



City Council Regular Approved Meeting Minutes Tuesday, January 21, 2025 - 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
Dave Schneider, City Attorney
Vanessa Dolbee, Community and Economic Development Director
Ryan Andrews, Planning Manager
Peter Brooks, Water Resources Manager
Jennifer Adams, Housing Coordinator
Sarah Bartz, Assistant Planner
Hans Shepherd, Senior Planner
Jeannette Sieler, Recreation Supervisor
Chris Stolberg, Transportation Engineer
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 Amended Agenda and Consent Agenda Items

- A. Approval of the Council Minutes of January 7, 2025
- B. Approval of wages, claims, and transfers for December 11, 2024, through January 10, 2025

Mayor Ryder proposed amending the agenda to add Lacey Youth Council Reports, as the first item under 6. Public Recognitions and Presentations.

Mayor Ryder moved to approve the amended agenda and consent agenda. Councilmember Greenstein seconded. The motion carried.

6. Public Recognitions and Presentations

- A. Lacey Youth Council Report

The following representatives presented reports:

Kieran Sills-Powell, Summit Virtual Academy
Luka Froehlich, Home School
Lydia Neat, Northwest Christian High School
Isabella Valerio, River Ride High School
Avani Kumar, Timberline High School
Joel Whipple, North Thurston High School
Elhadj Toure, Youth Council

- B. Lacey Loves to Read Bookmark Winner's Recognition

Jeannette Sieler, Recreation Supervisor for Lacey Parks
Raina Sedore, Youth Services Librarian
Jami Roberts, Director of English Language Arts, Library Programs North Thurston Public Schools

Sieler, Sedore, and Roberts presented the bookmark winners for the Lacey Loves to Read Program. The Program is a community reading initiative designed to encourage local students to become lifelong readers and learners. Activities include a district-wide bookmark creation contest, short story writing events, and an annual visit with a notable children's author.

7. Proclamations

- A. Lacey Loves to Read Month
Jeannette Sieler, Recreation Supervisor for Lacey Parks
Raina Sedore, Youth Services Librarian

Jami Roberts, Director of English Language Arts, Library Programs North Thurston Public Schools

Mayor Ryder and Council proclaimed February 2025, as Lacey Loves to Read Month. Sieler, Sedore, and Roberts were present to accept the proclamation.

8. Public Comment

Verbal Public Comment

No (0) person(s) signed up to speak at the meeting. No (0) person(s) registered to speak remotely.

Written Public Comment

Five (5) written public comment(s) were received.

9. Public Hearing

A. Multi-Family Tax Exemption

Jennifer Adams, Housing Coordinator

Adams presented on the possible expansion of the Multi-Family Tax Exemption program to include the Neighborhood Commercial District as a designated Residential Target Area.

Mayor Ryder opened the public hearing at 6:27 p.m.

No (0) people signed up to provide public testimony. No written testimony was received.

Mayor Ryder closed the public hearing at 6:28 p.m.

Council expressed support of Option 1 as outlined, to include eligible existing units. Discussion ensued. A final ordinance will be brought to a future Council meeting for consideration.

10. Resolutions

A. Resolution 1162: Tolmie Park Estates Sewer ULID

Peter Brooks, Water Resources Manager

Brooks presented Resolution 1162, setting the public hearing for the Tolmie Park Estates Sewer ULID. Tolmie Park Estates is a neighborhood in the Lacey Urban Grown Area (UGA) comprised of 47 parcels. Prior to this project, the parcels were served by a failing Large Onsite Septic System (LOSS). The failing LOSS polluted shallow groundwater, endangering Eagle Creek, Woodland Creek, and Henderson Inlet. To mitigate the public health risk posed by the failing LOSS, the City Council took action during their July 8, 2021, meeting to contribute \$2 million towards the

estimated \$3 million project, provided the HOA completed the project and connected to Lacey sewer. The project has been constructed, invoices have been paid, and City staff are completing the final assessment role.

Councilmember Steadman moved to adopt Resolution 1162, fixing a hearing date of March 18, 2025, to consider the final assessment roll for the Utility Local Improvement District (ULID) #25. Councilmember Cox seconded. The motion carried.

11. Ordinances

A. Ordinance 1672 Draham Road/Cuoio Park North Island Annexation Ryan Andrews, Planning Manager

Andrews presented the draft ordinance, approving the Draham Road and Cuoio Park North Islands Annexation. The method of annexation is governed by RCW 35A.14.460, and the application was sent to the Boundary Review Board (BRB) for Thurston County on October 1, 2024. The review period has ended and the BRB has declined to invoke jurisdiction, returning the application to the City Council for final consideration. The draft ordinance sets annexation effective on March 1, 2025, after which the City is required to conduct a door-to-door census of the area. The accurate census ensures that population-based revenues are distributed to Lacey.

