



City Council Regular Meeting Approved Minutes

Tuesday, December 2, 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 (remote)
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Robin Vazquez
Councilmember Nicolas Dunning

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
Vince McGowan, Water Resources Manager
Shannon Vincent, Senior Planner
Erin Quinn Valcho, Museum Curator
Linsey Fields, Climate and Sustainability Coordinator
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 November 18, 2025
- B. Payment of claims, wages, and transfers for October 26 through November 21, 2025
- C. 2026 State Legislative Agenda and Manual

Deputy Mayor Miller moved to approve the agenda and consent agenda. Councilmember Cox seconded. The motion carried.

6. Public Comment

Verbal Public Comment

Three (3) people signed up to speak at the meeting.

Cynthia Pratt, Lacey resident, commented in favor of the Poet Laureate Policy.

Doug Catey, Lacey resident, commented on the proposed Schneider and Gayteway apartment projects.

Linsey Fields, Lacey employee, invited the Council to an upcoming Nisqually Middle School girls' basketball game.

No one registered to speak remotely, and one (1) written public comment was received.

7. Public Hearing

A. 2026 Final Budget Hearing

Troy Woo, Finance Director

Mayor Ryder opened the 2026 Proposed Budget final public hearing at 6:07 p.m.

Woo presented the proposed 2026 budget in detail. The total proposed 2026 budget is \$224,954,147. Woo highlighted changes contained within the proposed budget, totaling an increase of \$331,566 since the last presentation. The 2026 budget is scheduled for adoption at the December 16, 2025, Council meeting.

No written or verbal testimony was provided.

Mayor Ryder closed the final public hearing on the 2026 Proposed Budget at 6:12 p.m.

B. Utility Local Improvement District (ULID) No. 25--Tolmie Park Estates Sewer

Vince McGowan, Water Resources Manager

Mayor Ryder opened the ULID 25 Tolmie Park Estates Sewer public hearing at 6:12 p.m.

Schneider advised Council of the quasi-judicial matter being presented, and that any objection to the final assessment roll must be presented in writing.

McGowan presented the final assessment roll for the Tolmie Park Estates sewer project. The final cost of the project was \$2,291,970. Through Council action, the City pledged \$2,000,000 because the failing large onsite septic system was contaminating local waters. After credits and rebates were applied, the remaining total assessed cost is \$291,970, or \$6,083 per Equivalent Residential Unit (ERU). To retire the bond indebtedness, lien payments from benefiting property owners will be collected over a period of 15 years with an interest rate established by the City as part of the Utility Local Improvement District (ULID) Process. Discussion ensued.

One (1) person signed up to provide testimony.

Tim Gibbs, Lacey resident, presented questions relating to the completion of the work.

A Lacey resident, whose name wasn't provided, presented questions relating to the project.

No written or remote verbal testimony was received.

Mayor Ryder closed the ULID 25 Tolmie Park Estates Sewer public hearing at 6:28 p.m.

8. Ordinances

A. Ordinance 1687: ULID No. 25 Assessment Roll--Tolmie Park Estates Sewer Vince McGowan, Water Resources Manager

Schneider presented the draft ordinance, adopting the final assessment roll for the Tolmie Park Estates sewer project.

Councilmember Steadman moved to adopt Ordinance 1687. Councilmember Vazquez seconded. The motion carried.

B. Ordinance 1688: Development Procedures Ordinance

Shannon Vincent, Senior Planner

Sarah Schelling, Current Planning and Economic Development Manager

Vincent presented the draft Ordinance 1688, adopting amendments to the Lacey Municipal Code (LMC) and Development Guidelines and Public Works Standards Chapter One related to permit processing and development code procedures.

Under the proposed amendments, the new Development Procedures title will include all chapters related to land use review procedures, relocating six chapters from LMC Chapter 16 and adding two new chapters related to Interpretations and Amendments and Temporary Use Permits. Discussion ensued.

