



City Council Regular Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, January 7, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Land Acknowledgment

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

5. Approval of Agenda and Consent Agenda Items

- A. Approval of the Minutes of December 10, 2024, Council Special Meeting
- B. Approval of the Minutes of December 10, 2024, Worksession
- C. Approval of the Minutes of December 17, 2024, Council meeting
- D. Approval of wages, claims, and transfers for December 7 through 27, 2024
- E. Approval of 2025 Federal Legislative Priorities

6. Public Recognitions and Presentations

A. Certificate of Appreciation from the Washington State Department of Veterans Affairs

Donald Seese, Suicide Prevention Program Specialist, Washington State Department of Veteran Affairs

B. Thurston Regional Planning Council Update

Marc Daily, Executive Director

7. Proclamations

A. Korean-American Day

Chami Jo Ro, Board Member, Washington State Korean-American Day Celebration Foundation

B. Dr. Martin Luther King Jr. Day

Dr. Thelma Jackson and the New Life Baptist Church

8. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

9. Resolutions

A. Resolution 1161 - Multi-Family Tax Exemption Program Expansion

Jennifer Adams, Housing Coordinator

10. Mayor's Report

A. Memorial Roadway Designation Request

Mayor Ryder

11. City Manager's Report

A. Night Market Year-End Report

Wesley Nguyen, Economic Development Coordinator
Jason Huang, Owner, SWAE Night Market

B. Economic Development Year-End Report

Vanessa Dolbe, Community and Economic Development Director
Wesley Nguyen, Economic Development Coordinator

C. Lacey Community Academy

Jenny Bauersfeld, Community Relations Specialist

D. 400 Pressure Zone Transmission Main Project Award

Ryan Jewell, Utilities Engineer

E. Other Items

12. Boards, Commissions and Committee Reports

A. Mayor Andy Ryder:

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

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)

- C. Councilmember Lenny Greenstein:
 - 1. Emergency Medical Services (EMS)
 - 2. TCOMM911
 - 3. Opioid Abatement Council Independent Subcommittee
- D. Councilmember Michael Steadman:
 - 1. Nisqually River Council
 - 2. Thurston County Law & Justice Council
 - 3. Olympic Region Clean Air Agency (ORCAA)
- E. Councilmember Carolyn Cox:
 - 1. LOTT Clean Water Alliance
 - 2. Regional Housing Council
 - 3. Intercity Transit Authority
- F. Councilmember Robin Vazquez:
 - 1. Thurston Climate Mitigation Collaborative
 - 2. Thurston Regional Planning Council (TRPC)
 - 3. Thurston County Board of Health
- G. Councilmember Nicolas Dunning:
 - 1. Thurston Thrives
 - 2. Solid Waste Advisory Committee (SWAC)
 - 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

13. Adjourn

Attendance and Public Comment

Attend Remote or In-Person

The public may attend the meeting in-person, or you may view or listen to the meeting using one of the following platforms:

In-Person	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/webinar/register/WN_wVgGPiA1SpyCXeuUf75EkQ
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=LQcwMg1c1Dc
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 892 9091 9610)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

Those wishing to provide verbal public comment may do so in-person or by Zoom:

In-Person: Use the sign-up sheet located in the meeting room.

Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:

https://us02web.zoom.us/webinar/register/WN_wVgGPiA1SpyCXeuUf75EkQ

Instructions and access details will be provided once registration is complete.

Written Public Comment

Public comments may also be submitted by email to PublicComment@cityoflacey.org. The commenting period will close two hours before the meeting time.

Written comments will be provided to the City Council electronically prior to the meeting.

Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.



Lacey City Council and State Legislators Special Meeting Minutes

Tuesday, December 10, 2024

5:00 PM

Council Chambers and Online

1. Call to Order

Mayor Andy Ryder called the meeting to order at 5:01 p.m.

2. Roll Call

A. Welcome and Introductions

Lacey City Council and State Legislators

Legislators Present

Andrew Barkis, Representative, District 2

Lisa Parshley, Representative-Elect, District 22

Beth Doglio, Representative, District 22

Brian Enslow, State Government Affairs Consultant

Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Lenny Greenstein

Councilmember Michael Steadman

Councilmember Carolyn Cox

Councilmember Nicolas Dunning

Council Excused

Councilmember Robin Vazquez

Staff Present

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Dave Schneider, City Attorney

Brandy Legomina, Deputy City Clerk

3. Land Acknowledgment

Mayor Ryder presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

Councilmember Greenstein moved to approve the agenda, as published. Councilmember Steadman seconded. The motion carried.

5. Public Comment

Verbal Public Comment

Katrina Stensgaard, Lacey community member, provided public comment on veteran's services and support.

No one registered to speak remotely, and no written public comment was received.

6. Agenda Items

A. 2025 Legislative Session Discussion

Andrew Barkis, Representative, District 2

Lisa Parshley, Representative-Elect, District 22

Beth Doglio, Representative, District 22

Brian Enslow, State Government Affairs Consultant

Rep. Barkis updated the Council on transportation budget forecasts and upcoming landlord-tenant and supply housing policies. Transportation revenues have declined due to increased costs of capital projects, yet projects like Connecting Washington, Mounts Rd. to Tumwater I-5 improvements, and the Nisqually Delta are committed projects that will require continued advocacy to prevent being slowed down or paused. Rep. Barkis explained that the Gas Tax is declining, but other fees help to stabilize its decline. The Road Usage Charge is intended to eventually replace the Gas Tax, and legislation is expected to introduce implementation of its first phases. The Climate Commitment Act is a significant revenue source in which utilization will be discussed. Discussion ensued.

Rep. Doglio discussed priorities including education funding, transitioning to a clean energy economy, and supporting housing programs like Maple Court. Discussion ensued.

Parshley reported on revenue growth forecasts. State revenues have decreased since 2023, but is forecasted to increase in 2026-2027. There is an unknown effect of how Federal tariffs will affect this prediction. Parshley reported on Multi-Family Tax Exemption (MFTE) statistics throughout regional jurisdictions and presented found barriers in services, infrastructure, and workforce. Discussion ensued.

Enslow presented the 2025 State Legislative Priorities, listing requests for the Thurston County Regional Basic Law Enforcement Academies (BLEA) at the Lacey Regional Training Center and Huntamer Park Civic Improvement Projects.

7. Adjourn

Mayor Ryder adjourned the meeting at 5:53 p.m.



Lacey City Council Worksession Minutes

Tuesday, December 10, 2024

6:00 PM

Council Chambers and Online

1. Call to Order

Mayor Andy Ryder called the meeting to order at 6:01 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Lenny Greenstein

Councilmember Michael Steadman

Councilmember Carolyn Cox

Councilmember Robin Vazquez (remote)

Councilmember Nicolas Dunning

Staff Present

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Dave Schneider, City Attorney

Bracy DiLeonardo, Human Resources Benefits Manager

Elissa Fontaine, City Clerk

Anna McBee, Police Records Supervisor

Brandy Legomina, Deputy City Clerk

3. Land Acknowledgment

Mayor Ryder presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

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

5. Public Comment

Verbal Public Comment

Katrina Stensgaard, Lacey community member, provided public comment on veteran's services and support.

No one registered to speak remotely, and no written public comment was received.

6. Agenda Items

A. Federal Legislative Update and 2025 Priorities

Joel Rubin, Partner, CFM Advocates

David Hodges, Partner, CFM Advocates

Shannon Kelley-Fong, Assistant City Manager

The following items were discussed in detail:

Recent Successes from 2022-2024

City Congressional Funding

- Emergency Coordination Center Generator (pending)
- Vets Hub
- MakerSpace Expansion
- College Street Phase III

City Federal Grants (2022 to 2024)

- MakerSpace Equipment (EDA)
- Safe Streets for All Planning (USDOT)

Legislation

- American Rescue Plan
- Bipartisan Infrastructure Law
- Inflation Reduction Act
- Puget Sound SOS Act

2025 Draft Federal Agenda

Cities Federal Funding Priorities

- Huntamer Park
- College Street Safety Improvement Project
- I-5 Corridor

City's Policy Priorities

- Build America, Buy America Flexibility
- Septic-to-Sewer Conversation Program
- Support the Defense Community Infrastructure Program (DCIP)
- National Housing and Homeless Strategy
- Support for Community Programs (eg. CDBG and COPS)
- Support HELPER Act

2025 Preview

- FY25 Budget
- Debt Limit
- Tight margins in House and Senate
- Tax Reform/Cuts (Filibuster Proof)

- Trump 2.0

Further discussion ensued on the following topics:

- The \$1 million RAISE grant is expected to be encompassed in the \$10 million College Street Corridor Improvement Project request.
- Clean water program appropriations to help convert septic to sewer.
- Childcare subsidies.
- JASCOM capital funding.
- Executive branch tariffs impacts.

Council provided direction to add policy priorities on childcare and associated programs, as well as, flexible spending for clean water programs.

