

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

AUGUST 6, 2020

4:00 P.M. – 6:22 P.M.

REMOTE ONLY

COUNCIL PRESENT: DEPUTY MAYOR PRATT, COUNCILMEMBERS GREENSTEIN, STEADMAN, COX, KUNKEL, MILLER

COUNCIL EXCUSED: MAYOR RYDER

STAFF PRESENT: S. SPENCE, J. BURBIDGE, R. WALK, ERIN QUINN VALCHO, E. FONTAINE

Deputy Mayor Pratt amended the agenda to add *CDBG Funding Recommendations* and remove agenda item *Hawks Prairie Casino*.

ACTION: APPROVE AMENDED WORKSESSION AGENDA

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

I-5 CORRIDOR STUDY

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

ACTION: INFORMATION ONLY

Marc Daily, Executive Director of Thurston Regional Planning Council provided a presentation on the I-5 Ongoing Planning and 2021-23 Budget Request.

Executive and technical groups were formed to model scenarios to help transportation systems in the future.

Scenarios included:

- Operations
- Sustainable Thurston land use
- Transportation Demand Management
- Intercity Transit Long-Range Plan
- Part Time Shoulder Use
- High Occupancy Vehicle Lane Conversion

- Regional Transportation Plan Local Projects
- Interchange Improvements
- I-5 capacity Expansion – HOV
- I-5 capacity Expansion – General Purpose

The 2021-2023 proposal includes a \$204,000,000 transportation budget request for the following:

- Transportation Demand Management (\$5M)
- Peak Use of Shoulder for All Vehicles (\$15.3M)
- Northbound Pacific Avenue Exit (\$3.6M)
- Highway 507 Roundabouts Near Yelm (\$19M)
- High Capacity Transit Planning (\$1.5M)
- Northbound I-5/101 Interchange (\$4.1M)
- Southbound I-5/101 Interchange (\$61.8M)
- Martin Way Interchange (\$86.2M)
- Planning for Long Term Improvements (\$7.5M)

NEW MUSEUM PROJECT

STAFF: JEN BURBIDGE, DIRECTOR OF PARKS AND RECREATION
ERIN QUINN VALCHO, LACEY MUSEUM CURATOR

ACTION: INFORMATION ONLY

Jen Burbidge, Director of Parks and Recreation and Erin Quinn Valcho, Museum Curator provided an overview and update on the New Museum Project.

The new museum project has been a long-term goal of the City, and has been in development for almost a decade. In early 2010, extensive public input for the City's Comprehensive Plan substantiated the need for museum expansion. As a result, the project was added to the Capital Facilities Plan, which was approved by the Lacey City Council in September 2010.

An architectural firm was hired in 2012 to solicit public input for the program and develop a floor plan, a preliminary site plan and cost estimates for the museum.

In 2014, an in-depth review of the site plan, floor plan and design concepts made clear the original plan to house museum operations inside the reconstructed historic train depot was logistically challenging. Two years later, the City purchased the adjoining Carpet Express property. This purchase provide an opportunity for the Historical Commission and City Council to re-envision the project. In 2017, staff updated the site plan, evaluated the Lebanon Street extension, revisited parking and

circulation, considered exterior changes, and evaluated interior space needs. The train depot was approved as a separate structure and project, originally conceived as a commemorative project for the City's 50th Anniversary. In 2018, the Community and Economic Development Department conducted a subarea plan for the City's new Depot District. The following year, the State of Washington awarded the City a Heritage Capital Project Grant to fund the current design contract with KMB.

The City is currently finishing Phase 1, and has started Phase 2 of 5 for the project. Phase 1 consisted of the Lebanon Street extension, installation of 20 parking stalls, the depot structure, and the train-themed playground. Installation of the playground in Fall 2020 will mark the completion of Phase 1. Phase 2 is underway with the new museum and site design by KMB Architects. Phase 3 would prepare the site for construction. Phases 4 and 5 will consist of part one and two of the museum/civic building.

The Historical Commission would like to integrate some of the inspirational words of Billy Frank Jr. regarding the Medicine Creek Treaty between the entry pillars.