Councilmember Steadman moved to adopt Ordinance 1688. Deputy Mayor Miller seconded. The motion carried.

9. Mayor's Report

No reports were provided.

10. City Manager's Report

A. Poet Laureate Policy

Shannon Kelley-Fong, Assistant City Manager

Kelley-Fong and Cynthia Pratt, Lacey Poet Laureate, presented the proposed Poet Laureate Policy for Council discussion. The draft policy includes purpose, objectives, appointment terms, funding, eligibility, roles and responsibilities, application and selection process, and program oversight. Discussion ensued. The Council supported staff proceeding with the administrative policy as presented.

B. Thurston Climate Mitigation Collaborative Interlocal Agreement Amendments

Linsey Fields, Climate and Sustainability Coordinator

Fields presented an amendment to the Thurston Climate Mitigation Collaborative (TCMC) Interlocal Agreement. The amendment is a result of feedback from the September 19, 2025, annual retreat and associated Regional Implementation Guidance document. The proposed changes were presented in detail.

Mayor Ryder moved to authorize the City Manager to sign the Thurston Climate Mitigation Collaborative interlocal agreement as amended. Councilmember Cox seconded. The motion carried.

C. Special Tax Exemption: Bowker House, 915 Bowker Street SE

Erin Quinn Valcho, Museum Curator

Quinn Valcho presented the special tax exemption application received for 915 Bowker Street SE, known as the Bowker House. The Bowker House is the oldest house in Lacey's historical neighborhood. The special tax exemption allows property owners of homes on the local register, who complete a substantial rehabilitation project, to apply for a special tax valuation. If eligible, rehabilitation costs are subtracted from the assessed property value for ten (10) years. As permitted in Lacey Municipal Code (LMC) 16.53.050, the Council is responsible for denying or approving applications for special property tax valuation. The Lacey

Historical Commission recommends approving the application for Special Tax Valuation for 915 Bowker Street SE. Discussion ensued.

Mayor Ryder moved to authorize the special property tax valuation for 915 Bowker Street SE. Councilmember Cox seconded. The motion carried.

D. Cable Utility Tax Discussion

Shannon Kelley-Fong, Assistant City Manager

Kelley-Fong presented a potential revenue source through a utility tax on cable services. Cities are authorized to levy a business and occupation tax pursuant to RCW 35.22.280(32) on utility businesses based on revenues they generate within the city, known as a utility tax. Revenues are unrestricted and may be used for any governmental purpose. The rate of taxes for electric, phone, and natural gas utilities is limited to 6% without voter approval. Staff propose imposing a 6% utility tax rate on cable services and requested Council direction before preparing a final ordinance for consideration. Discussion ensued. A draft ordinance will be presented for consideration at a future meeting.

11. 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 did not provide any reports.

C. Councilmember Lenny Greenstein:

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

Councilmember Greenstein did not provide any reports.

D. Councilmember Michael Steadman:

1. Nisqually River Council
2. Thurston County Law & Justice Council

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 a report from the Intercity Transit.

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:

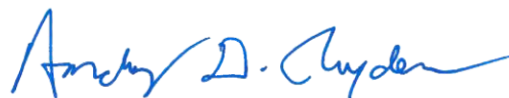
1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
4. Olympic Region Clean Air Agency (ORCAA)
5. Law Enforcement Officers and Fire Fighters Plan 1 Disability Board (LEOFF-1)

Councilmember Dunning did not provide any reports.

12. Adjourn

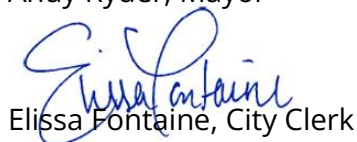
Mayor Ryder adjourned the meeting at 8:07 p.m.

MAYOR:



Andy Ryder, Mayor

ATTEST:



Elissa Fontaine, City Clerk

APPROVED: December 16, 2025