B. Washington Cities Insurance Authority (WCIA) Risk Management Training

Rob Roscoe, WCIA Insurance Programs

WCIA provides insurance to municipalities within the state of Washington. Roscoe provided the advantages of being a WCIA member and an overview of recent public cases in Washington. Roscoe presented ways to avoid liability pertaining to land use, personnel, negligent misrepresentation, defamation, public works, executive session, and written communication that may violate the Open Public Meeting Act (OPMA). Roscoe further discussed reducing claims, state legislative impacts, and the WCIA actuarial review of assessment formula.

Council recessed from 7:47 p.m. until 7:52 p.m.

C. Public Records Summary

Elissa Fontaine, City Clerk

Anna McBee, Police Records Supervisor

Fontaine provided an overview of the Public Records Act and detailed frequently requested records and common exemptions. Fontaine discussed legislative requirements, the 2023 JLARC Report, the current fee schedule, penalties, litigation, public disclosure trends, and increased complexity factors associated with the Public Records Act.

McBee presented the Body Worn Camera (BWC) Program, as it relates to Law Enforcement Public Records. McBee provided history of the program, statistics, and an overview of BWC requests. McBee detailed the differences between exemptions and prohibitions, and discussed redactions, fees, and other agency fees for BWC. Staff intends to research BWC fee options and considerations to present to council for consideration.

D. Council Assignment Discussion

Andy Ryder, Mayor

Ryder presented the option to discuss Council assignments in the next year.

Ryder stated Commissioner Edwards retirement card is available to sign in the

Council Work Room.

Dunning proposed a discussion regarding the investigations of Thurston County Commissioner Clouse. No further action or discussion occurred.

7. Adjourn

Mayor Ryder adjourned the meeting at 8:46 p.m.

DRAFT



City Council Regular Meeting Minutes Tuesday, December 17, 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
Councilmember Carolyn Cox
Councilmember Robin Vazquez
Councilmember Nicolas Dunning (remote)

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
Alyssa Dolan-Caret, Human Resources Analyst
Jason Kashani, Utility Engineer
Sarah Schelling, Planning and Economic Development Manager
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 revised Council minutes of November 19, 2024

- B. Approval of the Worksession minutes of November 26, 2024
- C. Approval of the Council minutes of December 3, 2024
- D. Approval of the Parks Improvement Funding Workgroup minutes of December 9, 2024
- E. Approval of wages, claims, and transfer for November 12 through December 6, 2024

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

6. Public Recognitions and Presentations

A. Lacey Youth Council Report

Lacey Youth Council Representatives

The following reports were provided by the Youth Council:

Pope John Paul II High School - Eliana Allin
North Thurston High School - Zury Ramirez-Plascencia
River Ridge High School - Elhadj Toure
Home School Community - Luka Foehlich
Timberline High School - Aryan Kumar
Summit Virtual Academy - Kieran Sills-Powell
Northwest Christian High School - Lydia Neat
Youth Council - Sophia Allard

7. Public Comment

Verbal Public Comment

One (1) person(s) signed up to speak at the meeting.

Jim Kainber, PARC Foundation representative, provided a comment regarding the Parks Improvement Funding Work Group recommendation.

No (0) person(s) registered to speak remotely. No (0) written public comment(s) were received.

8. Ordinances

A. Ordinance 1669: Amendments to Development Guidelines and Public Works Standards

Vanessa Dolbee, Community and Economic Development Director
Sarah Schelling, Planning and Economic Development Manager

Schelling presented draft Ordinance 1669, proposing updates to Chapter 1 of the Development Guidelines and Public Works Standards Manual. The updates are being proposed in order to comply with legislation and remain consistent with state law and were reviewed in detail. A public hearing on the updates was held at the November 13, 2024, Planning Commission meeting. The Planning Commission and staff recommend adopting Ordinance 1669.

Following adoption of the Chapter 1 amendments, staff intend to recommend

moving Chapter 1 into the Lacey Municipal Code as a chapter dedicated to development procedures in early 2025.

Councilmember Steadman moved to adopt Ordinance 1669 - Amendments to Development Guidelines and Public Works Standards, as presented. Councilmember Greenstein seconded. The motion carried.

B. Ordinance 1670: 2025 Budget
Troy Woo, Finance Director

Woo presented the draft Ordinance 1670, authorizing the 2025 Budget. The ordinance sets the total 2025 budget in the amount of \$280,088,819, and the General Fund total budget in the amount of \$78,069,464.

Deputy Mayor Miller moved to adopt Ordinance 1670, as presented. Councilmember Vazquez seconded. The motion carried.

C. Ordinance 1671: Reserve Designation
Troy Woo, Finance Director

During the November 26, 2024, Worksession, Council reviewed the proposed designations as presented by staff. Woo highlighted three minor adjustments to the proposed committed reserves following the November 26 discussion. The draft ordinance will ensure the City's financial reporting aligns with the requirements of the Governmental Accounting Standards Board (GASB) Standards and Generally Accepted Accounting Principles (GAAP).

Councilmember Steadman moved to adopt Ordinance 1671, establishing fund balance designations as presented. Deputy Mayor Miller seconded. The motion carried.

9. Mayor's Report

- A. Appointment: Raul Garza, Commission on Equity**
- B. Appointment: Jun Yi, Planning Commission**
- C. Appointment: Robert Lane, Planning Commission**

Mayor Ryder highlighted the recent recruitment efforts for the advisory board vacancies, and invited the selected candidates to say a few words. Raul Garza, Jun Yi, and Robert Lane introduced themselves.

Mayor Ryder moved to appoint Raul Garza to the Commission on Equity, and Jun Yi and Robert Lane to the Planning Commission. Councilmember Greenstein seconded. The motion carried.

10. City Manager's Report

- A. Wellness Annual Report**
Alyssa Dolan-Caret, Human Resources Analyst

Dolan-Caret presented on the City's Wellness Program, Wellness Committee,

featured monthly events, and future event schedules. The Association of Washington Cities WellCity program recognizes members that achieve quality standards in employee health promotion. Staff highlighted the City earned the WellCity distinction and was awarded a 2% medical premium discount.

B. 2023/2024 Manhole Rehabilitation Bid Award

Jason Kashani, Utility Engineer

The annual manhole rehabilitation program is identified in the most recent Wastewater Comprehensive Plan. This program is an effort to repair and rehabilitate wastewater manholes that have inflow, infiltration, and deterioration. A total of seventeen (17) manholes were identified in 2023-2024. The project for 2023-2024 Manhole Rehabilitation was advertised for three weeks and bids were opened on November 9, 2024. Three bids were received and ranged from a low of \$670,321.85 to \$790,227.24. The project start date is anticipated for February 2025, with 40 working days allotted to complete the work. The project is expected to be completed by April 2025.

Deputy Mayor Miller moved to award Contract PW 2023-23 to low bidder Western United Civil Group from Yacolt, Washington for the amount of \$670,321.85. Councilmember Greenstein seconded. The motion carried.

11. Other Business

A. Parks Improvement Funding Work Group Recommendation

Jen Burbidge, Parks, Culture, and Recreation Director

Evette Temple, Chair, Parks Improvement Funding Workgroup

The City Council adopted the 2023-2029 Lacey Parks, Culture and Recreation Department (LPCR) Comprehensive Plan on August 17, 2023. The Comprehensive Plan identifies a six-year Parks Capital Improvement Program (PCIP).

The Parks Improvement Funding Work Group was established by Resolution 1148 to:

- Review parks expansion and replacement projects identified in the PCIP.
- Analyze all available funding options
- Recommend to the Council a funding package identifying funding sources, including recommended amounts
- Implement a prioritized list of capital parks projects

Staff provided a briefing on the Parks Improvement Funding Work Group recommendation. The recommendation is a culmination of the Work Group's efforts to address the long-term needs of Lacey's park system. The recommendation includes:

- An executive summary
- An overview of each meeting
- The funding recommendations

- Two (2) prioritized PCIP lists
- An appendix with an overview of each project

The Work Group recommends establishing a Metropolitan Park District (MPD) at \$0.45 Levy Rate per \$1,000 assessed value. The Work Group highlighted a phased increase to the maximum levy rate. Discussion ensued. Additional information will be presented to the Council for review during the January 14, 2024, meeting.

12. 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 TPB.

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 JASCOM and EDC. Deputy Mayor Miller also provided a recap of a session attended at the National League of Cities Conference.

C. Councilmember Lenny Greenstein:

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

Councilmember Greenstein did not provide any reports.

D. Councilmember Michael Steadman:

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

Councilmember Steadman did not provide any reports.

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, Regional Housing Council, 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 provided reports from the TRPC, Thurston County Board of Health, and TCMC.

G. Councilmember Nicolas Dunning:

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

Councilmember Dunning did not provide any reports.

13. Adjourn

Councilmember Greenstein thanked Thurston County Commissioner Gardy Edwards for his service to the community.

