

MINUTES OF A REGULAR MEETING OF THE  
LACEY CITY COUNCIL HELD THURSDAY, MAY  
20, 2021, REMOTE ATTENDANCE

CALL TO ORDER: Mayor Ryder called the meeting to order at 4:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT: A. Ryder, C. Pratt, C. Cox, M. Miller, M. Steadman, E. Kunkel

COUNCIL EXCUSED: L. Greenstein

STAFF PRESENT: S. Spence, R. Almada, J. Burbidge, S. Egger, M. Hardie, S. Kelley-Fong, D. Schneider, R. Walk, T. Woo, J. Brandt, R. Fant, E. Fontaine

APPROVAL OF AGENDA  
AND CONSENT AGENDA: Consent Agenda Items:  
A. Council Worksession minutes of April 8, 2021.  
B. Council Meeting minutes of April 15, 2021.  
C. Council Worksession minutes of April 22, 2021.  
D. A motion to approve payment of claims, wages and transfers for April 8, 2021, through May 13, 2021.

COUNCILMEMBER KUNKEL MOVED TO APPROVE THE AGENDA AND CONSENT AGENDA.  
COUNCILMEMBER COX SECONDED. MOTION CARRIED.

PUBLIC COMMENT: Persons wishing to provide public comment on items not on the agenda must pre-register to speak. Registration closed at 3:00 p.m. today.

Nobody pre-registered to provide public comment on items not on the agenda.

Public comments may also be submitted by email by 12:00 p.m. today. Comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the meeting; however, comments received will be added to the official record.

Eight written public comments were received and will be made part of the official record.

**PUBLIC RECOGNITIONS:**

Mayor Ryder and Council presented Lourdes 'Alfie' Alvarado-Ramos and Keith Looker with the Lacey Veterans Services Hub Outstanding Service to Veterans Award.

**PROCLAMATION:**

Mayor and Council proclaimed May 2021 as Bicycle Commuter Month. Duncan Green, with Intercity Transit and the Thurston County Bicycle Commuter Challenge accepted the proclamation.

**REFERRAL FROM  
PLANNING COMMISSION:**

Jessica Brandt, Associate Planner, presented Ordinance 1588 approving the Hawks Prairie Business District Zoning Text Amendment.

The City has received a private-applicant request to amend portions of Lacey Municipal Code (LMC) Chapter 16.37 Hawks Prairie Business District. The applicant is requesting three amendments:

1. Amend Chapter 16.37 of the LMC to allow medical and dental offices and clinics within a multi-tenant building in Commercial sub-district;
2. Allow residential uses with design standards in the Hawks Prairie Business District-Commercial sub-district; and
3. Remove density limits per parcel on residential uses within the Hawks prairie Business District-

Commercial zone and Business-Commercial zone on parcels smaller than twenty (20) acres in size.

The request is to amend specific text within the zoning code and does not require the need to amend any policies within the Comprehensive Plan. These types of applications are received periodically and are not subject to the docketing or annual Comprehensive Plan amendment timelines.

The Planning Commission has reviewed the request, held a public hearing, and provided the recommendation to approve the amendment to City Council. The public hearing was conducted by the Planning commission on April 20, 2021. No public comments were received.

Staff recommended additional updates to the proposed language under Chapter 16.37.070 (L)(2) to reflect “that measured,” instead of “measuring.”

COUNCILMEMBER STEADMAN MOVED TO APPROVE ORDINANCE 1588 – HAWKS PRAIRIE BUSINESS DISTRICT ZONING TEXT AMENDMENT. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

REFERRAL FROM  
HEARINGS EXAMINER:

Reace Fant, Associate Planner, presented the Conditional Use Permit 20-101 relating to City of Lacey Lift Station #19 Replacement Project.

The proposal outlines construction of a new wastewater lift station and related infrastructure for the City of Lacey, including wet well, electrical building, valve vault, force main, gravity sewer and access road. The site is located at 2659 Willamette Drive NE, Lacey WA 98503, Parcel 42080000000.

