Ordinance granting to Hyperfiber of Washington, LLC dba Ripple Fiber, a Delaware Limited Liability Company, a Franchise for Wireline Telecommunications

Specialist Olds provided Council with an overview of Ordinance No. 7007 including service area and the terms of the agreement.

Council discussed tree trimming requirements.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 7:22 p.m.

APPROVED this 3rd day of November 2025.

CHERYL RAKES, DEPUTY MAYOR

Hannah Scholl, Deputy City Clerk