

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

THURSDAY, OCTOBER 13, 2022

6:00 P.M. – 8:39 P.M.

REMOTE AND IN-PERSON

To hear the full discussion of a specific topic, or the complete meeting, watch the recorded meeting available on YouTube –

<https://www.youtube.com/watch?v=sjmodZuknkA&list=PL0fqffnajWBqkRa1WltEuNlBbJrDjeggp&index=2>

COUNCIL PRESENT: MAYOR RYDER (REMOTE), DEPUTY MAYOR MILLER, COUNCILMEMBERS COX, GREENSTEIN (REMOTE), STEADMAN, KUNKEL, AND VAZQUEZ

STAFF PRESENT: S. SPENCE, S. KELLEY-FONG, D. SCHNEIDER, R. WALK, E. FONTAINE

Mayor Ryder amended the agenda to include *Discussion of the City Manager Recruiting Process*

ACTION: APPROVE AMENDED WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS KUNKEL AND VAZQUEZ

EXPANSION OF THURSTON COUNTY BOARD OF COUNTY COMMISSIONERS

PRESENTERS: CAROLINA MEJIA, BOARD OF COUNTY COMMISSIONERS CHAIR
RAMIRO CHAVEZ, COUNTY MANAGER

ACTION: INFORMATION ONLY

County staff reviewed RCW 36.32.055, the legal authority detailing expansion of the board of commissioners, as well as RCW 36.32.055(2) detailing the legal requirements.

The background for coordination with the Port of Olympia was provided and included the following highlights:

- 2021 Joint meetings of the 2 Commissions
- December 2021 - Joint Resolution
- June 2022 – Office of Financial Management (OFM) Population Update
- July 19, 2022 – County Resolution 16181
- July 25, 2022 – Port Resolution 2022-07

County Manager Ramiro Chavez highlighted the following members for the Redistricting Committee:

- Board of County Commissioners Chair
- Port Commission Chair
- County Auditor (non-voting member)
- Support Staff

The following objectives were also discussed:

- Achieve equal population number by district, about 60,000 per district
- Maintain current commissioners in their elected districts
- Follow Precinct lines, avoiding splitting precincts
- Compact and contiguous as possible
- Maintain communities of mutual interest
- No gerrymandering

Redistricting Options A, B, & C and timelines were reviewed in detail.

The following preliminary decisions made by the Redistricting Committee were reviewed:

- Voted on September 9, 2022, to forward Options B & C to both commissions
- Board of County Commissioners agreed on Option C as the preferred alternative on September 28, 2022
- Port Commission agreed on Option C as the preferred alternative on October 3, 2022

Next Steps:

- Pending Election Results (November 8, 2022)
- If approved by the voters:
 - o Public process will begin
- If rejected by the voters:
 - o It was a good exercise

County Manager Chavez highlighted a misleading news article, misrepresenting the cost of the redistricting. County staff confirmed that the correct cost is estimated at \$754,000, less than a .5% impact on the County's total budget.

**COMMERCIAL AVIATION COORDINATING COMMISSION UPDATE – AIRPORT SELECTION
PROCESS**

PRESENTERS: MARC DAILY, EXECUTIVE DIRECTOR, THURSTON REGIONAL PLANNING
COUNCIL

ACTION: INFORMATION ONLY

Marc Daily, Executive Director, Thurston Regional Planning Council, presented an update on the Commercial Aviation Coordination Commissions (CACC) Airport Selection Process.

Legislature created the 15-member panel of state, industry, and community representatives to recommend a single site for commercial airport development by June 15, 2023.

The CACC convened to address projections on future cargo and passenger air travel demand. By 2050, expected unmet demand of 27 million annual passengers (MAP) Sea-Tac and Paine Field planned capacity of 67 MAP.

In 2020, both Thurston County and Port of Olympia voted to not sponsor expansion of the Olympia Regional Airport and the site was not included in the CACC's list of six (6) sites for potential expansion for their Phase 1 Report.

