



**City Council
Regular Meeting
December 15, 2025 - 7:00 PM
City Hall Council Chambers**

MINUTES

CALL TO ORDER

Mayor Backus called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

LAND ACKNOWLEDGEMENT

Mayor Backus acknowledged the Federally Recognized Muckleshoot Indian Tribe as the ancestral keepers of the land we are gathered on today.

PUBLIC PARTICIPATION

The City Council Meeting was held in person and virtually.

PLEDGE OF ALLEGIANCE

Mayor Nancy Backus led those in attendance in the Pledge of Allegiance.

ROLL CALL

Councilmembers present: Deputy Mayor Cheryl Rakes, Hanan Amer, Kate Baldwin, Clinton Taylor, Tracy Taylor, and Yolanda Trout-Manuel. Councilmember Lisa Stirgus attended the meeting virtually via Zoom.

Mayor Nancy Backus and the following staff members present included: Deputy City Attorney Paul Byrne, Chief of Police Mark Caillier, Director of Public Works Ingrid Gaub, Director of Community Development Jason Krum, Director of Finance Jamie Thomas, Director of Parks, Arts, and Recreation Julie Krueger, and City Clerk Shawn Campbell.

ANNOUNCEMENTS, MAYOR'S PROCLAMATIONS, AND PRESENTATIONS

A. 2025 Heritage Tree

Mayor Backus proclaimed the Dogwood Tree, located at the corner of East Main St. and M St. SE, as the City of Auburn's "2025 Heritage Tree".

Bryce Landrud accepted the proclamation and thanked the Mayor and Council

for their support and recognition.

Mayor Backus recognized outgoing Councilmember Trout-Manuel. Councilmember Trout-Manuel shared some of her accomplishments, thanked the Mayor, Council, and her supporters.

APPOINTMENTS

- A. Auburn Airport Board
City Council to approve the appointment of Lee Potter to Auburn Airport Board for a three-year term expiring December 31, 2028
- Councilmember Baldwin moved and Councilmember Amer seconded to approve the appointment of Lee Potter to Auburn Airport Board for a three-year term expiring December 31, 2028.

MOTION CARRIED UNANIMOUSLY. 7-0

- B. Human Services Committee
City Council to approve the reappointment of Carmen Goers and David Wright to the Human Services Committee for a three-year term expiring December 31, 2028
- Councilmember T. Taylor moved and Councilmember Amer seconded to approve the reappointment of Carmen Goers and David Wright to the Human Services Committee for a three-year term expiring December 31, 2028.

MOTION CARRIED UNANIMOUSLY. 7-0

AGENDA MODIFICATIONS

There were no modifications to the agenda.

PUBLIC HEARINGS

- A. Ordinance No. 7006 (Krum)
City Council to hold a Public Hearing to consider an Ordinance relating to planning and designating a Planned Action for the 2024 Auburn Downtown Subarea pursuant to the State Environmental Policy Act

Mayor Backus opened the Public Hearing at 7:23 p.m.

Virginia Haugen provided comments.

Mayor Backus closed the Public Hearing at 7:23 p.m.

PUBLIC COMMENT

Written Comments:

The City Clerk's Office received written comments from Matt Haight, which were forwarded to the Mayor and Council prior to the meeting.

In-Person Comments:

Rocky Salvador and Virginia Haugen provided comments.

CORRESPONDENCE

There was no correspondence for Council to review.

CONSENT AGENDA

- A. Minutes from the November 24 and December 8, 2025, Study Session Meetings
- B. Minutes from the December 1, 2025, City Council Meeting
- C. Claims Vouchers (Thomas)
Claims voucher list dated December 3, 2025, which includes voucher numbers 482034 through voucher 482065, and voucher numbers 482067 through voucher 482168, in the amount of \$5,429,241.27, ten electronic fund transfers in the amount of \$17,026.13, and two wire transfers in the amount of \$901,005.39
- D. Claims Vouchers (Thomas)
Claims voucher list dated December 3, 2025, which includes voucher number 482066, in the amount of \$2,326.55
- E. Payroll Voucher (Thomas)
Payroll check numbers 539760 through 539766 in the amount of \$84,381.76, electronic deposit transmissions in the amount of \$3,014,635.16, a special payroll for our Sergeant and Non-Commissioned Police Contract retro with an electronic deposit transmission in the amount of \$490,587.91, and a special payroll for Commander Blake for his Sergeant Contract retro with an electronic deposit transmission in the amount of \$20,148.47, for a grand total of \$3,609,753.30 for the period covering November 27, 2025, to December 10, 2025

Deputy Mayor Rakes moved and Councilmember Trout-Manuel seconded to approve the consent agenda.

