



Lacey City Council Approved Worksession Minutes

Tuesday, March 25, 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 Michael Steadman

Councilmember Carolyn Cox

Councilmember Robin Vazquez

Councilmember Nicolas Dunning (remote)

Council Excused

Councilmember Lenny Greenstein

Staff Present

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Vanessa Dolbee, Community and Economic Development Director

Scott Egger, Public Works Director

Dave Schneider, City Attorney

Troy Woo, Finance Director

D'Andra Buchanan, Engineering Construction Manager

Ty Keltner, Communications Manager

Sarah Schelling, Planning and Economic Development Manager

Ashley Smith, Engineering Design Manager

Wesley Nguyen, Economic Development Coordinator

Jenny Wilson, Senior Parks Planner

Brandy Legomina, Deputy City Clerk

3. Land Acknowledgement

The abbreviated Land Acknowledgment was not presented.

4. Approval of the Agenda

Deputy Mayor Miller moved to approve the agenda. Councilmember Vazquez seconded. The motion carried.

5. Public Comment

Verbal Public Comment

No verbal public comment was received in person or remotely.

Written Public Comment

No written public comment(s) were received.

6. Agenda Items

A. Public Works Construction Update

D'Andra Buchanan, Engineering Construction Manager

Ashley Smith, Engineering Design Manager

Scott Egger, Public Works Director

Buchanan, Smith, and Egger presented the 2025 Construction Update. This presentation included details on:

Recently completed construction

- Regional Athletic Complex Parking Lot Expansion
- Carpenter and Britton Roundabout
- Pacific Ave SE/Homann Rd SE Roundabout paving

Projects under construction

- Madrona and Westside pH Treatment - Project timeline through summer 2026
- Source 10 Generator, Well Site/Pump, and Site Improvement - Project timeline through 4th quarter of 2025
- College Street NE Extension - Project timeline through summer 2026
- Greg Cuoio Park - Substantial completion anticipated summer/fall 2025 - Long-lead items will be installed after the summer of 2025
- 400 Pressure Zone Transmission Main, 2023/2024 Manhole Rehabilitation, and Marvin Road Utility Relocation (In Thurston County)
- Police Station

Upcoming 2025 Construction Projects

- Lift Station 11 Improvements
- Lift Station 23 Improvements
- 8th Avenue Rehabilitation
- Sleater Kinney Rd. SE and 14th Avenue SE Intersection Improvements
- Ruddell Road Pedestrian Crossing

- Lacey Veterans Hub ADA Improvements
- 2025 Sidewalk Repair

Smith listed the Utility, Transportation, and Facilities/Parks Design Projects for 2026+ construction and presented an overview of the Design Process to include the Initiation, Planning, Execution, Monitoring and Controlling, and Closure processes.

B. **Economic Investment Strategy**

Vanessa Dolbee, Community and Economic Development Director

Sarah Schelling, Planning and Economic Development Manager

Wesley Nguyen, Economic Development Coordinator

Dolbee, Schelling, and Nguyen presented 2025 Strategic Economic Investment Opportunities.

The Huntamer Park Improvement Project aims to create a public plaza, provide outdoor space for nearby residents and office workers, and update the park with modern amenities and aesthetics. The cost is estimated at \$1.6 million, which does not include Public Works construction management costs, and there is a total federal request of \$600,000. The project has a Full-Time-Equivalent (FTE) value of 1.2 from Community and Economic Development (CED); Public Works (PW); Public Works Maintenance (PWM), and Parks, Culture, and Recreation (Parks) Departments and a duration estimated at 2.5 to 3 years. Discussion ensued on location of the stage.

The Midtown Placemaking Project aims to identify Lacey Midtown as a place to live, learn, earn, and create. This project has the potential to partner with private midtown developers. The cost is estimated at \$400,000 (\$250,000 for pedestrian-scale streetlights, \$75,000 for engineering/design, \$25,000 contingency, and \$50,000 for branding). The project has an FTE value of 0.7 from CED; PW; PWM, and Communications (Comms) Departments and a duration of 2 years.

The Community Placemaking Art Project intends to create an engaging roundabout art centerpiece that speaks to the City's culture and heritage. The cost is estimated at \$200,000 and has an FTE value of 0.6 from CED; PW; Parks, and Comms Departments. The project duration has an estimation of 2 years.

The Pacific Corridor Improvement Grant Program would award up to \$10,000 to eligible businesses to enhance the exterior of the buildings in the Midtown, Depot District, and Woodland Trail Corridor areas. The cost is estimated at \$120,000. The project has an FTE value of 0.25 and would partner with business members and financial institutions. The duration of this project is 2 years. Discussion ensued on business access from the Woodland Trail. Additional opportunity sites were identified at Martin Village Shopping Center,

South Sound Center, Miles Sand and Gravel, and Carpenter Rd. SE.

Staff recommends prioritizing the Huntamer Park Improvement Project, Midtown Placemaking, and the Pacific Corridor Improvement Grant Program, with a total FTE of 2.85 and total estimated cost of \$2,120,000.

Walk provided an update on the 7th Avenue urban roundabout project in partnership with St. Martins University and MJR. This project is estimated at \$5 million.

C. Metropolitan Park District

Rick Walk, City Manager

Dave Schneider, City Attorney

Shannon Kelley-Fong, Assistant City Manager

Ty Keltner, Communications Manager

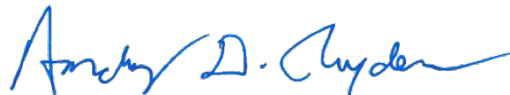
Schneider provided an overview of a draft resolution, submitting a proposition to the voters of Lacey regarding the creation of a Metropolitan Park District (MPD). The draft language was reviewed and discussion ensued. The resolution is proposed to go before the Council on April 1, 2025, for approval.

Kelley-Fong and Keltner provided an overview of the Communication Plan. The Communication Plan is intended to be a neutral position document that provides information on the MPD. A draft Communications Plan and mailout was reviewed and discussion ensued.

7. Adjourn

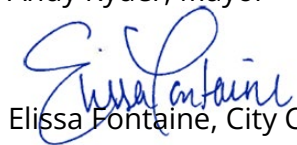
Mayor Ryder adjourned the meeting at 8:12 p.m.

MAYOR:



Andy Ryder, Mayor

ATTEST:



Elissa Fontaine, City Clerk

APPROVED: April 15, 2025