



City Council Regular Meeting Approved Minutes

Tuesday, November 18, 2025

Council Chambers and Online

1. Call to Order

Mayor Ryder called the meeting to order at 6:00 p.m.

Mayor Ryder moved to appoint Councilmember Greenstein to preside over the meeting as Chair. Councilmember Vazquez seconded. The motion carried.

2. Roll Call

Council Present

Mayor Andy Ryder (remote)
Deputy Mayor Malcolm Miller (remote)
Councilmember Lenny Greenstein
Councilmember Carolyn Cox (remote)
Councilmember Robin Vazquez
Councilmember Nicolas Dunning

Council Excused

Councilmember Michael Steadman

Staff Present

Rick Walk, City Manager
Shannon Kelley-Fong, Assistant City Manager
Dave Schneider, City Attorney
Scott Egger, Public Works Director
Troy Woo, Finance Director
Scott Devlin, Operations Manager
Vince McGowan, Water Resources Manager
Chelsea Yarwood, Acting Financial Services Manager
Gagan Brar, Utilities Civil Engineer
Sadie Siglin, Management Analyst
Elissa Fontaine, City Clerk

3. Pledge of Allegiance

Councilmember Greenstein led the flag salute.

4. Land Acknowledgement

Councilmember Greenstein presented the abbreviated Land Acknowledgement.

5. Approval of Agenda and Consent Agenda Items

- A. Approval of the Minutes of October 28, 2025
- B. Approval of the Minutes of November 3, 2025
- C. Payment of claims, wages, and transfers for October 27 through November 7, 2025

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

6. Public Recognitions and Presentations

A. Lacey Youth Council Report

The following representatives presented reports:

Makayla Pennington, River Ridge High School
Jennifer Zheng, North Thurston High School
Shalom Mutua, Timberline High School
Luka Froehlich, Home School Representative
Aryan Kumar, Youth Council Update

7. Proclamations

A. Veterans Appreciation Month

Command Sergeant Major (Retired) Frank Handoe, Sergeants Major Association
Command Sergeant Major Tresha Jeter, Sergeants Major Association

Mayor Ryder and Council proclaimed November 2025 Veterans Appreciation Month. Handoe and Jeter were present to accept the proclamation.

B. Small Business Saturday

Michael Cade, Executive Director, Thurston Economic Development Council

Mayor Ryder and Council proclaimed November 29, 2025, Small Business Saturday. The proclamation will be delivered to the Thurston Economic Development Council.

8. Public Comment

Verbal Public Comment

Two (2) people signed up to speak at the meeting.

Mark Kitabayashi, Thurston County Realtors Representative, thanked the City of Lacey for their partnership during the Thurston County Homebuying Expo.

Lee Meier, property owner, signed up to speak for the public hearing, but chose to provide public comment. Meier spoke about ongoing frustrations with the utility billing process.

No one registered to speak remotely and no written public comments were received.

9. Public Hearing

A. 2026 Budget Hearing

Troy Woo, Finance Director

Chelsea Yarwood, Acting Financial Services Manager

Councilmember Greenstein opened the first public hearing on the 2026 Proposed Budget at 6:21 p.m.

Woo and Yarwood presented the proposed 2026 budget in detail and highlighted variances from the October 21, 2025, budget presentation. This presentation detailed general fund expenditures and revenues, budget initiatives, and line-by-line analyses. Recommendations to proposed budget revenues and expenditures were provided. Discussion ensued.

No written or verbal testimony was provided.

Councilmember Greenstein closed the first public hearing on the 2026 Proposed Budget at 7:14 p.m.

A second and final public hearing on the 2026 Proposed Budget is scheduled for December 2, 2025. Budget adoption is scheduled for December 16, 2025.

10. Resolutions

A. Resolution 1177: Authorizing 2026 Property Tax

Chelsea Yarwood, Acting Financial Services Manager

Yarwood presented draft Resolution 1177, authorizing an increase to the 2026 ad valorem tax levy by one percent over the tax levy of 2025. The proposed resolution allows the County Assessor's Office to assess the City's 2025 property tax as authorized and authorizes a one-percent increase, equal to \$92,729.

