



City Council Approved Regular Meeting Minutes Tuesday, March 4, 2025 - Council Chambers and Online

1. Call to Order

Mayor 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

Council Excused

Councilmember Nicolas Dunning

Staff Present

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Dave Schneider, City Attorney

Jen Burbidge, Parks, Culture, and Recreation Director

Troy Woo, Finance Director

Peter Brooks, Water Resources Manager

Chelsea Yarwood, Accounting Manager

Jennifer Adams, Housing Coordinator

Jason Kashani, Utility Engineer

Elissa Fontaine, City Clerk

3. Pledge of Allegiance

Mayor Ryder led the flag salute.

4. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgement.

5. Approval of Agenda and Consent Agenda Items

- A. Approval of the Minutes of February 11, 2025
- B. Approval of the Minutes of February 18, 2025
- C. Approval of wages, claims, and transfers for January 28 through February 21, 2025

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

6. Public Recognitions and Presentations

A. Public Service Award: James Murray, Library Board

Mayor Ryder and Council presented James Murry with the distinguished Public Service Award for his service on the Library Board for the years 2017-2025. Murray was present to accept the award.

B. Public Service Award: Kamber Good, Parks, Culture, and Recreation Board

Mayor Ryder and Council presented Kamber Good with the distinguished Public Service Award for her service on the Parks, Culture, and Recreation Board for the years 2021-2025. Burbidge spoke a few words regarding her service. Good was not able to attend the meeting and will retrieve the award at a future date.

C. Public Service Award: Wendy Goodwin, Parks, Culture, and Recreation Board

Mayor Ryder and Council presented Wendy Goodwin with the distinguished public service award for her service on the Parks, Culture and Recreation Board for the years 2021-2025. Burbidge spoke a few words regarding her service. Goodwin was present to accept the award.

7. Proclamations

A. American Red Cross Month

Larry Bleich, American Red Cross

Mayor Ryder and Council proclaimed March 2025, as American Red Cross Month. Bleich, American Red Cross representative, was present to accept the proclamation.

8. Public Comment

Verbal Public Comment

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

Kristina Hancock, Library Manager, introduced herself to Council as the new Library Manager for the Lacey Timberland Library.

No (0) person(s) registered to speak remotely.

Written Public Comment

No (0) written public comment(s) were received.

9. Ordinances

A. Ordinance 1673: Disposition of Surplus Real Property for Affordable Housing
Dave Schneider, City Attorney

Schneider presented draft Ordinance 1673. The ordinance adopts a new chapter of the Lacey Municipal Code (LMC), establishing Chapter 2.74 regarding the disposal of surplus property for affordable housing. The proposed chapter authorizes the City to dispose of surplus property, specifically to support affordable housing in accordance with the provisions of RCW 39.33.015. Any disposition of surplus property would require Council approval through the adoption of a resolution.

Councilmember Greenstein moved to approve Ordinance 1673 to adopt new Chapter 2.74 of the Lacey Municipal Code. Councilmember Vazquez seconded. The motion carried.

B. Ordinance 1674: Revised LOTT Discharge and Industrial Pretreatment Regulations

Peter Brooks, Water Resources Manager

Brooks presented the draft Ordinance 1674. The proposed ordinance adopts the recently revised Lacey Olympia Tumwater and Thurston County (LOTT) Clean Water Alliance Discharge and Industrial Pretreatment Regulations. The regulations set forth uniform requirements for users of the Publicly Owned Treatment Works (POTW), LOTT Alliance, the Cities of Lacey, Olympia, Tumwater, and Thurston County. The ordinance will enable the LOTT Alliance and partner jurisdictions to comply with all applicable state and federal laws.

Councilmember Steadman moved to approve Ordinance 1674, adopting the recently revised LOTT Discharge and Industrial Pretreatment Regulations. Councilmember Cox seconded. The motion carried.

Council and staff highlighted Brooks' upcoming retirement and praised him for his years of service to the City.

C. Ordinance 1675: Multifamily Tax Exemption Program Expansion
Jennifer Adams, Housing Coordinator

Adams presented the draft Ordinance 1675. The proposed ordinance expands the Multifamily Tax Exemption (MFTE) to the Neighborhood Commercial District and expands the MFTE program options to the Neighborhood Commercial and Woodland Districts. A public hearing was conducted on January 21, 2025, and no

testimony was received. At the conclusion of the hearing, the Council directed staff to prepare draft language to update Chapter 3.64 of the Lacey Municipal Code (LMC), as outlined during the October 8, 2024, Council Worksession.

