City Council Approved Regular Meeting Minutes

Tuesday, June 3, 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
Councilmember Lenny Greenstein
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Nicolas Dunning

Council Excused
Deputy Mayor Malcolm Miller
Councilmember Robin Vazquez

Staff Present
Rick Walk, City Manager
Dave Schneider, City Attorney
Vanessa Dolbee, Community and Economic Development Director
Sarah Hock, Executive Director, Joint Animal Services
Troy Woo, Finance Director
Martin Hoppe, Transportation Manager
Hans Shepherd, Senior Planner
Sadie Siglin, Management Analyst
Charlene McHendry, Water Resources Specialist
Brandy Legomina, Deputy 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 payment of claims, wages, and transfers for May 8-23, 2025
      Councilmember Greenstein moved to approve the agenda and consent agenda, as published. Councilmember Cox seconded. Motion carried.

6. **Public Recognitions and Presentations**

   A. **Lacey Youth Council End of Term Recognition**
      Sadie Siglin, Management Analyst

      Siglin presented the 2024-2025 Lacey Youth Council (LYC) for their end-of-term recognition. Siglin highlighted the LYC's work over the year and discussed recruitment efforts for the upcoming year. The following LYC members were present to receive their end-of-term recognition from the City Council:

      - Lily Schneider, Councilmember - North Thurston High School
      - Eliana Allin, Councilmember - Pope John Paul II High School
      - Elhadj Toure, Representative to the Human Services Work Group - River Ridge High School
      - Joel Whipple, Social Media Coordinator - North Thurston High School
      - Aryan Kumar, Representative to the Parks, Culture, & Recreation Board - Timberline High School
      - Avani Kumar, Representative to the Library Board - Timberline High School
      - Kieran Sills-Powell, Representative to the Commission on Equity - Summit Virtual Academy
      - Dior Trinh, Councilmember - River Ridge High School
      - Isabella Valerio, Clerk - River Ridge High School
      - Lydia Neat, Councilmember - Northwest Christian High School
      - Luka Froehlich, Councilmember - Home School

   B. **Fire District 3 Education and Prevention Program**
      Jennifer Schmidt, Fire Chief
      Michael Cerovski, Deputy Chief of Administration

      Schmidt and Cerovski presented an overview of Lacey Fire District 3 (LFD3) services within the City, highlighting a demand increase in community incident responses. The CRR Division is proposing the Business Inspection Program to provide regularly scheduled commercial inspections throughout the community, which would be funded through a tiered fee schedule based on business size and complexity. The Business Inspection Program hopes to improve the Washington

Survey and Ratings Bureau ranking, helping to lower insurance rates over time. Discussion ensued.

C. **Water Utility Summer Update**
Charlene McHendry, Water Resources Specialist

McHendry presented the Water Shortage Response Plan for 2025. The Water Shortage Response Plan (WSRP) objective is to establish procedures for managing water supply and demand in times of shortage. The 2025 Present Possible Production (P3), or maximum water production, is 20.62 million gallons per day. The P3 number helps indicate which trigger level the City is at, based on the amount of water utilized. To help reach the goal of lowering water consumption by 15 percent, McHendry provided an overview of the Odd/Even Outdoor Watering Schedule. Discussion ensued.

7. Public Comment

<u>Verbal Public Comment</u>
One (1) person signed up to speak at the meeting.

Cortni Holthaus, community member, commented on housing matters.

No one registered to provide public comment remotely.

<u>Written Public Comment</u>
One (1) written public comment was received.

8. Resolutions

A. **Resolution 1167: Safety Action Plan**
Martin Hoppe, Transportation Manager
Scott Lindblom, David Evans and Associates

Hoppe and Lindblom presented Resolution 1167: Safety Action Plan. Safe Streets and Roads for All is a program for funding improvements and strategies to prevent roadway fatalities and serious injuries. The City received a planning grant through the Federal Highway Administration's SS4A program to develop the Comprehensive Safety Action Plan, allowing the City to be eligible to apply for an implementation project grant. The Safety Action Plan calls attention to an increase of fatal and serious injury crashes in Lacey over the last 5 years. Through community input efforts and the Safety Action Plan Task Force, several high-risk areas were identified, with College Street Phase 3 emerging as a top priority implementation project. The deadline to submit the SS4A implementation grant is June 26, 2025, and, if awarded, all grant funds must be expended within 5 years of executing the grant agreement.

Councilmember Steadman moved to adopt Resolution 1167 establishing a Vision Zero Policy including the SS4A Safety Action Plan. Councilmember Greenstein seconded. Motion carried.

B. **Resolution 1168: Investment Policy Amendments**
Troy Woo, Finance Director

Woo presented Resolution 1168: Investment Policy Amendments. The proposed amendment updates the frequency of investment reporting to the City Manager from quarterly to monthly. This change increases the City's alignment with RCW 35.39.032, which governs the approval and delegation of investment authority and associated reporting requirements. Discussion ensued.

