

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
DECEMBER 3, 2020, REMOTE ATTENDANCE

CALL TO ORDER: Mayor Ryder called the meeting to order at
4:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Ryder led the Pledge of Allegiance.

COUNCIL PRESENT: A. Ryder, C. Pratt, L. Greenstein, C. Cox,
S. Steadman, E. Kunkel, M. Miller

STAFF PRESENT: S. Spence, T. Burbidge, S. Egger, M. Hardie,
D. Schneider, R. Walk, T. Woo, R. Andrews,
P. Edmonds

APPROVAL OF AGENDA
AND CONSENT AGENDA:

Consent Agenda Items:

- A. Council Meeting Minutes of November 5, 2020.
- B. Council Worksession Minutes of November 12, 2020.
- C. A motion to approve payment of claims, wages and transfers for November 11, 2020, through November 23, 2020.
- D. Annual Review of Property Retained by the Police Department.

COUNCILMEMBER GREENSTEIN MOVED TO
APPROVE THE AGENDA AND CONSENT
AGENDA. DEPUTY MAYOR PRATT SECONDED.
MOTION CARRIED.

PUBLIC RECOGNITIONS
AND PRESENTATIONS:

Interim Police Chief Almada presented the following Lacey Police Department Chief's Commendations to the following employees:

- Officer Dave Johansen: His quick action and training saved an individual who was overdosing.
- Terence "Mitch" Mitchell: His skill and ability to effectively reach a distraught individual and assist in getting the help needed.
- Officer Eric Lever: His patience and de-escalation skills brought a volatile situation with an armed individual to a peaceful conclusion.
- Officer Alisha Howard: Her actions to de-escalate a potentially violent encounter, and for her actions to enhance the safety and enjoyment of Long Lake Park.

Interim Police Chief Almada briefed Council on the Police Accreditation. The Lacey Police Department was initially accredited in 1996, and has been continuously re-accredited every year. Out of 260 Law Enforcement Agencies in Washington, the City is one of 59 that are accredited.

PUBLIC COMMENT:

Persons wishing to provide public comment on items not on the agenda must pre-register to speak. Registration closed at 3:00 p.m. today.

The following people spoke in favor of the Thurston County Climate Mitigation Plan.

- Phoebe Chartock
- Ryan Kapsandy
- Kaylee Shen
- Joseph Hiss
- Louisa Sevier
- Bahar Bouzarjomehri
- Maggie Koontz
- Laila Markland

- Simone Ervin
- Gia Brar
- Emelyn Keller
- Alessandro Martinez
- Wayne Olsen

Public comments may also be submitted by email by 12:00 p.m. today. Comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the meeting; however, comments received will be added to the official record.

Two written public comments were received and made part of the official record.

PUBLIC HEARING:

Mayor Ryder opened the public hearing on the Serenity Carpenter Road Annexation at 5:00 p.m.

Ryan Andrews, Planning Manager, presented a petition for annexation by Serenity Apartment Homes, LLC and the estate of Patrick Hefferman using the 60 percent petition method (RCW 35A.14.120). The Thurston County Assessor's office has verified that the signatures represent not less than 60 percent of the assessed valuation for general taxation of the property for which the annexation has been petitioned (RCW 35A.01.040).

Prior to approval of the annexation, a public hearing is required to be held by the City Council. Notice of the public hearing has been published in The Olympian and posted in three public places in the proposed annexation area.

The area proposed for annexation is located in the Tanglewilde/Thompson Place Planning Area and within the Lacey Urban Growth Area east of Carpenter Road SE, west of Kinwood Road SE between Martin Way E and 5th Way SE. The area includes two tax parcels located at 612 and 408 Carpenter Road SE totaling 5.18

acres. The property at 612 Carpenter Road SE contains an existing single-family residence and the property at 408 Carpenter Road SE contains an existing manufactured home—both of which are accessible from Carpenter Road. The remainder of the property is forested. The 2020-2021 assessed value of these parcels is \$1,061,200. There are no known critical areas or buffers located on the property.