Staff identified a new consideration and recommended an amendment that would remove the 30% cap on affordable housing units for 12-year MFTE projects.

Councilmember Greenstein moved to approve Ordinance 1675, with an amendment to strike the provisions limiting the maximum number of qualifying affordable units to 30% in Ordinance Section 4., LMC 3.64.040A.1.b. Deputy Mayor Miller seconded. The motion carried.

D. Ordinance 1676: 2024 Budget Encumbrance Carryover

Troy Woo, Finance Director

Woo presented the draft Ordinance 1676. The proposed ordinance authorizes the completion of unfinished 2024 projects, initiatives, and purchases. Woo provided a review of the proposed budget amendment amounts for each fund type.

Councilmember Steadman moved to adopt the 2024 Budget Encumbrance Carryover Ordinance 1676, amending the 2025 Budget. Councilmember Greenstein seconded. The motion carried.

10. Mayor's Report

A. Advisory Board Reappointment: Ruth Weigelt, Lodging Tax Advisory Committee

Mayor Ryder moved to reappoint Ruth Weigelt to the Lodging Tax Advisory Committee. Councilmember Steadman seconded. The motion carried.

11. City Manager's Report

A. Contract Award: Lift Station 11 Improvement Project (PW2022-11)

Jason Kashani, Utility Engineer

Kashani presented the proposed bid award for the Lift Station 11 Improvement Project. Lift Station 11 is a vacuum primed pump station located at 6480 Glen Ct. SE. The project facilitates a conversion from a vacuum primed pump station to a submersible pump station. The project was advertised for three weeks and bids were opened on January 30, 2025. Barcott Construction, LLC from Chehalis, Washington was the low bidder at \$1,113,312.39. The project start date is anticipated for April 2025. The project is expected to be completed by May 2026.

Councilmember Steadman moved to award Lacey Contract Number PW 2022-11 to low bidder Barcott Construction, LLC from Chehalis, Washington for the amount of \$1,113,312.39. Councilmember Vazquez seconded. The motion carried.

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 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 provided a report from the EDC.

C. Councilmember Lenny Greenstein:

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

Councilmember Greenstein provided a report from EMS.

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 and the Regional Housing Council.

Councilmember Greenstein stepped away from the dais at 7:25 p.m., and returned at 7:27 p.m.

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 a report from the TRPC.

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.

Mayor Ryder called a ten-minute recess from 7:29 p.m. until 7:39 p.m.

Mayor Ryder called the meeting back to order at 7:40 p.m.

13. Council Discussion

A. **Metropolitan Park District**

Rick Walk, City Manager

Jennifer Burbidge, Parks, Culture, and Recreation Director

Troy Woo, Finance Director

The purpose of the Lacey Metropolitan Park District (MPD) is for the management, control, improvement, maintenance and acquisition of parks, parkways, boulevards, and recreation facilities. Council and staff highlighted the necessary timeline, discussed levy rates, project priorities, and the communication strategy for the MPD ballot measure.

Council previously confirmed wanting the MPD boundary to reflect city limits, and expressed support of targeting the August 5, 2025, election.

The Parks Improvement Funding Workgroup previously presented a recommendation of a \$0.45 Levy Rate per \$1,000 assessed value. Discussion ensued. Council expressed agreement with moving forward with the levy rate as recommended.

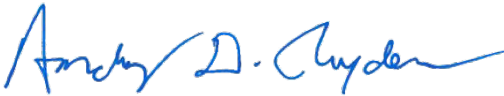
Discussion surrounding the priority projects ensued. Council expressed agreement in proceeding with a 60/40 split of Capital and Maintenance and Operation (M&O) projects.

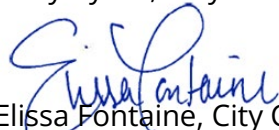
Staff introduced a preliminary communications strategy. Discussion ensued. Staff will prepare items for consideration based on Council feedback. Next steps include finalizing the ballot language, communication strategy, and adopting a resolution.

Schneider reminded Council that public facilities and resources cannot be used in support or against a ballot measure.

14. Adjourn

Mayor Ryder adjourned the meeting at 8:44 p.m.

MAYOR: 
Andy Ryder, Mayor

ATTEST: 
Elissa Fontaine, City Clerk

APPROVED: March 18, 2025