Mayor Ryder highlighted the use of the "Other Business" section on Council agendas, and discussion ensued. Walk confirmed further discussion would take place at the Council Retreat scheduled for January 2025.

Mayor Ryder adjourned the meeting at 7:58 p.m.



LACEY CITY COUNCIL MEETING

January 7, 2025

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director *TW*
Alix Turcotte, Senior Accountant *AT*
Carrie Bode, Accounting Technician *CB*

ORIGINATED BY: Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 12/6/2024 through 12/27/2024. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	12/6/2024	277908	277908	5,600.00
	12/13/2024	277909	278037	374,365.29
	12/20/2024	278038	278120	256,651.70
	12/27/2024	278121	278201	198,839.09

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	12/6/2024	116,676.46
	12/10/2024	139.30
	12/10/2024	30.00
	12/12/2024	26.08
	12/13/2024	798,048.05
	12/16/2024	441.00
	12/16/2024	303.22
	12/16/2024	129.00
	12/19/2024	810.57
	12/20/2024	483,969.68
	12/27/2024	1,505,652.63

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Bud Clary Ford/Hyundai	\$ 69,996.31	Parks Truck Replacement
Lakeside Industries, Inc.	\$ 157,995.85	Yelm Hwy Pavement Rehab
McClure and Sons, Inc.	\$ 157,696.85	Beachcrest Wellfield pH
Nisqually Indian Tribe	\$ 74,178.76	November 2024 Inmate Support
North Thurston Public Schools	\$ 65,481.22	Apr. - Dec. 2024 Pool Contract
Pacific Civil & Infrastructure	\$ 276,458.17	Madrona & Westside pH
Puget Sound Energy, Inc.	\$ 112,063.98	Utility Bills
Forma Construction Company	\$ 1,331,758.02	New Police Station & Retainage
Heritage Bank	\$ 62,443.37	New Police Station Retainage



LACEY CITY COUNCIL MEETING

January 7, 2025

SUBJECT: 2025 Federal Legislative Agenda.

RECOMMENDATION: Motion: To adopt the 2025 Federal Legislative Agenda.

STAFF CONTACT: Rick Walk, City Manager *RW*
Shannon Kelley-Fong, Assistant City Manager *SKF*

ORIGINATED BY: City Manager's Department

ATTACHMENTS: 1. 2025 Federal Legislative Agenda
2. 2025 Federal Legislative Agenda – Accessible Copy

FISCAL NOTE: Not applicable

PRIOR REVIEW: [City Council Worksession – December 10, 2024](#)

BACKGROUND: Annually, the City of Lacey establishes priorities for the upcoming Federal legislative session.

The 2025 Federal Legislative Agenda is intended to reflect the City's current policies and priorities at the federal level. This document helps the City achieve its legislative priorities in 2025 and beyond.

Next Steps. Upon review, the Lacey City Council could consider one of the following four options:

Option 1: Motion to adopt the 2025 Federal Legislative Agenda.

Option 2: Take no action; Do not adopt the 2025 Federal Legislative Agenda.

Option 3: Provide direction to City staff on other elements to consider. After further diligence on these elements, City Staff would then return to

the Lacey City Council to review additional materials for consideration.

Option 4: Some other option not contemplated in the above options.

Staff recommends option 1.



2025 Federal Legislative Priorities

LACEY CITY COUNCIL

Andy Ryder, Mayor

Malcolm Miller, Deputy Mayor

Lenny Greenstein

Michael Steadman

Carolyn Cox

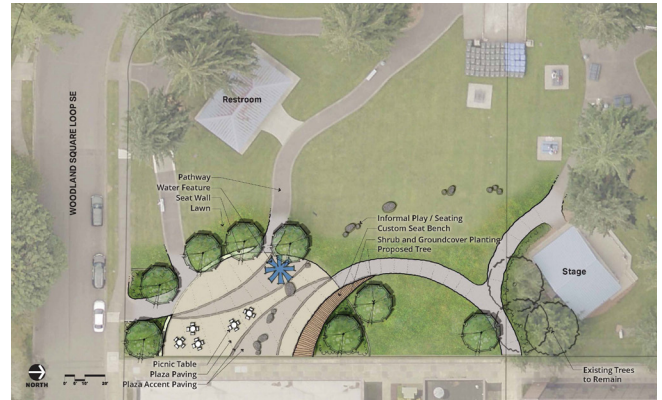
Robin Vazquez

Nicolas Dunning

Adopted by Lacey City Council on January 7, 2025

1 HUNTAMER PARK CIVIC IMPROVEMENT PROJECT

For decades, the City has actively engaged through planning and public project efforts to transform the Midtown District into a vibrant and community-centered urban core. The “heart” of this area, Huntamer Park, a 1.5-acre civic space, desperately needs updates to meet the growing community’s needs. Previous major improvements at Huntamer Park last occurred in 2005. Since then, the surrounding Midtown District has grown significantly with new mixed-use and residential (re)developments. This project would strengthen opportunities for civic engagement, improve equity by increasing park access and amenities in Community



Concept Design

Development Block Grant

qualified census tract, increase environmental resiliency, improve public health and wellness, and expand opportunities for economic growth and development.

The City of Lacey seeks \$400,000 to improve Huntamer Park, including adding plaza spaces, a water feature, new landscaping, pathways, and furniture designed for daily use while maintaining civic spaces for important community-wide events.

Tentative Project Funding

City	\$800,000
State	\$200,000
Federal	\$400,000
Total	\$1.4 million

2 COLLEGE STREET CORRIDOR SAFETY IMPROVEMENTS

The College Street corridor carries an estimated 32,000 vehicles each day and is the primary north-south link connecting the City, as well as other Thurston County communities. The corridor is a vital access point to local schools, services, and multimodal transportation options for many, including several low-income communities. College Street has over 130 driveways, many T-sections and inefficient four-way intersections that result in serious vehicle safety hazards. Other corridor users (including elementary school children traveling to school) face narrow sidewalks, the absence of bike infrastructure, and a scarcity of welcoming infrastructure that compounds these safety challenges.



While the City of Lacey intends to apply for a RAISE grant again, we seek an additional \$1M for this project.

3 I-5 CORRIDOR FROM TUMWATER TO MOUNTS ROAD AND THE NISQUALLY RIVER DELTA

Interstate 5 (I-5) is crucial to the Puget Sound Region for commerce, transportation, and Joint Base Lewis McChord’s (JBLM) mission readiness. The current configuration negatively impacts the Nisqually River by impeding critical ecological functions essential to salmon survival while also increasing flood risk that creates safety, national security, and freight mobility concerns. In 2022, the Washington State Legislature recognized the need to address these challenges and allocated \$75 million for planning of the Nisqually River delta (Mounts Road to Marvin Road) portion of the corridor.

The City continues to work with local partners to advocate for the advancement of this project as a unified voice and recognizes the need for federal investments.

Government
Relations webpage:



City of Lacey 2025 Federal Legislative Priorities

POLICY POSITIONS

1 Provide Build America, Buy America Flexibility (BABA)

While the City supports the underlying goals of the Build America, Buy America Act, it presents significant challenges for communities like Lacey that are eager to put federal investments from the Infrastructure and Jobs Act and the Inflation Reduction Act to use. **The City has significant concerns about meeting daunting BABA requirements. The City urges efforts to provide increased BABA flexibility for infrastructure projects.**

2 Clean Water Programs: Clean Water State Revolving Fund & Septic-to-Sewer Conversion Program

Within city limits and its Urban Growth Area, there are nearly 10,000 septic systems in older, urban neighborhoods where public sewer is unavailable. As these systems age, they can fail undetected and cause significant harm to community health.

While the Bipartisan Infrastructure Law (BIL) made historic investments to help communities across the country address their clean water challenges, not all resources are accessible. BIL's creation of two new funding streams within EPA's State Revolving Fund (SRF) program for emerging contaminants and lead line replacement is a key pillar of the legislation's water investments. Unfortunately, the additional funding does not allow states to determine how best to allocate the additional resources, resulting in Washington returning funding to the federal government. **The City urges Congress to provide states with greater flexibility in using EPA's State Revolving Fund resources.**

In the past few years, the City approved over \$5 million for water and wastewater improvements, including septic-to-sewer conversions, in a neighborhood where contaminants from septic systems were impacting groundwater and aquifers. The City wants to continue investing in these conversions in future years. **The City urges Congress to appropriate funding to the Connections to Publicly Owned Treatment Works grant program, an ideal funding stream for the City's Septic-to-Sewer Conversion Program.**

3 Support the Defense Community Infrastructure Program (DCIP)

An estimated 70% of the active-duty members serving at Joint-Base Lewis-McChord live off base and in communities across the South Sound. Approximately, 10% of off-base, active-duty members call Lacey home. **The City urges continuing support for the DCIP program and that the program remain eligible for needed capital investments on and off military installations.**

4 Support Early Learning and High-Quality Childcare

The City supports efforts to address the nation's childcare crisis, including reducing barriers for providers, building new facilities, increasing workforce development, increasing access to subsidized childcare slots, and increasing childcare in all areas. To help address these challenges locally, the City continues to explore opportunities to access programs such as the Defense Community Infrastructure Program (DCIP), which could provide resources to enhance the availability of high-quality early learning and childcare.