The Hearings Examiner conducted a public hearing on Tuesday, March 30, 2021. Staff and the applicant provided testimony in regards to the project. No members of the public attended the hearing.

The Hearings Examiner recommends approval of the conditional use permit application. The conditions of approval recommended to Council are substantially as suggested by staff. Staff recommended Council approve the proposal including adoption of findings, conclusions, and conditions outlined in the written recommendation of the Hearings Examiner received April 13, 2021.

DEPUTY MAYOR PRATT MOVED TO APPROVE  
CONDITIONAL USE PERMIT 20-101 WASTEWATER  
LIFT STATION. COUNCILMEMBER STEADMAN  
SECONDED. MOTION CARRIED.

#### RESOLUTIONS:

Shannon Kelley-Fong, Assistant City Manager presented the Naming of Public Facilities and Memorial Roadways Policy.

On February 12, 2021, the City received a letter requesting that the City recognize the late Master Sergeant Leslie Johnson by naming a City-owned facility in his honor.

Currently, there is no policy for naming or renaming City facilities. The City does have naming policies for 1) corporate naming rights for parks; 2) Public parks, trails and parkways, etc., and 3) historical buildings.

At their May 3, 2021, meeting, the Community Relations and Public Affairs Committee moved to bring the draft Naming of Public Facilities and Memorial Roadways Policy to full Council for consideration.

DEPUTY MAYOR PRATT MOVED TO APPROVE THE  
NAMING OF PUBLIC FACILITIES AND MEMORIAL  
ROADWAYS POLICY. COUNCILMEMBER COX  
SECONDED. MOTION CARRIED.

Upon Council approval of the Naming of Public Facilities and Memorial Roadways Policy, Shannon Kelley-Fong, Assistant City Manager, presented Resolution 1104 approving the Memorial Roadway Application in honor of Master Sergeant Leslie Johnson.

On February 12, 2021, the City received a letter requesting that the City recognize the late Master Sergeant Leslie Johnson by naming a City-owned facility in his honor.

The application is for a memorial roadway near the Lacey Veterans Services Hub on Golf Club Rd SE between 3<sup>rd</sup> Avenue and 6<sup>th</sup> Avenue SE.

The proposed memorial roadway honors Master Sergeant (MSG) Leslie Johnson, who meets Memorial Roadway criteria found in Section 10.18(B)(6), as MSG Leslie Johnson was a veteran with exceptional service contributions to the nation, state, or community.

The proposed name for the memorial roadway is “MSG Leslie Johnson Road.”

COUNCILMEMBER STEADMAN MOVED TO ADOPT RESOLUTION 1104, APPROVING THE APPLICATION FOR A MEMORIAL ROADWAY IN HONOR OF MASTER SERGEANT LESLIE JOHNSON. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

#### ORDINANCES:

Ryan Andrews, Planning Manager requested Council adopt Ordinance 1589, approving the Steilacoom/Marvin Annexation.

The Steilacoom/Marvin Annexation began as an owner-initiated annexation and included approximately 260 acres of private and publicly owned properties centered around the area known as “Mushroom Corner” including Ostrom’s Mushroom Farm, the Regional Athletic Complex, Nisqually Middle School, and Lacey Fire District 3 Station 34. On November 15, 2018, the City Council formally acted upon a petition for annexation using the 60% petition method (RCW 35A.14.120).

The area proposed for annexation is located in the Meadows Planning Area and within the Lacey Urban Growth Area and generally located around the intersection of Steilacoom Road SE and Marvin Road SE. The area includes approximately 410 acres in 372 separate tax parcels. The 2020-2021 assessed value of

these parcels is \$164,913,480, however, a considerable amount of the assessed value is in parcels that are owned by a government entity or a church and would be exempt from the payment of property taxes. The taxable assessed value for the area is \$103,299,480. This boundary, as proposed, would connect to the current city limits to the south of River Ridge High School, the Marq Apartments, and the General Commercial Zone located off of Martin Way.

The properties contain a mixture of zoning. In accordance with the Countywide Planning Policies and joint planning agreements with Thurston County, the zoning would remain upon annexation.

