



CITY COUNCIL
ANDY RYDER
Mayor

CYNTHIA PRATT
Deputy Mayor

LENNY GREENSTEIN
MICHAEL STEADMAN
CAROLYN COX
ED KUNKEL
MALCOLM MILLER

CITY MANAGER
SCOTT SPENCE

LACEY CITY COUNCIL AGENDA
SEPTEMBER 24, 2020
4:00 P.M.
REMOTE ATTENDANCE

To comply with Governor Inslee's [Proclamation 20-28](#), the City Council meeting will be conducted remotely, not in-person. You may view the Council meeting by watching live through video streaming on [Live Meetings](#), [YouTube](#), [Facebook](#), or Thurston Community Media, Channel 3 with your local cable provider.

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or (877) 853-5247 - when prompted enter Webinar ID **840 2381 7647**
press # (participant ID not required)

CALL TO ORDER:

1. PLEDGE OF ALLEGIANCE
2. APPROVAL OF AGENDA & CONSENT AGENDA ITEMS*
 - A. [Council Worksession of September 3, 2020.](#)
 - B. [Council Meeting minutes of September 10, 2020.](#)
 - C. [A motion to approve payment of claims, wages, and transfers for September 4, 2020 through September 16, 2020.](#)

**Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. PUBLIC RECOGNITIONS AND PRESENTATIONS:
4. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

VERBAL PUBLIC COMMENT

Persons wishing to provide verbal public comment on items NOT on the agenda must preregister to speak at https://us02web.zoom.us/webinar/register/WN_y4ZY7cviSyONImi1Xij54Q. Instructions and access details will be provided once registration is complete. Registration for verbal public comment closes at 3:00 p.m. on September 24, 2020.

WRITTEN PUBLIC COMMENT

Public comments may also be submitted by email to publiccomment@ci.lacey.wa.us. Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record. The commenting period will close at 12:00 p.m. on September 24, 2020.

5. PUBLIC HEARING:
6. PROCLAMATIONS:

- A. [Emergency Preparedness Month \(Sarah Carlson\)](#)
- B. [Voter Registration Day \(Mary Hall\)](#)

7. REFERRAL FROM PLANNING COMMISSION:

8. REFERRAL FROM HEARINGS EXAMINER:

9. RESOLUTIONS:

10. ORDINANCES:

11. MAYOR'S REPORT:

12. CITY MANAGER'S REPORT:

- A. [Serenity Carpenter Road Annexation – Project No. 20-183 \(Jessica Brandt\)](#)
- B. [Ruddell Road Retaining Wall – Contract Approval \(Scott Egger\)](#)

13. STANDING GENERAL COMMITTEE:

- A. [Utilities \(09.08.2020\)](#)

14. OTHER BUSINESS:

15. BOARDS, COMMISSIONS AND COMMITTEE REPORTS:

- A. Mayor Andy Ryder:
 - 1. Mayors' Forum
 - 2. Thurston Chamber Shared Legislative Committee
 - 3. Transportation Policy Board (TPB)
- B. Deputy Mayor Cynthia Pratt:
 - 1. Joint Animal Services Commission (JASCOM)
 - 2. LOTT Clean Water Alliance
 - 3. Olympic Region Clean Air Agency (ORCAA)
- C. Councilmember Carolyn Cox:
 - 1. Regional Housing Council
 - 2. Health & Human Services Council (HHSC)
 - 3. Intercity Transit (IT)
- D. Councilmember Lenny Greenstein:
 - 1. Emergency Medical Services (EMS)
 - 2. TCOMM911
 - 3. Thurston County Law & Justice
- E. Councilmember Malcolm Miller:
 - 1. Thurston Regional Planning Council (TRPC)
 - 2. Thurston Thrives
 - 3. Lodging Tax Advisory Committee (LTAC)
 - 4. Thurston County Coalition Against Trafficking (TCCAT)
- F. Councilmember Michael Steadman:
 - 1. Community Action Council
 - 2. Solid Waste Advisory Committee (SWAC)
- G. Councilmember Ed Kunkel:
 - 1. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)
 - 2. Lacey South Sound Chamber

3. Economic Development Council (EDC)

16. EXECUTIVE SESSION

- A. Pending Litigation per RCW 42.30.110(1)(i)
- B. Potential Litigation per RCW 42.30.110(1)(i)
- C. City Manager Performance Review per RCW 42.30.110(1)(g)

17. ADJOURN

MINUTES OF THE LACEY CITY COUNCIL WORKSESSION

SEPTEMBER 3, 2020

4:00 P.M. – 5:01 P.M.