5 Support a National Housing and Homeless Outreach Strategy

The lack of a consistent, coordinated homeless strategy means the impact of homelessness is disproportionately borne by local communities and jurisdictions across the nation. The City strongly supports legislation like the Ending Homeless Act to provide resources programs need to effectively address the housing and homeless crisis in America, in addition to increasing the Low-Income Housing Tax Credit to encourage private investment in the production and preservation of affordable housing. The City also believes investments in our nation's mental health systems are critical and supports efforts such as the Bipartisan Addiction and Mental Health Task Force.

6 Continued Support of Community Programs — Community Development Block Grant Program, COPS Grant, and More

The City urges continuing support to provide and enhance funding for community programs such as CDBG and COPS, critical funding streams for communities like Lacey seeking to enhance public safety and the community's quality of life.

7 Support the Homes for Every Local Protector, Educator, and Responder (HELPER) Act

The City strongly supports the HELPER Act which would create a home loan program within the Federal Housing Administration allowing law enforcement officers, fire fighters, EMTs, paramedics, and pre-K-12 teachers, across the country to obtain a low-interest, fully insured home loan with no down payment and no monthly mortgage insurance costs.

FOR MORE INFORMATION

CITY OF LACEY

Shannon Kelley-Fong, Assistant City Manager
Shannon.Kelley-Fong@CityofLacey.org | 360.412.2891

GOVERNMENT AFFAIRS

Joel Rubin, CFM Advocates
joelr@cfmdc.com | 202.347.9171



2025 Federal Legislative Priorities

LACEY CITY COUNCIL

Andy Ryder, Mayor

Malcolm Miller, Deputy Mayor

Lenny Greenstein

Michael Steadman

Carolyn Cox

Robin Vazquez

Nicholas Dunning

Adopted by Lacey City Council on January 7, 2025

CITY OF LACEY | 420 COLLEGE STREET SE | LACEY, WA 98503 | 360.491.3214 |
CityofLacey.org

COMMUNITY PROJECTS

1. **Huntamer Park Civic Improvement Project**

For decades, the City has actively engaged through planning and public project efforts to transform the Midtown District into a vibrant and community-centered urban core. The “heart” of this area, Huntamer Park, a 1.5-acre civic space, desperately needs updates to meet the growing community's needs. Previous major improvements at Huntamer Park last occurred in 2005. Since then, the surrounding Midtown District has grown significantly with new mixed-use and residential (re)developments. This project would strengthen opportunities for civic engagement, improve equity by increasing park access and amenities in Community Development Block Grant qualified census tract, increase environmental resiliency, improve public health and wellness, and expand opportunities for economic growth and development. **The City of Lacey is seeking \$400,000 to improve Huntamer Park, including adding plaza spaces, a water feature, new landscaping, pathways, and furniture designed to for daily use while maintaining civic spaces for important community-wide events.**

2. COLLEGE STREET CORRIDOR SAFETY IMPROVEMENTS

The College Street corridor carries an estimated 32,000 vehicles each day and is the primary north-south link connecting the City, as well as other Thurston County communities. The corridor is a vital access point to local schools, services, and multimodal transportation options for many, including several low-income communities. College Street has over 130 driveways, many T-sections and inefficient four-way intersections that result in serious vehicle safety hazards. Other corridor users (including elementary school children traveling to school) face narrow sidewalks, the absence of bike infrastructure, and a scarcity of welcoming infrastructure that compounds these safety challenges.

While the City intends to apply for a RAISE grant again, the City of Lacey is seeking an additional \$1M for this project.

3. I-5 CORRIDOR FROM TUMWATER TO MOUNTS ROAD AND THE NISQUALLY RIVER DELTA

Interstate 5 (I-5) is crucial to the Puget Sound Region for commerce, transportation, and Joint Base Lewis McChord's (JBLM) mission readiness. The current configuration negatively impacts the Nisqually River by impeding critical ecological functions essential to salmon survival while also increasing flood risk that creates safety, national security, and freight mobility concerns. In 2022, the Washington State Legislature recognized the need to address these challenges and allocated \$75 million for planning of the Nisqually River delta (Mounts Road to Marvin Road) portion of the corridor.

The City continues to work with local partners to advocate for the advancement of this project as a unified voice and recognizes the need for federal investments.

POLICY POSITIONS

1. PROVIDE BUILD AMERICA, BUY AMERICA FLEXIBILITY (BABA)

While the City supports the underlying goals of the Build America, Buy America Act, it presents significant challenges for communities like Lacey that are eager to put federal investments from the Infrastructure and Jobs Act and the Inflation Reduction Act to use. **The City has significant concerns about meeting daunting BABA requirements. The City urges efforts to provide increased BABA flexibility for infrastructure projects.**

2. CLEAN WATER PROGRAMS: CLEAN WATER STATE REVOLVING FUND & SEPTIC-TO-SEWER CONVERSATION PROGRAM

Within city limits and its Urban Growth Area, there are nearly 10,000 septic systems in older, urban neighborhoods where public sewer is unavailable. As these systems age, they can fail undetected and cause significant harm to community health.

While the Bipartisan Infrastructure Law (BIL) made historic investments to help communities across the country address their clean water challenges, not all resources are accessible. BIL's creation of two new funding streams within EPA's State Revolving Fund (SRF) program for emerging contaminants and lead line replacement is a key pillar of the legislation's water investments. Unfortunately, the additional funding does not allow states to determine how best to allocate the additional resources, resulting in Washington returning funding to the federal government. **The City urges Congress to provide states with greater flexibility in using EPA's State Revolving Fund resources.**

In the past few years, the City approved over \$5 million for water and wastewater improvements, including septic-to-sewer conversions, in a neighborhood where contaminants from septic systems were impacting groundwater and aquifers. The City wants to continue investing in these conversions in future years. **The City urges Congress to appropriate funding to the Connections to Publicly Owned Treatment Works grant program, an ideal funding stream for the City's Septic-to-Sewer Conversion Program.**

3. SUPPORT THE DEFENSE COMMUNITY INFRASTRUCTURE PROGRAM (DCIP)

An estimated 70% of the active-duty members serving at Joint-Base Lewis-McChord live off base and in communities across the South Sound.

Approximately, 10% of off-base, active-duty members call Lacey home. **The City urges continuing support for the DCIP program and that the program remain eligible for needed capital investments on and off military installations.**

4. SUPPORT EARLY LEARNING AND HIGH-QUALITY CHILDCARE

The City supports efforts to address the nation's childcare crisis, including reducing barriers for providers, building new facilities, increasing workforce development, increasing access to subsidized childcare slots, and increasing

childcare in all areas. To help address these challenges locally, the City continues to explore opportunities to access programs such as the Defense Community Infrastructure Program (DCIP), which could provide resources to enhance the availability of high-quality early learning and childcare.

5. SUPPORT A NATIONAL HOUSING AND HOMELESS OUTREACH STRATEGY

The lack of a consistent, coordinated homeless strategy means the impact of homelessness is disproportionately borne by local communities and jurisdictions across the nation. The City strongly supports legislation like the Ending Homeless Act to provide resources programs need to effectively address the housing and homeless crisis in America, in addition to increasing the Low-Income Housing Tax Credit to encourage private investment in the production and preservation of affordable housing. The City also believes investments in our nation's mental health systems are critical and supports efforts such as the Bipartisan Addiction and Mental Health Task Force.

6. CONTINUED SUPPORT OF COMMUNITY PROGRAMS — COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, COPS GRANT, AND MORE

The City urges continuing support to provide and enhance funding for community programs such as CDBG and COPS, critical funding streams for communities like Lacey seeking to enhance public safety and the community's quality of life.

7. SUPPORT THE HOMES FOR EVERY LOCAL PROTECTOR, EDUCATOR, AND RESPONDER (HELPER) ACT

The City strongly supports the HELPER Act which would create a home loan program within the Federal Housing Administration allowing law enforcement officers, firefighters, EMTs, paramedics, and pre-K-12 teachers, across the country to obtain a low-interest, fully insured home loan with no down payment and no monthly mortgage insurance costs.

FOR MORE INFORMATION

CITY OF LACEY

Shannon Kelley-Fong, Assistant City Manager
Shannon.KelleyFong@CityofLacey.org | 360.412.2890

GOVERNMENT AFFAIRS

Joel Rubin, Partner, CFM Advocates
joelr@cfmdc.com | 202.347.9171

CITY OF LACEY

Official Proclamation

WHEREAS, in 1882 the United States and Korea signed a treaty establishing a peaceful relationship, friendship, and commerce which led 102 Korean immigrants to set sail for Honolulu, Hawaii in December 1902, on the SS Gaelic.