With annexation, the associated street frontage and right-of-way is also annexed. Therefore, Marvin and Steilacoom Roads and their associated rights-of-way would be annexed adjacent to the subject parcels. Marvin Road is designated as State Highway 510 in this area. The City of Lacey would assume maintenance responsibilities for the approximately 9.4 lane miles of public streets within the annexation area.

COUNCILMEMBER STEADMAN MOVED TO ADOPT ORDINANCE 1589, APPROVING THE STEILACOOM/MARVIN ROAD ANNEXATION. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

Ryan Andrews, Planning Manager requested Council adopt Ordinance 1590, approving the Mosure 54<sup>th</sup> Avenue Annexation.

The City received a notice of intent to commence annexation proceedings filed by Patty Mosure for a single parcel located on 54th Avenue SE using the 60 percent petition method (RCW 35A.14.120). The Thurston County Assessor's office verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW

35A.01.040). The annexation was sent to the Thurston County Boundary Review Board (BRB) for their review. The BRB has declined to invoke jurisdiction, so the application returned to the Council for final consideration in ordinance form.

The area proposed for annexation is located in the Lakes Planning Area and within the Lacey Urban Growth Area east of Ruddell Road SE and north of 54th Avenue SE between Lakehills Street SE and Alderglen Drive SE. The area includes one tax parcel (parcel is currently unaddressed but has an assessor's parcel no. 11834320000) totaling 9.91 acres. The property is undeveloped and is accessible from 54th Avenue SE which is a Lacey city street. The 2020- 2021 assessed value of this parcel is \$222,000.

The proposed annexation area is located within the City of Lacey's water service area and is served by an existing 10-inch waterline located in 54th Avenue SE and an 8-inch waterline in 53rd Avenue SE within the Lake Hills subdivision to the west. The lines are adequate to serve the future development of the proposed annexation area.

City of Lacey sewer service is provided by existing 10-inch PVC line in 54th Avenue SE. An existing 2-inch step line is available in 53rd Avenue, however, staff is recommending that the future development associated with this property be required to connect to the gravity line in 54th Avenue.

The annexation will require the assumption of the City's bonded indebtedness, except that it specifically waives the City's portion of the bonded indebtedness associated with Fire District 3. This is to prevent the property owners from paying both the Thurston County fire levy as well as the Lacey fire levy.

COUNCILMEMBER STEADMAN MOVED TO ADOPT ORDINANCE 1590, APPROVING THE MOSURE 54<sup>TH</sup> AVENUE ANNEXATION. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

The Equity Workgroup recommends the following individuals to the Lacey City Council for appointment to the Commission on Equity.

1. Kristine Stolberg
2. Jonathan (Jon) Hegwood
3. Thelma Jackson
4. Clifton Brown
5. Anne Clay
6. Makieda Hart
7. Kim Sauer

Mayor Ryder recommended the appointment of the seven individuals recommended by the Equity Workgroup to the Commission on Equity.

MAYOR RYDER MOVED TO APPOINT THE SEVEN INDIVIDUALS RECOMMENDED BY THE EQUITY WORKGROUP TO THE COMMISSION ON EQUITY. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

Mayor Ryder recommended the reappointment of Councilmembers Greenstein and Steadman to the LEOFF 1 Disability Board.

MAYOR RYDER MOVED TO APPROVE THE REAPPOINTMENT OF COUNCILMEMBERS GREENSTEIN AND STEADMAN TO THE LEOFF 1 DISABILITY BOARD. DEPUTY MAYOR PRATT SECONDED. COUNCILMEMBER STEADMAN ABSTAINED FROM VOTING. MOTION CARRIED.

CITY MANAGER'S REPORT:

Scott Egger, Public Works Director, requested Council award 2021 Overlay Project PW 2021-13 to low bidder Lakeside Industries, Inc. from Lacey, Washington in the amount of \$1,487,621.60.