REMOTE ONLY

COUNCIL PRESENT: MAYOR RYDER, DEPUTY MAYOR PRATT, COUNCILMEMBERS
GREENSTEIN, STEADMAN, COX, KUNKEL, MILLER

STAFF PRESENT: S. SPENCE, D. SCHNEIDER, R. WALK, J. BRANDT, E. FONTAINE

ACTION: APPROVE WORKSESSION AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS
GREENSTEIN AND STEADMAN

THURSTON REGIONAL CLIMATE MITIGATION PLAN UPDATE

STAFF: RICK WALK, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
JESSICA BRANDT, ASSOCIATE PLANNER
ALLISON OSTERBERG, SENIOR PLANNER, THURSTON REGIONAL
PLANNING COUNCIL

ACTION: INFORMATION ONLY

Jessica Brandt, Associate Planner provided Council with an update regarding the Thurston Regional Climate Mitigation Plan. The City Council signed into an Interlocal Agreement (ILA) with Thurston County, Olympia, and Tumwater in April 2018 to complete Phase 1 of a Regional Climate Mitigation Plan.

Phase 1 focused on assessing existing policies and targets of each jurisdiction for gaps and consistencies, recommending a regional emissions target, identifying each jurisdictions implemented mitigations actions to date, and recommend regional emissions reduction targets. The recommended targets were adopted on July 12, 2019. The targets are as follows:

- Achieve a 45% reduction of 2015 greenhouse gas levels by 2030.
- Achieve an 85% reduction of 2015 greenhouse gas levels by 2050.

Phase 1 produced a recommended scope of work for Phase 2, which included a public engagement strategy, assessment of actions sufficient to reach shared emissions targets, and implementation strategies. On October 11, 2018, the Council approved the ILA for Phase 2.

In February 2019, TRPC hired a consultant team, Cascadia Consulting, to assist with Phase 2. The Phase 2 planning process, which has been underway since early 2019 and is nearing conclusion, has included the following steps:

1. Develop steering committee and charter (January 2019)
2. Develop stakeholder advisory committee (February – March 2019)
3. Engage the general public and develop potential actions list (July – Sept 2019)
4. Assess potential actions and develop scenarios (September – June 2019)
5. Develop plan and strategies (March – July 2020)
6. Engage the general public (September 2020)
7. Adopt plan and strategies (October – November 2020)

Early project steps including public input were successful. The goal was to ask the community what actions they think the cities and County should take to reduce carbon emissions. Through dozens of geographically diverse community events such as fairs and festivals early in the planning process, we reached a large number of Thurston County residents. The online survey received over 1,200 responses over five weeks during August and September. The early community engagement efforts focused on the typically hard to reach audiences, which the steering committee has identified as youth, lower income families and rural residents.

The Climate Advisory Workgroup used the community list and added to it. They developed the list of actions and prioritized them based on agreed upon criteria.

Existing statewide policies and laws will significantly reduce future emissions, primarily through the Clean Energy Transition Act (CETA). CAFÉ standards, EV adoption and building code adoptions also play a meaningful role in reducing emissions. The actions list contains 72 specific actions that can be sorted by category (buildings and energy, transportation, forestry and agriculture, waste, and cross-cutting) and by implementation approach (legislative agenda, regional actions, individual jurisdiction actions supporting partner actions). The scenario tool also shows the focus areas for local governments will need to be in buildings and energy, transportation, and carbon sequestration. In Lacey that could mean retrofitting existing buildings, encouraging and incentivizing zero emission vehicles, reducing vehicle miles traveled, creating walkable, bikeable neighborhoods that are connected to transit services and tree protection and replanting.

The project team will be bringing the actions list to the community for input in September. The results of the community outreach will help guide priority areas for the Council to consider. Staff is reviewing actions that could be added to a work program in 2021 and utilizing public input to help prioritize areas of action. Staff will include Council comments and concerns in those discussions. Once prioritized, staff will provide another update to Council at a future meeting.

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
SEPTEMBER 10, 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, R. Almada, J. Burbidge, S. Egger,
M. Hardie, R. Walk, D. Schneider, T. Woo,
R. Schoessel, G. Smith, P. Edmonds

APPROVAL OF AGENDA
AND CONSENT AGENDA: Consent Agenda Items:
A. Council Worksession Minutes of August 20,
2020
B. Council Meeting Minutes of August 27, 2020
C. A motion to approve payment of claims, wages
and transfers for August 19, 2020, through
September 3, 2020.