WHEREAS, for more than a century, Korean immigrants and their descendants have helped build America's prosperity, strengthen our communities, and defend our freedoms; through their service in World War I, World War II, the Korean Conflict, the Vietnam War, and other wars, Korean Americans have served our Nation with honor and courage, upholding the values that make our country strong; and

WHEREAS, Korean Americans are an integral part of our community, with contributions observed in all facets of American life, from politics to industry, entrepreneurship to volunteerism, the arts, and education; and

WHEREAS, Korean Americans of all generations, and recent immigrants, have made significant contributions to the cultural and economic vitality of the United States, and continue to make great contributions to our nation, our region, and our City; and

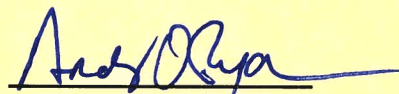
WHEREAS, these contributions occurred despite harassment, discrimination, and anti-Asian hate, all of which, unfortunately, remain prevalent today; and

WHEREAS, the City of Lacey commits to honoring the significant history and contributions of our Korean American community members, and we strive to reduce barriers that result in increased social inclusion, economic mobility, language access, and meaningful civic engagement; and

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby proclaim January 13, 2025, as

Korean-American Day

in the City of Lacey and encourage businesses, organizations, public and private entities, and community members to recognize Korean American Day, take time to celebrate the contributions of Korean Americans, and join the City of Lacey in creating a welcoming environment and a culture of belonging.



Mayor Andy Ryder
January 7, 2025

CITY OF LACEY

Official Proclamation

WHEREAS, the Civil Rights movement in the 1960's profoundly impacted the course of American history and continues to shape the direction and debate of our society; and

WHEREAS, Reverend Dr. Martin Luther King Jr., a civil rights leader, devoted his life to the non-violent advancement of civil rights and public service and his dream is no less inspirational and important today than when he first expressed it 60 years ago; and

WHEREAS, Dr. King believed in a nation of freedom and justice for all, and challenged all community members to help build a more perfect union and live up to the purpose and potential of the United States of America; and

WHEREAS, even with the progress achieved during the Civil Rights movement and subsequent decades, inequities, injustices, racism and other forms of discrimination and oppression are still prevalent in our society today; and

WHEREAS, Dr. King's life was struck down by a bullet of bigotry on April 4, 1968, however, his dream of pursuing a world free from prejudice and injustice lives on; and

WHEREAS, we honor and celebrate Dr. King's memory, and importantly, we preserve his legacy – one that calls upon all of us to stand up against injustice, protect our most sacred tenets of democracy, and continue to work towards a more equitable society; and

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby proclaim January 20, 2025, as

Martin Luther King, Jr. Day

in the City of Lacey and urge all community members to take this opportunity to reflect upon Dr. King's vision and to join me in rededicating ourselves to continuing to advance the principles of justice and equality for all.



Mayor Andy Ryder
January 7, 2025



LACEY CITY COUNCIL MEETING

January 7th, 2025

SUBJECT: Multi-Family Tax Exemption Program Expansion

RECOMMENDATION: **Motion:** Adopt Resolution No. 1161 notifying the public of the Council's intent to designate a new Residential Targeted Area and setting a date for a public hearing.

STAFF CONTACT: Rick Walk, City Manager *RW*
Vanessa Dolbee, Director of Community & Economic Development
Ryan Andrews, Community Planning Manager
Jennifer Adams, Housing Coordinator *JA*

ORIGINATED BY: City Council

ATTACHMENTS:

1. Resolution No. 1161
2. Exhibit A (Neighborhood Commercial District Description)
3. Exhibit B (Neighborhood Commercial District Maps)

FISCAL NOTE: None

PRIOR REVIEW: October 8, 2024, Council Work Session

BACKGROUND:

Local Context | Establishing a Multi-Family Exemption Program:

On December 18, 2014, the Lacey City Council adopted [Ordinance 1452](#), which identifies the requirements for a local MFTE program and designated the Woodland District as a Residential Target Area (RTA) as defined by the RTA designation requirements of [RCW 84.14.040](#). The Council adopted the 8-year option with no affordability requirements and the 12-year option requiring that 20% of units meet affordability requirements, which is codified within Lacey Municipal Code (LMC) Chapter 3.64.

Considerations for MFTE Expansion

As Lacey continues to grow, expanding the MFTE program into additional residential targeted areas defined by [RCW 84.14.040](#), presents a strategic opportunity to support housing development and affordability in other areas of the city. Expanding this program requires careful consideration to ensure that expansion will continue to align with the City's long-term housing and economic development goals, and considerations of staff capacity to track, monitor, and report on projects utilizing the program.

At its October 8, 2024 work session, City Council directed staff to pursue the next steps required to expand the multi-family tax exemption (MFTE) program. The Council agreed to explore the following options for the expansion, all of which include an affordable housing component:

1. Include the Neighborhood Commercial District as a Residential Target Area (RTA) for the 12-year MFTE program and the 20-year MFTE program.
2. Expand the MFTE program in the Woodland District to include the 20-year MFTE program.
3. Include a 12-year MFTE extension option for the 8-year and the 12-year MFTE programs in both the Neighborhood Commercial and Woodland Districts.

Per RCW 84.14.040, in order to designate a new Residential Targeted Area, the Council must first adopt a resolution to notify the public of the Council's intent and conduct a public hearing. The purpose of the public hearing will be to seek public comment on and consider the designation of the Neighborhood Commercial District as a residential targeted area.

After the conclusion of the public hearing, the Council could consider whether to include the Neighborhood Commercial District as a Residential Target Area. At such time the Council can also consider whether to expand the MFTE program in the Woodland District and/or the Neighborhood Commercial District. Staff would provide draft language for Council's consideration. Such action would be pursuant to the adoption of an ordinance.

Staff Recommendation

Staff recommends adoption of Resolution No. 1161 notifying the public of the Council's intent to designate a new Residential Targeted Area and setting a public hearing on January 21, 2025. After the public hearing, the Council can review draft ordinance language implementing MFTE program expansion. The Council can review such language at the January 21 Council meeting or at a future work session.

NEXT STEPS:

Option 1: Adopt Resolution No. 1161 notifying the public of the Council's intent to designate a new Residential Targeted Area and setting a date for a public hearing.

Option 2: No change. Continue as is.

Option 3: Provide direction to City staff on other elements to consider in regards to this issue. After further diligence on these elements, City Staff would then return to the Lacey City Council to review.

Option 4: Some other option not contemplated in the above options.

RESOLUTION NO. 1161

CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY NOTIFYING THE PUBLIC OF THE COUNCIL'S INTENT TO DESIGNATE A RESIDENTIAL TARGET AREA, DESCRIBING THE BOUNDARIES OF THE AREA TO BE DESIGNATED, AND SETTING A DATE FOR A PUBLIC HEARING.

WHEREAS, In 1995 the Washington State Legislature initiated the multifamily tax exemption (MFTE) program, codified at RCW 84.14, to incentivize residential development in urban centers, designated as "Residential Targeted Areas," in Washington jurisdictions; and

WHEREAS, the MFTE program functions as a tool to encourage residential opportunities, including affordable housing, in the urban centers of cities planning under the Growth Management Act and to stimulate multi-family housing development; and

WHEREAS, the purpose of the tax exemption is to facilitate reinvestment and redevelopment in the area around the residential project that would, over time, provide additional commercial services, and to increase revenues for the tax districts to continue to provide public services; and

WHEREAS, On December 18, 2014, the Lacey City Council adopted Ordinance 1452, which identifies the requirements for a local MFTE program and designated the Lacey Woodland District as a Residential Targeted Area; and

WHEREAS, As Lacey continues to grow, expanding the MFTE program into additional residential targeted areas presents a strategic opportunity to support housing development and affordability in other areas of the city; and

WHEREAS, Expanding the MFTE program requires careful consideration to ensure that expansion will continue to align with the City's long-term housing and economic development goals, and considerations of staff capacity to track, monitor, and report on projects utilizing the program; and

WHEREAS, RCW 84.14.040(2) states that a governing authority may adopt a resolution of intent to designate one or more residential targeted areas, thereby notifying the public of its intent; and

WHEREAS, in accordance with RCW 84.14.040(2) the resolution must state the time and place of a hearing to be held by the governing authority to consider the designation of the targeted area; and

WHEREAS, notice of the public hearing shall be published once each week for two consecutive weeks, not less than seven days, nor more than thirty days before the date of the hearing in accordance with RCW 84.14.040(3).

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, AS FOLLOWS:

Section 1. The City Council hereby states its intent to designate those certain properties as described on Exhibit A and shown on Exhibit B, attached hereto and incorporated by this reference as if set forth in full herein, as a residential targeted area.