This contract provides for street reconstruction and hot mix asphalt overlays of three (3) streets, HMA patching, selective digouts, city-wide valve and manhole patching to include road removal, minor reconstruction,

adjustments of utility appurtenances, striping and other work. This project will pave approximately 2.7 lane miles.

The project was advertised for two weeks and bids were opened May 6, 2021. Seven (7) bids were received. The bids ranged from a low of \$1,487,621.60 to a high of \$1,751,767.00. Lakeside Industries, Inc. from Lacey, Washington is low bidder at \$1,487,621.60. The Engineer's Estimate is \$1,800,000.00. Lakeside Industries, Inc., is qualified and capable of performing the work. Start date of the project is anticipated to be beginning of July 2021, and there are 40 working days allotted.

DEPUTY MAYOR PRATT MOVED TO AWARD LACEY CONTRACT NUMBER PW 2021-13 TO LOW BIDDER LAKESIDE INDUSTRIES, INC. FROM LACEY, WASHINGTON IN THE AMOUNT OF \$1,487,621.60. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

Scott Egger, Public Works Director, requested Council award 2021 Slurry Seal Project PW 2021-12 to low bidder Intermountain Slurry Seal, Inc. from Sparks, Nevada in the amount of \$354,354.00.

This contract provides for slurry sealing of several neighborhoods in the southeast area of the City, work to include sealing of streets and other work. The slurry seal will cover approximately 17.5 lanes miles.

The project was advertised for two and a half weeks and bids were opened May 5, 2021. Three (3) bids were received. The bids ranged from a low of \$354,354.00 to a high of \$441,323.17. Intermountain Slurry Seal from Sparks, Nevada, is low bidder at \$354,354.00. The Engineer's Estimate is \$495,000.00.

Intermountain Slurry Seal is qualified and capable of performing the work. Start date of the project is anticipated to be beginning of July 2021, and there are 20 working days allotted.

COUNCILMEMBER STEADMAN MOVED TO AWARD LACEY CONTRACT NUMBER PW 2021-12 TO LOW BIDDER INTERMOUNTAIN SLURRY SEAL, INC. FROM SPARKS, NEVADA IN THE AMOUNT OF \$354,354.00. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

Shannon Kelley-Fong, Assistant City Manager, requested Council approve the proposed amendments to the Youth Council Policy.

A brief overview of the proposed changes are as follows:

- Expands the purpose of Youth Council is include serving as an advisory body to the Lacey City Council on youth perspectives related to community matters.
- Expands membership from 7 to 15 Youth Councilmembers.
- Allows sophomores to participate in addition to juniors and seniors. Youth Council Mayor and Deputy Mayor remain juniors or seniors and must have one year of experience on the Youth Council, at the Lacey Mayor's discretion.
- Increases meeting times to twice a month, including one Regular meeting and one Worksession meeting.
- Outlines that four (4) Youth Councilmembers (juniors or seniors) will serve as Youth Representatives on the Lacey Library Board, Board of Park Commissioners, Historical Commission, and Commission on Equity.
- Outlines that three (3) Youth Councilmembers (juniors or seniors) will serve as Project Managers for the Youth Council service or community engagement project.
- Calls for the creation of a year-long workplan that includes civic education elements, time to create and accomplish youth projects, and increases youth advisory opportunities.
- Increases Youth Council presentations in front of the City of Lacey Council to once a month.

- Allows for flexibility with in-person or virtual attendance at meetings.
- Provides specific criteria for removing Youth Councilmembers with unexcused absences.

COUNCILMEMBER COX MOVED TO ADOPT THE PROPOSED AMENDMENTS TO THE LACEY YOUTH COUNCIL POLICY. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

#### STANDING COMMITTEES:

##### Finance & Economic Development Committee

Mayor Ryder updated the committee met on April 27, 2021, and discussed the following:

- Scale Up program
- Multi-family tax exemption program
- Workforce considerations

##### Land Use Committee

Councilmember Cox updated the committee met on April 27, 2021, and discussed the Multi-Family Tax exemption program, as well as the Hawks Prairie Zoning Text Amendments.