Councilmember Greenstein moved to adopt Ordinance 1672 to approve the Draham Road and Cuoio Park North Islands Annexations. Councilmember Vazquez seconded. The motion carried.

12. Mayor's Report

A. Human Services Commissioner Appointments Andy Ryder, Mayor

Mayor Ryder provided a summary of the transition from the Ad Hoc Human Services Work Group to the Human Services Commission.

Mayor Ryder moved to approve the appointments of Angelina Goldwell, Nancy Dihle, Dalia Martinez, Brandon Stephens, and Tiffany Walker to the Human Services Commission. Deputy Mayor Miller seconded. The motion carried.

Announcement: Mayor Ryder announced the City Council will be meeting in a closed session pursuant to RCW 42.30.140(4), immediately following the adjournment of the January 21, 2025, Council meeting.

13. City Manager's Report

A. Interlocal Agreement: Accessory Dwelling Unit

Hans Shepherd, Senior Planner

Sarah Bartz, Assistant Planner

Bartz and Hans presented the Accessory Dwelling Unit (ADU) Interlocal Agreement (ILA) and Program updates. The program is an implementation strategy to increase the number of affordable housing options within the City of Lacey. Through contract work and partnerships, final design renderings were pre-approved under the program.

To bring current ADU designs into alignment with updates consistent with the International Residential Code (IRC), Washington State Energy Code (WSEC), and recent legislation, an ILA has been proposed between the jurisdictions of Lacey, Olympia, Tumwater, and Yelm. The ILA would extend through December 2027, to better align with international and state building code cycles and split costs associated with ADU design updates between partnering jurisdictions. In addition to the updated energy and building standards, the ILA would authorize the development of a 1,000 square foot ADU consistent with House Bill 1337.

Deputy Mayor Miller moved to authorize the City Manager to enter into an interlocal agreement with the Cities of Olympia, Tumwater, and Yelm for the update to the Pre-Approved Accessory Dwelling Unit Program. Councilmember Greenstein seconded. The motion carried.

B. Contract Award: College Street NE Extension

Chris Stolberg, Transportation Engineer

Stolberg presented Contract 2020-41, regarding the College Street NE Extension project. The project will construct a new asphalt roadway with concrete sidewalks along College Ave. NE, from 6th Ave. NE to 15th Ave. NE.

The project was partially funded by a grant received from the Transportation Improvement Board (TIB) for \$3.08 million. The project was advertised for nine (9) weeks and bids were opened December 12, 2024. Ten (10) bids were received. Active Construction Inc. from Puyallup, Washington, was the lowest bidder. The Engineer's Estimate is \$10,001,606.76. The construction contract would be paid by the following funds:

Arterial Street Fund (including TIB grant): \$4,501,101.56

Transportation Benefit District: \$1,214,633.00

Water Capital Fund: \$2,636,446.42

Wastewater Capital Fund: \$1,133,304.01

Total: \$9,485,484.99

The start date of the project is anticipated to be in spring 2025, and anticipated completion in the summer of 2026.

Councilmember Steadman moved to award Lacey Contract Number 2020-41 to low bidder Active Construction Inc., of Puyallup, Washington, in the amount of \$9,485,484.99. Councilmember Vazquez seconded. The motion carried.

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 did not provide any reports.

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 did not provide any reports. Deputy Mayor highlighted an award presented to the City of Lacey by the local branch of the National Association for the Advancement of Colored People (NAACP).

C. Councilmember Lenny Greenstein:

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

Councilmember Greenstein provided a report from 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 the Thurston County Law & Justice Council.

E. Councilmember Carolyn Cox:

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

Councilmember Cox provided a report from the Intercity Transit Authority.

F. Councilmember Robin Vazquez:

1. Thurston Climate Mitigation Collaborative (TCMC)
2. Thurston Regional Planning Council (TRPC)

Councilmember Vazquez provided a report from the Thurston Regional Planning Council.

G. Councilmember Nicolas Dunning:

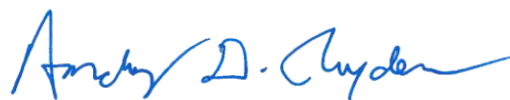
1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

Councilmember Dunning provided a report from the Olympia-Lacey-Tumwater Visitor & Convention Bureau.

16. Adjourn

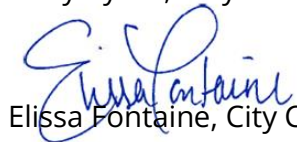
Mayor Ryder adjourned the meeting at 7:38 p.m.

MAYOR:



Andy Ryder, Mayor

ATTEST:



Elissa Fontaine, City Clerk

APPROVED: February 4, 2025