The schematic design of the new museum and civic center reflects the decision-making criteria that was established in 2017 when the project was re-envisioned by Commission and Council;

- Both a museum and civic center
- Form should follow function
- Entrance that's visible from both Lacey Blvd and Pacific Ave and have purpose
- Protect exhibit hall from event space
- Adequate back of house space
- Maximum amount of parking
- Easy access for buses, ADA, pedestrians and bicyclists
- Something fun at the site to attract families

As proposed, the new museum/civic project encompasses over 15,000 square feet with a preliminary cost for the overall project (i.e., site work, building construction, and exhibits) totaling approximately \$13 million dollars.

City staff will continue to follow the two-year Heritage Capital Projects Grant cycle and utilize any available match. City staff, City Historical Commission, the Historical Society, and other volunteers and partners will search and secure any additional grant, foundation, and funding opportunities including but not limited to:

- Legacy donations
- Foundations (PARC, BNSF, etc.)
- Department of Commerce
- Direct capital appropriation

- Fundraising campaign consultant

With a new building, the museum can serve a much larger, more diverse audience such as offering school field trips that match state standards. Based on market research and the feedback from the traveling exhibit, staff expects the new site would bring in approximately 9,000-11,000 visitors annually.

The new museum's current schematic design includes larger gallery spaces for core and changing exhibits providing education through interactives and display. There will be a research room, providing researchers easy access to vast museum archival resources, including the extensive ~80,000 image collection and the recently acquired Olympia Genealogical Society collection. Indoor and outdoor event spaces, including a classroom will provide a place to offer heritage-related programming and public events. The native plants and rain garden will provide additional opportunities for heritage education.

The KMB Architect team is at a significant stage of the new museum/civic project. The Historical Commission has endorsed the schematic design and phased approach to construction, and is recommending to Council to affirm the proposed direction.

Council expressed approval of the proposed direction.

REGIONAL HOUSING COUNCIL INTERLOCAL AGREEMENT

STAFF: RICK WALK, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

ACTION: INFORMATION ONLY

Rick Walk, Director of Community & Economic Development provided an overview of the draft Interlocal Agreement (ILA), developed and approved by the Regional Housing Council at their July 16, 2020 meeting.

The Regional Housing Council (RHC) is currently comprised of elected representatives and senior staff from Thurston County and the Cities of Lacey, Olympia, Tumwater. Councilmember Cox and Councilmember Greenstein represent the City of Lacey on the RHC. Scott Spence, City Manager and Rick Walk, Director of Community & Economic Development provide staff support. The ILA recognizes the south county communities and if approved, expand representation on the RHC to include the cities of Yelm, Tenino, Rainier and Bucoda.

The purpose of the RHC is to be a regional forum to discuss and coordinate actions related to housing and homelessness and to leverage resources and partnerships through policies and projects that promote equitable access to safe and affordable housing.

Specifically, the RHC will make recommendations related to funding a regional response to homelessness and affordable housing through existing and future Federal, State, and local funding programs, which may include but not limited to:

- RCW 36.22.179 (ESSHB 2163)
- RCW 36.22.178 (SHB 2060) funds
- HOME Investment Partnership Program ("HOME")
- Consolidated Homeless Grant ("CHG")
- Housing and Essential Needs ("HEN")
- RCW 82.14.540 (SHB 1406)
- Community Development Block Grant ("CDBG")
- Other related funding sources such as a regional home fund to help implement the five-year HCRP and increase affordable housing options.

Staff advised that the agreement will be brought before Council for final action at a future meeting.

CDBG FUNDING RECOMMENDATIONS

STAFF: SCOTT SPENCE, CITY MANAGER

ACTION: INFORMATION ONLY

Thurston County was awarded \$717,852 in supplemental Community Development Block Grant (CDBG-CV) funding, as a result of the Coronavirus Aid, Relief and Economic Security (CARES) Act. The funds must be used to benefit low-income populations and prevent, respond to or prepare for COVID-19. To access the award, Thurston County must submit, no later than August 30, an amendment to its Fiscal Year 2019 HUD Annual Action Plan to outline use of the funds.

A regional group representing the jurisdictions of Thurston County gathered on May 13th and May 28th to establish CDBG-CV funding priorities. The group showed an interest in funding food assistance, COVID-19 testing and acquisition or leasing of a COVID-19 quarantine and isolation (Q&I) site. County staff was instructed to further research these priorities and bring forward funding recommendations.

Council advised the funding recommendations is acceptable, with exception of funding the 20% administrative cost line item. Council concurred with the recommendation to reducing the 20% administrative funding to 10%, and increasing the funding in food security by 10%.