MOTION CARRIED UNANIMOUSLY. 7-0

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

ORDINANCES

A. Ordinance No. 6993 (Thomas)

An Ordinance amending Sections 3.53 of the Auburn City Code (ACC) relating to the imposition and administration of the City Business & Occupation (B&O) Tax

Councilmember Baldwin moved and Councilmember C. Taylor seconded to approve Ordinance No. 6993.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Ordinance No. 6997 (Krum)

An Ordinance relating to Planning and amending the City of Auburn Comprehensive Plan by adopting a new subarea plan entitled the 2024 Auburn Downtown Subarea Plan pursuant to the provisions of RCW Chapters 36.70A and 35A.63 of the laws of the State of Washington; designating this Plan as guidance for exercising the City's authority under the Washington State Environmental Policy Act (SEPA)

Councilmember T. Taylor moved and Councilmember Baldwin seconded to approve Ordinance No. 6997.

MOTION CARRIED UNANIMOUSLY. 7-0

C. Ordinance No. 6998 (Krum)

An Ordinance relating to Planning, amending Sections 18.02.067, 18.07.010, 18.07.020, 18.23.030, 18.52.020, and creating new Sections 18.04.239 and 18.31.161 within Title 18 "Zoning" of the Auburn City Code, allowing Co-Living Housing in the Downtown Urban Center (DUC), R-3, R-4, R-NM, C-2, C-AG, and M-1 zones

Councilmember C. Taylor moved and Deputy Mayor Rakes seconded to approve Ordinance No. 6998.

Council discussed increasing density in the downtown core.

MOTION CARRIED UNANIMOUSLY. 7-0

D. Ordinance No. 7006 (Krum)

An Ordinance relating to planning and designating a Planned Action for the 2024 Auburn Downtown Subarea pursuant to the State Environmental Policy Act

Councilmember T. Taylor moved and Councilmember Trout-Manuel seconded to approve Ordinance No. 7006.

MOTION CARRIED UNANIMOUSLY. 7-0

RESOLUTIONS

A. Resolution No. 5876 (Gaub)

A Resolution authorizing the Mayor to execute an amendment to the Sewer Franchise Agreement between the City of Auburn and King County to establish a Franchise Compensation Schedule for the City's use and occupation of King County Right-of-Way to install, operate and maintain City sewer facilities

Councilmember T. Taylor moved and Councilmember Baldwin seconded to adopt Resolution No. 5876.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Resolution No. 5877 (Krueger)

A Resolution authorizing the Mayor to execute an agreement between the City of Auburn and King County for the 2026-2031 Parks Property Tax Levy allocation

Councilmember C. Taylor moved and Councilmember Amer seconded to adopt Resolution No. 5877.

MOTION CARRIED UNANIMOUSLY. 7-0

C. Resolution No. 5879 (Whalen)

A Resolution authorizing the Mayor to execute a Lease Agreement with the We Care Daily Clinics, LLC for space located at the Auburn Resource Center

Councilmember Baldwin moved and Councilmember Amer seconded to adopt Resolution No. 5879.

MOTION CARRIED UNANIMOUSLY. 7-0

D. Resolution No. 5880 (Whalen)

A Resolution authorizing the Mayor to execute a Lease Agreement with the Auburn Food Bank for space located at the Auburn Resource Center

Councilmember C. Taylor moved and Councilmember Trout-Manuel seconded to adopt Resolution No. 5880.

MOTION CARRIED UNANIMOUSLY. 7-0

MAYOR AND COUNCILMEMBER REPORTS

A. From the Council

Councilmembers provided reports on the events that they attended.

B. From the Mayor

Mayor Backus provided a report on the events she attended.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 8:05 p.m.

APPROVED this 5th day of January 2026.

NANCY BACKUS, MAYOR

Shawn Campbell, City Clerk