The parcel located at 612 Carpenter Road SE is zoned Mixed Use High Density Corridor (MHDC). The purpose of the MHDC zone is to provide for commercial and residential uses that serve the needs of the neighborhood and the community as well as enhancing the appearance and identity of the Martin Way Corridor. The southern parcel is zoned Low Density Residential 3-6 (LD 3-6). The purpose of the LD 3-6 zone is to allow single-family residential structures on individual lots with a minimum density of three units per acre and a maximum density of six units per acre. Upon annexation, the zoning of these parcels will remain as currently designated as required by an annexation agreement with Thurston County.

The area proposed for annexation includes two parcels located immediately east and north of the existing Lacey city limits. The configuration is a logical extension of the city limits and would not create any islands or illogical boundaries. With the annexation, the adjacent right-of-way associated with Carpenter Road would also be annexed. This is required under the Thurston County annexation agreement and this portion of Carpenter Road is included in the annexation boundary.

The properties are located within the City of Lacey's water service area and are served by an existing 12-inch waterline located in Carpenter Road. The line is adequate to serve the existing and future development of the properties within the proposed annexation area.

City of Lacey sewer service in the area is relatively limited. An existing 8-inch PVC line terminates at the northwest corner of the proposed annexation area. This line is connected to the sewer main in Martin Way that connects to the LOTT treatment plant to the west. Upon development of the properties within the annexation area, sewer service would be required to be extended and connected to this line.

Procedurally, the annexation is required to be sent to the Thurston County Boundary Review Board for their review after the hearing has been held. Once the Boundary Review Board process has been concluded, the City Council can take final action on the annexation through passage of an ordinance approving the annexation.

No one from the public testified at the public hearing.

Mayor Ryder closed the public hearing at 5:05 p.m.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE FORWARDING THE SERENITY CARPENTER ROAD ANNEXATION APPLICATION TO THE THURSTON COUNTY BOUNDARY REVIEW BOARD. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

RESOLUTIONS:

Troy Woo, Finance Director, presented Resolution 1100 authorizing the Ad Valorem Tax Increase.

RCW 84.55.005(2)(c) sets the property tax limit factor for a taxing jurisdiction with a population over 10,000 as the lesser of 101 percent or 100 percent plus inflation.

The Thurston County Assessor's Office suggests the adoption of a separate resolution or ordinance to satisfy the provisions of RCW 84.55.120 (3)(a), which states:

Except as provided in (b) of this subsection (3), no increase in property tax revenue may be authorized by a taxing district, other than the state, except by adoption of a separate ordinance or resolution, pursuant to notice, specifically authorizing the increase in terms of both dollars and percentage. The ordinance or resolution may cover a period of up to two years, but the ordinance must specifically state for each year the dollar increase and percentage change in the levy from the previous year.

The inflation factor for 2021 is 0.602 percent. As authorized by RCW 84.55.0101, on November 19, 2020, the City Council adopted Resolution No. 1098 declaring the need to increase the property tax by 1.0 percent.

The proposed resolution includes provisions to comply with State statutes, which will allow the County Assessor's Office to assess the City's 2021 property tax as authorized. The resolution authorizes an increase of 1.0 percent, which is equal to \$71,457.

MAYOR RYDER MOVED TO ADOPT RESOLUTION 1100 AUTHORIZING THE 2021 AD VALOREM TAX INCREASE. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED WITH MAYOR RYDER, DEPUTY MAYOR PRATT, AND COUNCILMEMBERS COX, MILLER, AND STEADMAN VOTING IN FAVOR, AND COUNCILMEMBERS GREENSTEIN AND KUNKEL VOTING AGAINST.