Section 2. A public hearing to seek public comment on and consider the designation of this area as a residential targeted area will be held at a regular meeting of the City Council on January 21, 2025 at 6:00 p.m. or as soon thereafter as possible in the Lacey City Council Chambers located at Lacey City Hall, 420 College Street S.E., Lacey, Washington. The hearing will be noticed in accordance with RCW 84.14.040(3).

Section 3. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, this ____ day of January, 2025.

LACEY CITY COUNCIL

By _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

RESOLUTION 1161

EXHIBIT A

Neighborhood Commercial District Description

There are eight (8) neighborhood commercial areas in the Lacey city limits designed to offer residents convenient, walkable access to essential services and informal gathering spots within their communities. These districts are strategically located to complement surrounding residential areas, providing a range of neighborhood-focused amenities that prioritize local needs over attracting larger, auto-dependent crowds. Emphasis is placed on pedestrian-friendly layouts, and community-oriented spaces where people can shop, dine, and connect without needing to travel far from home.

These commercial areas are carefully integrated into neighborhoods to maintain compatibility with residential surroundings, offering hubs for everyday needs and a sense of community identity. As Lacey grows, these districts are expected to become even more central to community life, supporting higher density and increased commercial activity while remaining tailored to neighborhood-scale uses.

The City's comprehensive zoning map identifies the eight (8) neighborhood commercial districts within the city limits; further locationally defined as follows:

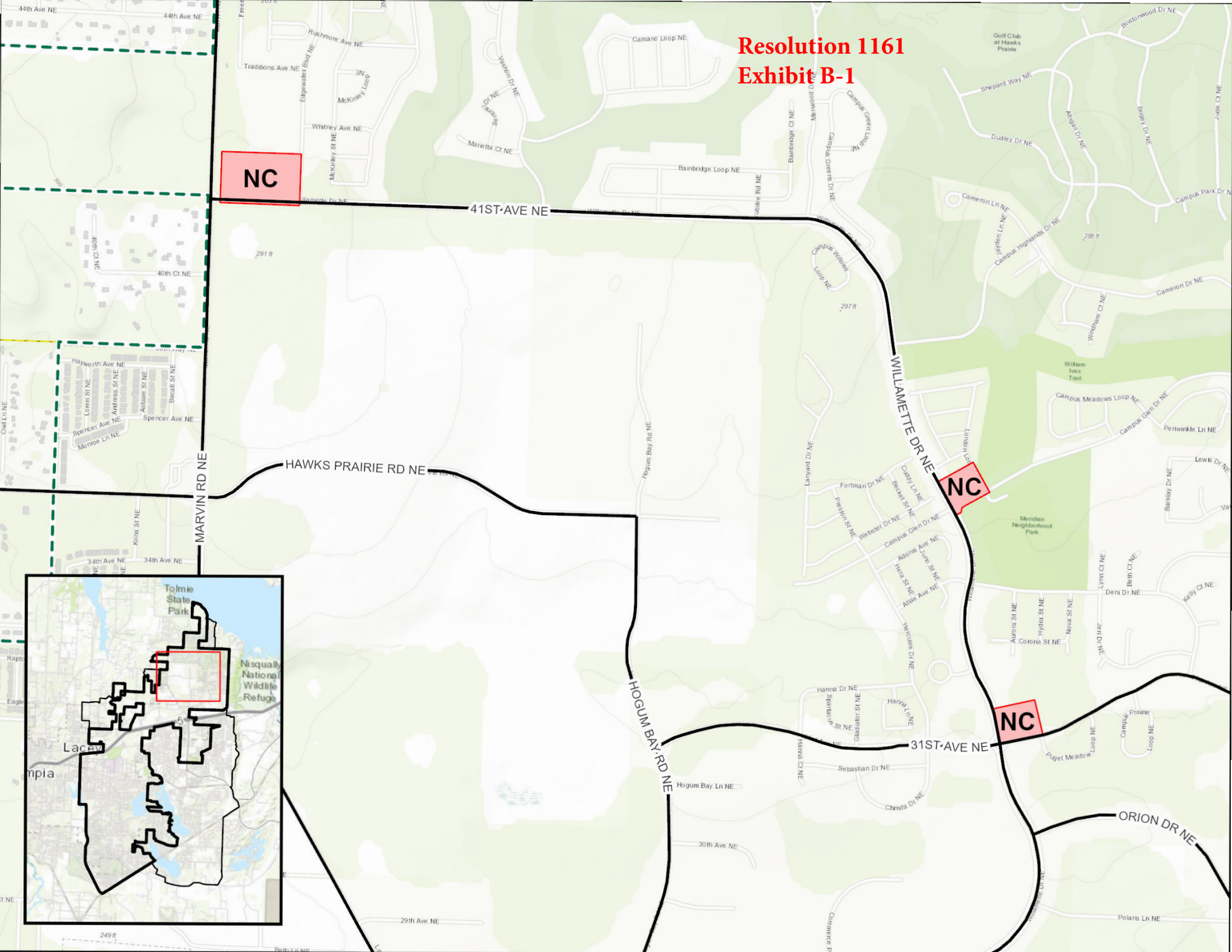
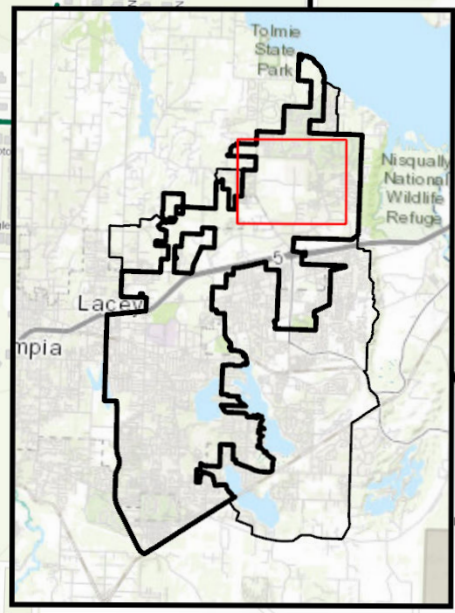
- Marvin Road & 41st Ave NE (Edgewater)
- Willamette Drive & Campus Glen (Meridian Market)
- Willamette Drive & 31st Ave NE (Tilden Apartments)
- College Street SE & Mullen Road SE (The Farm)
- College Street SE & 45th Ave SE (Stonegate)
- Yelm Hwy SE & Ruddell Road SE (Thornbury Crossing)
- Mullen Road SE & Carpenter Road SE (Interlake Grocery)
- Yelm Hwy SE & Balustrade Blvd SE (Horizon point)