Councilmember Dunning moved to adopt Resolution 1168 amending the City's investment policy. Councilmember Steadman seconded. Motion carried.

9. Ordinances

A. **Ordinance 1678: Critical Areas**
Hans Shepherd, Senior Planner

Shepherd presented Critical Areas Regulations. Consistent with the Growth Management Act (GMA) and RCW 36.70A.130(1), Shepherd presented proposed revisions to the comprehensive plan and development regulations on critical areas to incorporate the best available science. Within the City of Lacey, "Best Available Science (BAS)" is defined as: "Current scientific information used in the process to designate, protect, or restore critical areas, that is derived from a valid scientific process as defined in WAC 365-195-900 through 365-195-925."

Councilmember Steadman moved to approve Ordinance 1678, adopting amendments to LMC 14.28 Wetland Protection, 14.33 Habitat Conservation Areas Protection, 14.34 Flood Hazard Prevention, 14.36 Critical Aquifer Recharge Areas Protection, 14.37 Geologically Sensitive Areas Protection, and 15.12 Design Standards for Subdivisions, Short Subdivisions, and Binding Site Plans. Councilmember Cox seconded. Motion carried.

10. Mayor's Report

Mayor Ryder provided an update on a parcel of land as a potential future affordable housing opportunity.

11. City Manager's Report

A. **Joint Animal Services Update**
Sarah Hock, Executive Director

Hock presented an overview of 2024 Joint Animal Services volunteer hours, fostered animals, community events, veterinary statistics, animal intake statistics, positive outcome stories regarding field responses, and the appointments of Sierra Teas to the Washington Animal Control Association Board of Directors and Sarah Hock to the National Animal Care and Control Association Board of Directors. Hock presented an update on the Joint Animal Services space needs assessment, capitol facilities plan, and concept Plan.

B. **LOTT Clean Water Alliance Surplus Property**
Vanessa Dolbee, Community and Economic Development Director

Dolbee presented LOTT Clean Water Alliance (LOTT) Surplus Property Update. On March 28, 2024, the City entered into a memorandum of understanding (MOU) with LOTT to initiate due diligence steps to consider acquiring a parcel for affordable housing, located at 5025 Mullen Rd. SE. An appraisal completed by Anderson Appraisal LLC, valued the property at $700,000, with the City and LOTT executing a formal Purchase and Sale Agreement for a final sale price of $450,000; contingent that the property is used for the purpose of contributing to the supply of affordable housing. As part of environmental due diligence, S2C LLC conducted a Mazama Pocket Gopher study, in which initial and follow-up studies detected no gopher presence. A pre-submission conference confirmed that the concept of a 60-unit cottage-style affordable housing development is generally viable, contingent on meeting infrastructure and design requirements.

After acquisition, if the City determines that the property is to be used for a purpose other than affordable housing, the Purchase and Sales Agreement requires the City to pay LOTT an additional $250,000 in 2025 dollars, to be escalated at 3% per annum, compounded monthly.

Councilmember Greenstein moved to approve the acquisition of the property located at 5025 Mullen Road SE (tax parcel 11828320203) for $450,000 plus one-half the escrow fees and other fees incident to the sale. Councilmember Cox seconded. Motion carried.

C. **Accessory Dwelling (ADU) Interlocal Agreement and Program Updates**
Hans Shepherd, Senior Planner

Shepherd presented Accessory Dwelling (ADU) Interlocal Agreement and Program Updates. On January 21, 2025, Council authorized the City Manager to enter into an interlocal agreement with the Cities of Olympia, Tumwater, and Yelm to bring our pre-approved ADU designs into alignment with current regulations. Following the authorization, the fee schedule for the Artisan Group and their sub-consultants increased from the initial estimate. The fee change would increase the City's portion of this cost by $4,160.40 to a total of $16,125.21.

Councilmember Steadman 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 Cox seconded. Motion carried.

12. Council 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 was excused and no reports were provided.

C. Councilmember Lenny Greenstein:

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

Councilmember Greenstein provided reports from TCOMM911 and Emergency Medical Services (EMS).

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 reports from the Intercity Transit Authority and the Regional Housing Council.

F. Councilmember Robin Vazquez:
   1. Thurston Climate Mitigation Collaborative (TCMC)
   2. Thurston Regional Planning Council (TRPC)

   Councilmember Vazquez was excused and no reports were provided.

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 (VCB).

13. Adjourn

Mayor Ryder adjourned the meeting at 8:26 p.m.

MAYOR: Andy Ryder, Mayor

ATTEST: Elissa Fontaine, City Clerk

APPROVED: June 17, 2025