Councilmember Dunning moved to adopt Resolution 1177 authorizing the increase of the 2026 Ad Valorem tax levy by one percent over the tax levy of 2025. Councilmember Vazquez seconded. The motion carried.

11. Ordinances

A. Ordinance 1685: 2026 Property Tax

Chelsea Yarwood, Acting Financial Services Manager

Yarwood presented draft Ordinance 1685, establishing the 2026 Ad Valorem Tax. The proposed ordinance sets the 2026 general property tax and sets the voter-approved general obligation (GO) Bond redemption property tax levies.

Councilmember Dunning moved to adopt Ad Valorem Tax Ordinance 1685, as presented. Councilmember Vazquez seconded. The motion carried.

B. Ordinance 1686: 2026 Stormwater Utility Rates

Troy Woo, Finance Director

Woo presented draft Ordinance 1686, relating to 2026 stormwater utility rates. The proposed ordinance amends Lacey Municipal Code 13.70.030, establishing stormwater rates for 2026.

Councilmember Vazquez moved to adopt Ordinance 1686, amending LMC 13.70.030 establishing stormwater rates for 2026. Councilmember Dunning seconded. The motion carried.

12. Mayor's Report

A. Youth Council Appointment (Heeyoung Kim)

Ryder briefed the Council on a recent vacancy on the Lacey Youth Council.

Mayor Ryder moved to appoint youth councilmember alternate Heeyoung Kim to the Lacey Youth Council. Councilmember Greenstein seconded. The motion carried.

13. City Manager's Report

A. Award S-06 Water Rights Grays Production Well Project

Gagan Brar, P.E., Public Works Water Resources

Brar presented the S-06 Water Rights Grays Production Well Project. The City advertised the project to drill a potable well along with land clearing. One bid was received. The engineer's estimate was \$864,929.65. Discussion ensued.

Councilmember Dunning moved to award Lacey Contract Number PW 2024-01 to the low bidder, Holt Services Inc., in the amount of \$1,001,122.20. Councilmember Vazquez seconded. The motion carried.

14. 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 provided a report from JASCOM.

Recessed and Reconvened

At 7:45 p.m. a quorum was lost due to technical issues with remote participation. At 7:46 p.m. remote participation was restored and the meeting resumed.

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

Councilmember Steadman was excused and no reports were provided.

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 Regional Housing Council and update 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 TRPC.

G. Councilmember Nicolas Dunning:

1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
4. Olympic Region Clean Air Agency (ORCAA)
5. Law Enforcement Officers and Fire Fighters Plan 1 Disability Board (LEOFF-1)

Councilmember Dunning provided a report from the VCB.

Recessed and Reconvened

At 7:55 p.m., Council recessed for a 10-minute break. Councilmember Greenstein reconvened the meeting at 8:05 p.m.

15. Worksession

A. Water Meter Replacement Project

Scott Egger, Public Works Director
Scott Devlin, Operations Manager
Vince McGowan, Water Resources Manager

Egger, Devlin, and McGowan presented the water meter replacement project. This project will replace approximately 10,000 meters that are at the end of their service life. The new meters will give the City real-time water consumption data, improve billing accuracy, and reduce staff time needed for meter reading. Staff reviewed three options for replacing the meters and moving forward with the in-house option. This approach would require hiring temporary staff to install the new meters and meter transmission units (MTUs). The costs for buying the new meters and MTUs were not included in any of the options. Discussion ensued.

B. 2026 Lodging Tax Funding Recommendations

Shannon Kelley-Fong, Assistant City Manager
Sadie Siglin, Management Analyst

Kelley-Fong and Siglin presented Council with the Lodging Tax Advisory Committee's (LTAC) 2026 funding recommendation. This presentation detailed the LTAC's task of allocating lodging taxes and their selection process. The LTAC recommendation would allocate a total of \$685,329 in lodging tax funding, comprising \$577,239 from proposed 2026 revenues and \$108,000 from reserves, leaving a remaining available reserve balance of \$159,420. Discussion ensued. The 2026 LTAC funding recommendations will be presented to Council for action at a future date.

16. Adjourn

Councilmember Greenstein adjourned the meeting at 9:25 p.m.

MAYOR: 
Andy Ryder, Mayor

ATTEST: 
Elissa Fontaine, City Clerk

APPROVED: December 2, 2025