ORDINANCES:

Troy Woo, Finance Director, presented Ordinance 1574 to adopt the 2021 Budget setting the total budget in the amount of \$168,762,963 and the General Fund total budget in the amount of \$51,597,342.

The 2021 Budget ordinance contains the following changes to the original Proposed 2021 Budget presented on October 22, 2020:

- Refund Levy and slight increases due to new construction adjustments increase the property tax projection by \$65,039.
- \$60,000 Neighborhood Grant Program was reinstated in the City Council's 2021 Budget.
- The City's allocation to the operations and maintenance of the Amtrak/Centennial Station is increasing \$7,785.
- Accounting changes relating to the Equipment Rental Fund's vehicle and equipment replacement balances and transfers reduced the budget \$55,804.

The total Proposed 2021 Budget is \$168,762,963. This is a decrease of \$3,811,955 compared to the amended 2020 Budget. The primary reasons for the decrease are one-time 2020 expenditures and transfers relating to the COVID-19 financial support distributed to the citizens and business community, the completion or substantial completion of certain one-time capital projects and fewer interfund transfers for 2021 capital projects and purchases.

The total proposed General Fund Budget is \$51,597,342. This is a decrease of \$8,875,446 or 14.7 percent compared to the amended 2020 General Fund Budget. The decreasing General Fund Budget expenditures is mostly attributed to COVID-19 financial support distributed to the citizens and business community and lower one-time transfers out to other funds for one-time capital purchases and projects that occurred in 2020. Offsetting the decreases are inflationary

increases and the continued increases to the overall cost of labor.

The overall 2021 Budget focuses on meeting the increasing service demands in an uncertain economic environment due to the COVID-19 public health emergency, preserving city infrastructure, continuing to invest in capital projects, addressing priorities established by the City Council, and planning for the City's future.

COUNCILMEMBER GREENSTEIN MOVED TO APPROVE ORDINANCE 1574 ADOPTING THE 2021 BUDGET. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

MAYOR'S REPORT:

Mayor Ryder recommended the reappointment of Peg Evans-Brown, David Wasson, and Mark Mininger to the Planning Commission.

MAYOR RYDER MOVED TO APPROVE THE REAPPOINTMENT OF PEG EVANS-BROWN, DAVID WASSON, AND MARK MININGER TO THE PLANNING COMMISSION. DEPUTY MAYOR PRATT SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT:

Rick Walk, Community & Economic Development Manager, presented Council with Summerwalk Division 5 Final Plat, Project No. 20-08, for approval.

On April 28, 2005, the City Council approved the preliminary subdivision of Summerwalk. The project is approved for 387 single-family lots on an approximately 41 acres. The Summerwalk Division 5 final subdivision will contain 42 lots and is the final division of the Summerwalk plat. All public works and planning

improvements are in place or financial securities are in place for their installation.

Appropriate agencies and departments have reviewed the request. The appropriate signatures have been obtained and it is now ready for the Mayor's signature. The applicant requests that the City Council authorize the Mayor to sign the final subdivision map for Summerwalk Division 5. This will allow the applicant to proceed with the development of the subdivision.

COUNCILMEMBER GREENSTEIN MOVED TO AUTHORIZE THE MAYOR TO SIGN THE FINAL SUBDIVISION MAP FOR SUMMERWALK DIVISION 5. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

BOARDS, COMMISSIONS

AND COMMITTEE REPORTS:

Joint Animal Services Commission (JASCOM)

Deputy Mayor Pratt reported on the ILA, licensing, and online licensing demonstration.

Intercity Transit

Councilmember Cox reported the 2021 Budget was approved and the 2021-2026 Strategic Plan was adopted.

TCOMM911

Councilmember Greenstein reported the cities of Chehalis and Centralia, and Lewis County are working on a feasibility study related to moving to TCOMM911.

Community Action Council

Councilmember Steadman reported there were no findings during the recent audit.

Mayor Ryder adjourned the Council Meeting at 5:38 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____