



City of Lacey, Washington
City Council Approved Regular Meeting Minutes
Tuesday, October 15, 2024 - Council Chambers and Online

1. Call to Order

Mayor Andy Ryder called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Lenny Greenstein
Councilmember Michael Steadman (remote)
Councilmember Carolyn Cox

Council Excused

Councilmember Robin Vazquez
Councilmember Nicolas Dunning

Staff Present

Rick Walk, City Manager
Shannon Kelley-Fong, Assistant City Manager
Jen Burbidge, Parks, Culture and Recreation Director
Vanessa Dolbee, Community and Economic Development Director
Dave Schneider, City Attorney
Troy Woo, Finance Director
Ryan Andrews, Planning Manager
Jennifer Adams, Housing Coordinator
Elissa Fontaine, City Clerk

3. Pledge of Allegiance

Mayor Ryder led the flag salute.

4. Land Acknowledgment

Mayor Ryder presented the abbreviated Land Acknowledgment.

5. Approval of Agenda and Consent Agenda Items

- A. Approval of the Worksession minutes of September 10, 2024
- B. Approval of the Council minutes of September 17, 2024
- C. Approval of the Worksession minutes of September 24, 2024
- D. Approval of the Council minutes of October 1, 2024
- E. Approval of wages, claims, and transfers for August 27 through October 4, 2024
- F. Approval of Human Services Grant Awards as recommended

Councilmember Greenstein moved to approve the agenda and consent agenda. Councilmember Cox seconded. The motion carried.

6. Public Recognitions and Presentations

A. Lacey Youth Council Report

Lacey Youth Council Representatives

The 2024-2025 Youth Councilmembers introduced themselves. The youth members also provided their schools and advisory board representations.

7. Public Comment

Verbal Public Comment

Three (3) people signed up to speak at the meeting.

Stephen Bernath, community member, provided public comment regarding climate mitigation efforts.

Matthew Landers, a North Thurston District School Teacher, provided public comment regarding climate mitigation efforts.

Nick Demerice, with Intercity Transit, provided public comment on initiative 2117.

Due to a technical malfunction, no one was able to register to speak via Zoom.



However, the raised hand feature was used to show interest in providing public comment.

Wayne Olsen, a Lacey resident, provided public comment regarding a recent presentation to Panorama City residents about the Thurston Climate Mitigation Plan.

Written Public Comment

One (1) written public comment was received.

8. Public Hearing

9. Proclamations

A. Walk to School Month

Nick Demerice, Intercity Transit Marketing, Communications, & Outreach Manager
Angela Brooks, North Thurston Public School's Director of Activities, Arts, & Athletics

Mayor Ryder and Council proclaimed October 2024 as Walk to School Month. Demerice and Brooks were present to accept the proclamation.

B. Domestic Violence Awareness Month

Dan Hillard, Family Justice Center Program Manager

Mayor Ryder and Council proclaimed October 2024 as Domestic Violence Awareness Month. Hillard was present to accept the proclamation.

10. Resolutions

11. Ordinances

12. Mayor's Report

A. Appointment: Troy Kirby, CAR-PFD Board of Directors

Mayor Ryder

The Capital Area Regional Public Facilities District (CAR-PFD) Board of Directors has a vacant district-wide representative position. The elected officials of Lacey, Olympia, Tumwater, and Thurston County must each take formal action regarding the recommended appointment.

Mayor Ryder moved to appoint Troy Kirby to a first term as a district-wide



representative to the CAR-PFD Board of Directors. Deputy Mayor Miller seconded. The motion carried.

13. City Manager's Report

A. **Multi-Family Tax Exemption Contract - 629 Woodland Square Loop**

Jennifer Adams, Housing Coordinator

The Lacey City Council established a Multi-Family Tax Exemption (MFTE) program in 2018, and designated Lacey Midtown as a Residential Target Area as authorized by Chapter 84.14 RCW. Adoption of the ordinance provides an incentive for property owners and developers to construct new multi-family and new or redeveloped mixed-use buildings within the identified target area.

Adams presented a briefing on the contract between DM Ventures 629 LLC and the City of Lacey. Staff recommend authorizing the City Manager to enter into an 8-year MFTE contract with DM Ventures 629 LLC for a project located at 629 Woodland Square Loop SE.