##### Utilities Committee

Councilmember Kunkel updated the committee met on May 3, 2021, and discussed the following items:

- Water Shortage Response Plan
- 2020 Stormwater Annual Report

##### Community Relations & Public Affairs Committee

Councilmember Steadman updated the committee met on May 3, 2021, and discussed the following:

- Update on the Lacey Minsk Mazowiecki Sister City Association
- Naming Policy
- Culture Celebration Recap

Mayor Ryder and Council discussed the Sister City's upcoming 600<sup>th</sup> year celebration and encouraged all Councilmembers to visit when the opportunity returns.

##### Transportation Committee

Councilmember Miller updated the committee met on May 4, 2021, and discussed the following:

- The Hercules Drive Transportation Latecomer's Agreement
- Construction Updates

Mayor Ryder highlighted recent citizen correspondence, detailing concerns for residents of senior living homes trying to cross Carpenter Road, instead of deferring to controlled crosswalks. Council directed staff to contact building management to help facilitate outreach and direct residents to use controlled crossings to prevent safety concerns.

## BOARDS, COMMISSIONS

### AND COMMITTEE REPORTS: Mayors' Forum

Mayor Ryder reported the following was discussed:

- Re-opening Plans
- City of Olympia's Lakefair
- City of Lacey's 3<sup>rd</sup> of July Fireworks
- City of Tumwater's Fourth of July Parade
- Mayors of City of Yelm and City of Tumwater would not be running for additional terms

### Transportation Policy Board

Mayor Ryder reported the committee met on May 12, 2021, and discussed the following:

- Bylaws Update (adding second Vice Chair to leadership team)
- State Legislative Update
- Buildable Lands Update
- Telework/Productivity

### LOTT

Deputy Mayor Pratt reported on several items from the May 12, 2021, meeting:

- Juneteenth Holiday
- Biological Process Update
- Bond Refunding
- Capacity Planning Update
- Review of the Wet Center and Education Program

### Olympic Region Clean Air Agency

Deputy Mayor Pratt reported on several items from the May 12, 2021, meeting:

- Auditor's Office Report
- Online Residential Burn Permits
- Air Quality Program reported 30 days of good air in Lacey
- Budget passing scheduled in June

### Intercity Transit

Councilmember Cox reported on several items from the May 19, 2021, meeting:

- Public Hearing on 2022-25 Transportation Improvement Program
- Transportation Annual Development Plan Confirmation
- June 16<sup>th</sup> Public Hearing regarding the 2020 Annual Report and 2021-2026 Transportation Development Plan
- Update on project agreements with WSDOT
- Detailed update on long range Dial-A-Lift study findings and trends

### Thurston Thrives

Councilmember Miller reported on the following:

- COVID-19 Updates
- Equity/Race Statistics
- CDC Grant for Minority and Women Owned Business Update
- Equity and Vaccine Distribution

### Thurston Regional Planning Council

Councilmember Miller reported TRPC met on May 7, 2021, and reviewed the Buildable Lands Report and GMA goals.

Council discussed locating unoccupied, residential structures to potentially repurpose for affordable housing. Council directed staff to research and identify if this data can be collected.

Economic Development Council

Councilmember Kunkel reported the EDC met on April 28, 2021, and discussed the following:

- Board Membership Updates
- SW WA Agricultural Business & Innovation Park Updates

Lacey South Sound Chamber

Councilmember Kunkel reported on May 5, 2021, meeting and discussed updates on meeting in-person and the Annual Chamber Golf Tournament.

Olympia-Lacey-Tumwater Visitor & Convention Bureau

Councilmember Kunkel reported Annette Pitts was announced the new CEO.

Solid Waste Advisory Committee

Councilmember Kunkel reported the Committee met on May 5, 2021, and discussed the following:

- 2021 Legislative Session Recap
- WARC Master Conceptual Plan Presentation
- Update on Capital Facilities Projects

Mayor Ryder adjourned the meeting at 6:23 p.m.

MAYOR: \_\_\_\_\_

ATTESTED BY CITY CLERK: \_\_\_\_\_

DATE APPROVED: \_\_\_\_\_