In 2021, work focused on outreach regarding the six (6) existing airports with potential for expansion included in the Phase 1 Report. CACC ultimately decided only Paine Field has substantial expansion potential and called for the identification of greenfield sites.

In 2022, the consultant assisting WSDOT with the ongoing Washington Aviation System Plan update identified ten (10) potential greenfield sites for the CACC's consideration, including two sites in Thurston County. Selection criteria included operational capability and capacity potential, ground access, developmental costs, environmental impacts, and market factors.

Detailed information was provided on the September 23rd CACC meeting materials. Next steps include CACC providing a report to Legislature on October 15th.

Thurston County has expressed opposition formally twice before and is working on another letter of opposition. Council expressed agreement to reviewing the letter and Mayor Ryder signing the City of Lacey's support.

DEVELOPMENT UPDATE

STAFF: RICK WALK, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR
GRANT BECK, PLANNING & DEVELOPMENT SERVICES MANAGER
SAMRA SEYMOUR, SENIOR PLANNER
SARAH SCHELLING, SENIOR PLANNER
REACE FANT, ASSOCIATE PLANNER

ACTION: INFORMATION ONLY

Staff provided a detailed update on developments within the City of Lacey.

Updates on the following Multi-Family Developments (in construction) were provided:

- The HUB (6th Ave Apartments) - *completed*
- Serenity Apartments – *under construction*
- Modera Apartments (Woodland Meadows and Nouvelle) – *under construction*
- Griffin Apartments – *under construction*
- South Bay Village Apartments – *under construction*
- Woodbrook – *under construction*
- Willamette Apartments – *under construction*
- Campus Springs Townhomes – *under construction*

Updates on the following Commercial and Industrial Developments (in construction) were provided:

- TEC Equipment – *under construction*
- NC Machinery – *under construction*
- The Landing – *occupied and under construction*
- Hogum Bay Town Center (Hogum Bay Mixed Use) – *under construction*

Updates on the following Multi Family Developments (under review) were provided:

- Homes on Martin Way (Martin Way Mixed Use) – *in plan review*
- Intelco Loop Multi Family – *approved*
- Gayteway at Hicks Lake – *in design review*
- Hicks Lake Apartments – *Shoreline CUP & Variance under review by Department of Ecology*
- Britton Place North – *approved*
- Carpenter Road Apartments – *under review*
- Karlo Apartments (Winston) – *approved*
- Campus Reserve Townhomes – *approved design review*

Updates on the following Commercial and Industrial Developments (under review) were provided:

- The Landing at Hawks Prairie – *in process*
- At Home (former Sears building) – *in plan review*
- Olympia Orthopedics at the Hickory – *under review*
- MHK Mixed Use – *in design review*
- MultiCare Off Campus Emergency Department – *demo in progress*
- Marriott Hotel at Britton Plaza – *under review*
- Quinault Self Storage – *under review*
- City Life Church – *approved*
- Marvin Road Commercial – *approved*
- Meridian Marked – *approved*

Year to date information for January – September 2022 highlighted below:

- 197 units in 15 multifamily buildings - *\$21,707,548 value*
- 38 single family dwellings - *\$11,964,276 value*
- 4 manufactured homes
- 1 duplex
- 2 accessory dwelling units
- 71 residential solar
- 85 air conditioners
- 48 heat pumps
- 77 commercial remodels and tenant improvements
- 52 pre-submission meetings

Staff highlighted the new permitting software implemented in June 2022, which now has 167 contractor accounts with 609 online permit applications.

CITY MANAGER RECRUITMENT PROCESS

PRESENTER: MAYOR ANDY RYDER

ACTION: INFORMATION ONLY

Mayor Ryder briefly highlighted the upcoming recruitment process for a new City Manager.

The first steps require Council to select a professional recruitment firm to manage a nationwide recruitment. Mayor Ryder recommended forming a sub-committee to conduct research and select a recruitment firm. Mayor Ryder nominated Councilmember Greenstein and Councilmember Vazquez. Council expressed support of the recommendation.