Councilmember Greenstein moved to authorize the City Manager to enter into an 8-year MFTE contract with DM Ventures 629 LLC for the project located at 629 Woodland Square Loop SE. Deputy Mayor Miller seconded. The motion carried.

B. **HB 1220 Housing Allocations and Land Capacity**

Vanessa Dolbee, Community and Economic Development Director
Ryan Andrews, Planning Manager

In 2021, the State Legislature passed HB 1220, requiring cities, towns, and counties to plan for and accommodate future housing meeting affordability requirements at a range of incomes. To meet these requirements, Thurston County and the cities of Lacey, Olympia, Tenino, Tumwater, and Yelm contracted with Thurston Regional Planning Council (TRPC) to facilitate a process to reach regional agreement on a housing needs allocation method and provide the necessary data analysis to meet the state's requirements.

Andrews highlighted the two phases of the project in detail and advised a consensus was reached for both a revised housing need allocation method and next steps for adopting allocations for use in the Comprehensive Plan periodic updates due in 2025 and beyond. Andrews outlined the next steps and recommendations identified by the workgroup. Andrews advised that TRPC is responsible for the final decision and no action is required by the City Council.

C. **City Manager Budget Presentation**



Rick Walk, City Manager

Walk presented a detailed review of the City's 2025 Budget. The presentation included information on some of the following topics:

- Budget Approach
- Private Community Investments
- General Fund Expenditures
- Sales Tax History
- Property Tax Revenue
- Staffing Growth
- Workforce Enhancements
- Public Enhancements
- Capital Projects
- New Police Station
- Utilities
- Debt
- Internal Services Funds

Next steps include a public hearing on the revenue sources scheduled for November 5, 2024. The 2025 Budget Ordinance is currently scheduled for adoption on December 17, 2024.

D. Other Items

14. Other Business

15. Boards, Commissions and Committee Reports

A. Mayor Andy Ryder:

1. Mayors' Forum
2. Thurston Chamber Shared Legislative Committee
3. Transportation Policy Board (TPB)

Mayor Ryder provided a report from the Mayor's Forum.

B. Deputy Mayor Malcolm Miller:

1. Economic Development Council (EDC)
2. Lodging Tax Advisory Committee (LTAC)
3. Thurston County Coalition Against Trafficking (TCCAT)
4. Joint Animal Services Commission (JASCOM)



Deputy Mayor Miller provided reports from EDC, LTAC, and JASCOM.

C. Councilmember Lenny Greenstein:

1. Emergency Medical Services (EMS)
2. TCOMM911
3. Opioid Abatement Council Independent Subcommittee

Councilmember Greenstein provided reports from EMS and TCOMM911.

D. Councilmember Michael Steadman:

1. Nisqually River Council
2. Thurston County Law & Justice Council
3. Olympic Region Clean Air Agency (ORCAA)

Councilmember Steadman provided a report from ORCAA.

E. Councilmember Carolyn Cox:

1. Lacey-Olympia-Tumwater-Thurston Clean Water Alliance (LOTT)
2. Regional Housing Council
3. Intercity Transit Authority

Councilmember Cox provided reports from the Intercity Transit Authority and LOTT.

F. Councilmember Robin Vazquez:

1. Thurston Climate Mitigation Collaborative (TCMC)
2. Thurston Regional Planning Council (TRPC)
3. Thurston County Board of Health

Councilmember Vazquez was excused and did not provide any reports. Councilmember Cox provided a report from TRPC as the alternate.

G. Councilmember Nicolas Dunning:

1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

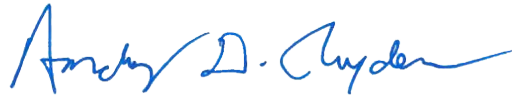


Councilmember Dunning was excused and no reports were provided.

16. Adjourn

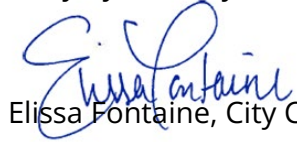
Mayor Ryder adjourned the meeting at 8:31 p.m.

MAYOR:



Andy Ryder, Mayor

ATTEST:



Elissa Fontaine, City Clerk

APPROVED: November 5, 2024