Resolution 1161 Exhibit B-1

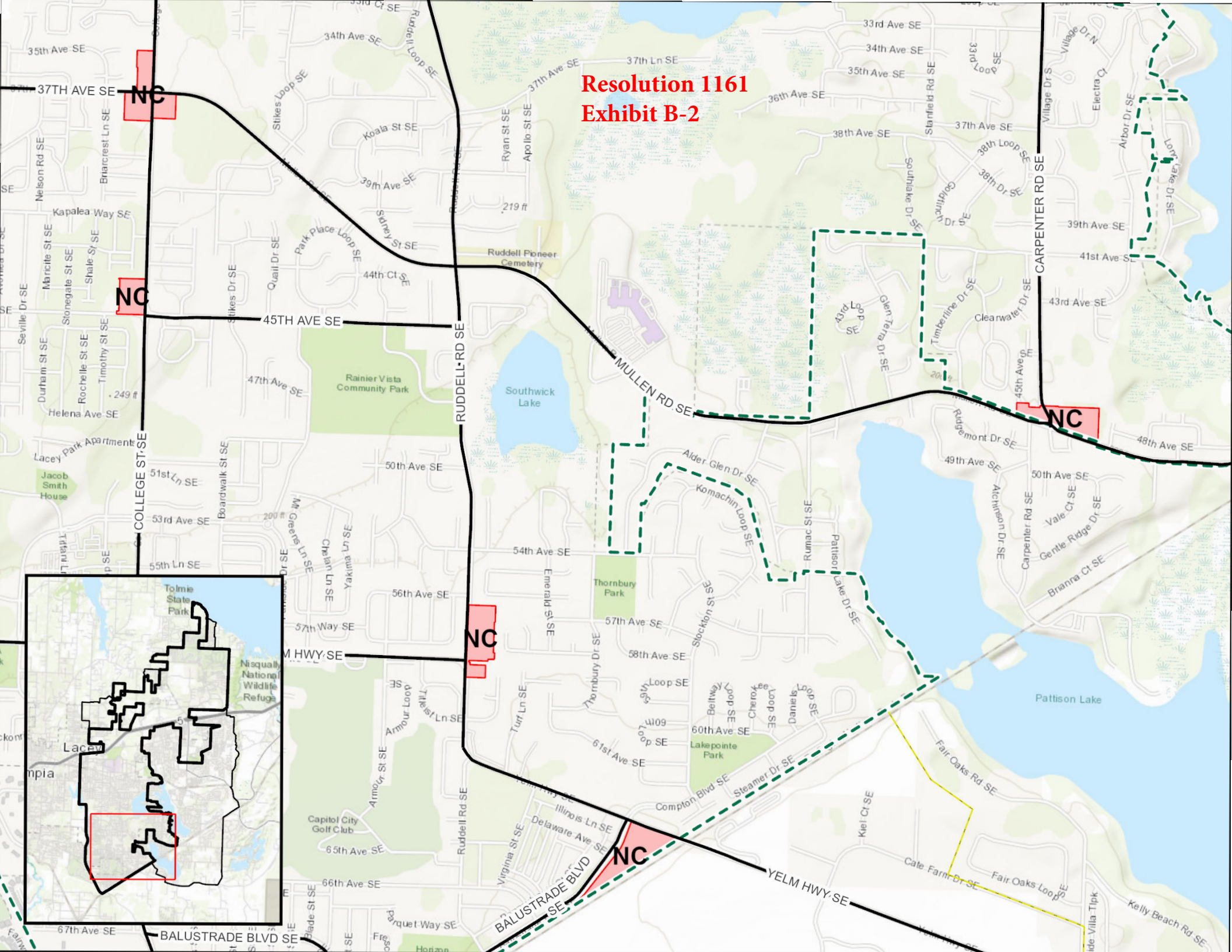
NC

NC

NC



Resolution 1161
Exhibit B-2





City Manager's Office

LACEY CITY COUNCIL

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

CITY MANAGER

Rick Walk

12/31/2024

Lacey City Council
420 College Street SE
Lacey, WA 98513

Re: Recognizing Fire Chief, Steve Brooks

City Council:

On January 10, 2025, the Lacey community and the broader Thurston County Region will be celebrating the retirement of Steve Brooks, Fire Chief of Lacey Fire District #3. As Fire Chief, Chief Brooks has consistently provided exceptional service and leadership to the Lacey Community by ensuring our community is safe, community members receive the emergency care they need and contributing to the overall quality of life the Lacey community enjoys. Most importantly, Chief Brooks has set the example of how all of us who provide public service should work together, coordinate and partner for the greater community good.

As you know, Lacey Fire District #3 has a long and pivotal role in the history of the City of Lacey. Through Chief Brooks leadership and commitment, the partnership between the Fire District and the City has never been stronger.

Under Chief Brooks leadership, Lacey Fire District #3 has worked with the Lacey Community and Economic Development Department to ensure new development is built to public safety standards and existing buildings are regularly inspected to ensure safety. Through this work the Lacey community has maintained an insurance rating score of 3 on a scale of 1 to 10. This score is based on operational response, water system readiness and public safety code compliance. Chief Brooks commitment to public safety is a major factor in achieving this very high community ranking.

The Fire District also proactively plans and coordinates with Lacey Police, Lacey Emergency Management staff and Public Works Operations emergency response and public safety.



Chief Brooks has also been a leader in working with regional emergency response agencies to improve the regions approach to emergency response and resolving issues for the benefit of public safety.

Under the leadership of Chief Brooks, Lacey Fire District #3 recently established the Office of Community Risk Reduction for the purpose of dedicating staff to focus on proactive inspection, coordination with Lacey Community and Economic Development permitting processes, and developing safety and public education programs for the community. Further proactively improving service, public safety and quality of life for our community.

Based on the above, I request the Lacey City Council consider honoring the leadership, service and lasting impact Chief Brooks has made on our community by placing his name on a commemorative street name sign on Franz Street SE. Franz Street SE is located between Lacey Boulevard and Pacific Avenue SE and adjacent to Lacey Fire District Station 31. Approval of a commemorative street name sign would be formally taken at a following council meeting consistent with Council Policy 5.14 Naming of Public Facilities and Memorial Roadways.

Respectfully,



Mayor Andy Ryder

Attachments: Letter of Celebration Chief Brooks, Picture of MSG Leslie Johnson Sign





LACEY CITY COUNCIL

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

CITY MANAGER

Rick Walk

12/4/2024

Lacey Fire District 3
ATTN: Board of Fire Commissioners
1231 Franz St SE
Lacey, WA 98503

Sent via email: rkelling@laceyfire.com

SUBJECT: Celebrating Chief Steve Brooks

Dear Commissioners Rick Kelling, Sylvia Roberts, Frank Kirkbride, Liberty Hetzler, and Melissa Gamble:

Over the past twenty years with Lacey Fire District 3, Chief Steve Brooks has exhibited exceptional leadership and unwavering commitment to the safety of the greater Lacey community. His legacy will have a long-lasting positive impact on our community.

Although Lacey Fire District 3 is a separate entity from the City of Lacey (City), Chief Brooks has consistently worked to build strong, collaborative relationships across the two entities and beyond, including Thurston 911 Communications, Thurston County Medic One, and Special Operations teams. His efforts to unite diverse stakeholders in tackling community concerns have created a cohesive and practical approach to public safety. Chief Brooks' ability to work seamlessly with community partners has been invaluable, ensuring a responsive and coordinated effort in addressing community needs.

Under Chief Brooks' leadership, the relationship between Lacey Fire District 3 and the City of Lacey set a new standard for interagency cooperation. His unwavering commitment to proactive communication, shared goals, and a community-oriented approach to service has made our city safer and strengthened our community's resilience and preparedness for future challenges.

His work with the City's Fire Marshal serves as one example of this commitment. Together, Chief Brooks and our Fire Marshal were able to address community challenges holistically, always keeping safety as their top priority and building trust. This partnership has allowed us to tackle complex issues in a way that benefits everyone.



Personally, I've always considered Chief Brooks a friend and role model. At a time when our organizations needed the right leadership to make sure our community knew that public safety would continue to be a top priority and our collaboration would continue to the benefit of the region, Chief Brooks stepped up to be that leader and I have admired his grace, compassion, and dedication to excellence. I have done my best to live up to his standard.

In closing, you cannot recognize a more deserving community hero. Brooks' thoughtfulness, dedication, and shared commitment to community safety are truly noteworthy and deserve widespread public recognition. He is a paragon of a public servant, and his character should be emulated by future leaders.

Respectfully,



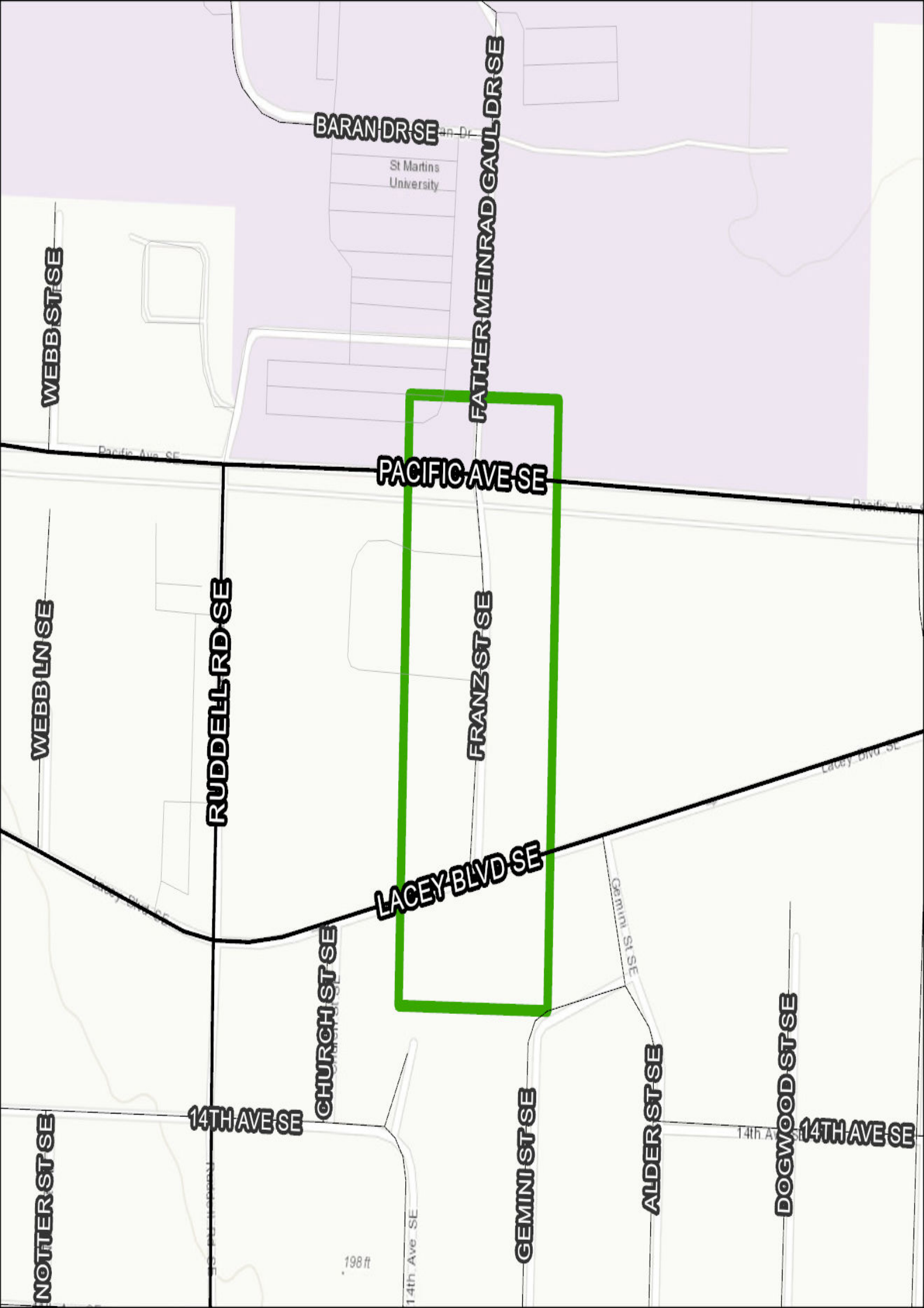
Mayor Andy Ryder

Cc:

Lacey City Council

Rick Walk, City Manager





BARAN DR SE

St Martins
University

FATHER MEINRAD GAUL DR SE

PACIFIC AVE SE

FRANZ ST SE

LACEY BLVD SE

CHURCH ST SE

RUDELL RD SE

14TH AVE SE

NOTTER ST SE

WEBB LN SE

WEBB ST SE

GEMINI ST SE

ALDER ST SE

DOGWOOD ST SE

14TH AVE SE

198 ft

14th Ave SE

Golf Club Rd SE

MSG Leslie Johnson

Paulson's

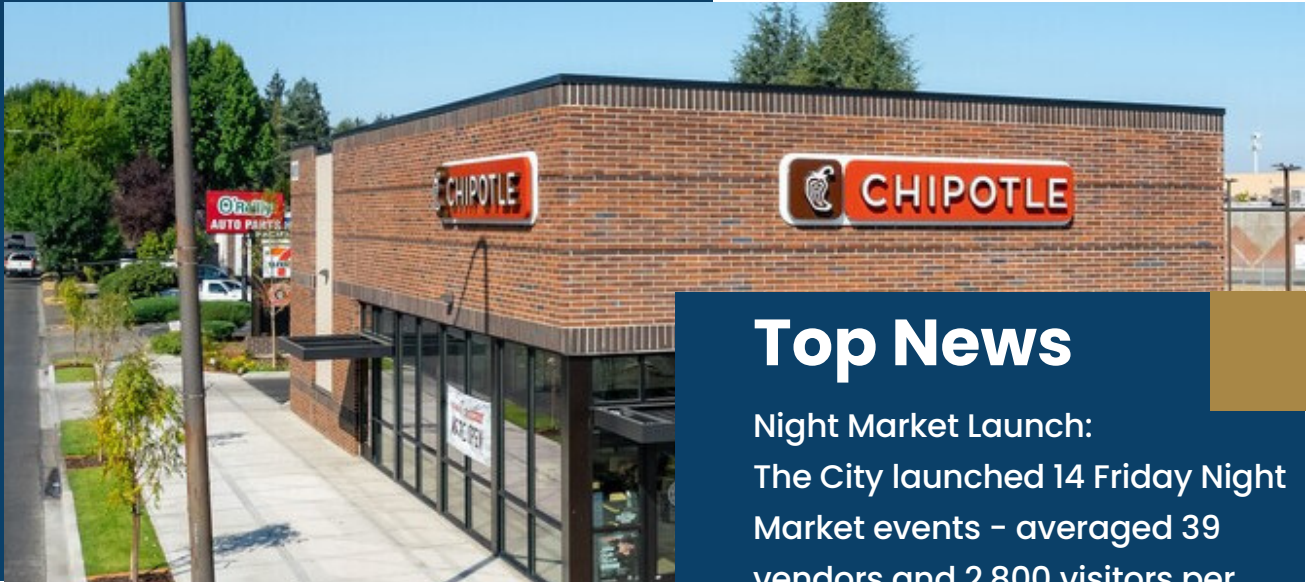


ECONOMIC DEVELOPMENT

YEAR-END REVIEW – 2024



January 07, 2025



Top News

Night Market Launch:

The City launched 14 Friday Night Market events – averaged 39 vendors and 2,800 visitors per event. It generated \$196,000 in total revenue for the vendors.

Business Expansion:

At the end of November, there were 111 new businesses licensed in the City of Lacey.

Our City's Growth & Success in 2024

The City of Lacey has made positive progress in growing our business sector and expanding the local job market. Over the past year, non-home-based businesses in the city have increased by 6%. Current business data as of November 2024:

- 1,519 non-home-based businesses
 - 111 new businesses opened/licensed
 - 31 businesses closed/license expired

(Source WA Dept of Revenue)

3rd Quarter 2024 Vacancy Rates:

- 10% Office rate/15% PNW
- 8% Retail rate/3.3% PNW
- 8% Industrial rate/7.8% PNW

(Multiple sources – field verified by staff)



TEC Equipment's ribbon-cutting event, new key employer

CITY OF LACEY, COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT



**Governor's
2024 Smart
Communities
Award - Lacey
MakerSpace**

Workforce & Business Trainings

Workforce training is essential for the growth of Lacey, and we are actively collaborating with partners like AJAC to develop workforce training programs. At the Lacey Makerspace:

- 12 graduated from a manufacturing pre-apprenticeship program
- 114 classes were offered
- 357 attended the classes
- 250 members are learning new skills

In 2024, 115 businesses and entrepreneurs from the City of Lacey participated in 10 business training sessions hosted by our partner, Thurston EDC. Approximately 30% of the participants were from BIPOC communities. City staff assisted in recruiting participants by promoting this resource to entrepreneurs and business owners through social media and local networks.

**WESLEY NGUYEN, ECONOMIC
DEVELOPMENT COORDINATOR**

Business Retention & Expansion (BRE)

- Prioritized the BRE program to support and encourage existing businesses in our city to stay and grow within our community.
 - Connected with nearly 100 businesses through our "business walk" program and by engaging with business leaders at various events.
 - Engaged with 25 businesses near Maple Court to discuss community challenges and explore collaborative solutions.
 - Conducted Comprehensive Plan Survey outreach to over 40 businesses at various locations.

Food Trucks @the Depot



This City of Lacey's Food Truck Project was honored with the Washington Economic Development Association's 2024 Award for Diversity, Equity, and Inclusion. This initiative provided valuable guidance to new food entrepreneurs on regulations and helped remove key barriers to entry, making it easier for them to operate and thrive in our community.



STAFF REPORT

January 7, 2025

SUBJECT: 400 Pressure Zone Transmission Main Project Award

RECOMMENDATION: Motion to award Lacey Contract Number PW 2023-25 to low bidder Western United Civil Group, LLC from Yacolt, Washington in the amount of \$1,403,817.37

STAFF CONTACT: Rick Walk, City Manager *RW*
Aubrey Collier for Scott Egger, Public Works Director *AC*
Peter Brooks, Water Resources Manager
Teri O'Neal, Senior Utility Engineer *TSO*
Tyson Poeckh, Project Administrator *TP*
Ryan Jewell, Utility Engineer *RJ*

ORIGINATED BY: Public Works Department

ATTACHMENTS: Attachment #1 Bid Tab Summary

FISCAL NOTE: Funding for this contract is provided through fund source 410-3418-534.90; there are sufficient funds for this project.

PRIOR REVIEW: Council approved the 2025 Water Capital Funds as part of the 2025 Budget. The 400 Pressure Zone Transmission Main project is listed as a 2025 Water Capital Fund project.

BACKGROUND:

The 400 Pressure Zone Transmission Main project provides for approximately 3,200 LF of 12-inch water main in Pacific Avenue between 15th Ct and McAllister Ct, as was recommended in the 400 PZ Storage Study.

The project was advertised for three weeks and bids were opened December 17, 2024. Seven bids were received and ranged from a low of \$1,403,817.37 to a high of \$2,187,810.00; the Engineer's Estimate is \$1,990,426.94. Western United Civil Group, LLC from Yacolt, Washington, is the low bidder. A Bid Summary Sheet is attached.

Western United Civil Group is qualified and capable of performing the work. Project start date is anticipated in March of 2025 with 70 working days allotted to complete the work. The project is expected to be completed by July 2025.

NEXT STEPS:

Option 1: Approve the motion to award Lacey Contract Number PW 2023-25 to low bidder Western United Civil Group from Yacolt, Washington in the amount of \$1,403,817.37.

Option 2: Do not approve the motion to award Lacey Contract Number PW 2023-25 to low bidder Western United Civil Group from Yacolt, Washington.

Option 3: Some other option not contemplated in the above options.

Attachment #1
BID SUMMARY:

[illegible]

Attachment #1
400 PZ BID SUMMARY:

[illegible]