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

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.

No one registered to speak during public comment.

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.

No written public comments received.

ORDINANCES:

Troy Woo, Finance Director, presented Council with Ordinance No. 1589 to adopt the 2020 budget amendments.

Throughout the year, adjustments to the budget become necessary as a result of City Council actions, activity levels that were not anticipated during budget development, and grant awards (or other receipts of outside funding). Historically, the budget has been amended once per year immediately prior to the development of the next year's proposed budget document. However, due to the COVID-19 public health emergency, the City Council adopted two out-of-cycle budget amendments (Ordinance Nos. 1566 and 1567).

At the August 25, 2020, the Finance & Economic Development Committee reviewed the proposed amendments and recommended full City Council consideration of the proposed amendments to the 2020 adopted budget.

DEPUTY MAYOR PRATT MOVED TO APPROVE ORDINANCE NO. 1589 AMENDING THE 2020 BUDGET. COUNCILMEMBER STEADMAN SECONDED. MOTION CARRIED.

CITY MANAGER'S REPORT: Rick Walk, Community & Economic Development Director, and George Smith, Economic Development Coordinator, presented the Lacey MakerSpace (LMS) Funding Request.

In February of 2020, Council approved funding LMS for 2020 at \$175,000, to provide financial stability so that the staff and board could focus on building support and raising funding from the community as well as federal, state and local grant sources to fund 2021. Council committed that, if the private sector saw value and supported funding in 2021, then the City would commit to allocating an additional \$175,000 of funding in 2022.

The funding request seeks approval to allow the funds available in 2022 be made available in 2020.

COUNCILMEMBER COX MOVED TO AUTHORIZE \$175,000 IN RESERVE FUNDS ALLOCATED TO THE LACEY MAKERSPACE IN 2022 TO BE COMMITTED IN 2020 AS CASH MATCH FOR CARES ACT GRANT, AND AUTHORIZE THE CITY MANAGER TO SIGN LETTER COMMITTING FUNDS AS CASH MATCH FOR GRANT APPLICATION TO THE U.S. EDA. COUNCILMEMBER KUNKEL SECONDED. MOTION CARRIED.

STANDING GENERAL
COMMITTEE:

Finance and Economic Development Committee
Mayor Ryder reported the Committee met on August 25, 2020, and received updates on the 2020 budget amendments and construction projects.

Land Use Committee
Councilmember Cox reported the Committee met on August 25, 2020, and received an update on construction projects.

Transportation Committee

Councilmember Cox reported the Committee met on September 1, 2020, and received an update on construction projects.

BOARDS & COMMISSIONS:

Mayor's Forum

Mayor Ryder reported on their discussion of unsafe conditions in right-of-ways and how to move forward with the Department of Transportation.

Transportation Policy Board

Mayor Ryder reported on several items:

- Amended Regional Transportation Improvement Program
- 2020 Rural Community Support Program
- Transit Safety Performance Measures
- 2020-2021 State Legislative Session

ORCAA

Deputy Mayor Pratt reported on several items:

- Personnel Policy Reduction in Force/Furlough
- Biochar Presentation
- Changes in regulations (RCW 70.94 to 70A.15)
- Air Quality Update for August

LOTT

Deputy Mayor Pratt reported on several items:

- Capital Projects Update
- 2021-2022 Budget and Capital Improvements Plan
- Capitol Lake Update

TCOMM911

Councilmember Greenstein reported on the June financials, new radio project, and Executive Director's retirement announcement.

Thurston Regional Planning Council

Councilmember Miller reported on several items:

- Thurston County Census Response Rate of 75%
- Buildable Lands Report
- Climate Mitigation Plan Update
- Review of Martin Way Corridor Study
- DOT Telework Advisory Committee
- Regional Trails Plan

LTAC

Councilmember Miller reported on the limited lodging tax funds due to the pandemic.

Solid Waste Advisory Committee

Councilmember Steadman announced upcoming open houses for the Solid Waste Management Plan on September 14 and 17, 2020, from 6:00 to 7:00 p.m.

Mayor Ryder adjourned the meeting at 5:03 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



LACEY CITY COUNCIL MEETING September 24, 2020

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director 

ORIGINATED BY: Troy Woo, Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 9/4/2020 through 9/16/2020. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	9/11/2020	253079	253164	1,369,472.44

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	9/2/2020	288.00
	9/10/2020	7,225.90
	9/11/2020	805,874.30
	9/11/2020	57.20
	9/11/2020	566.85
	9/11/2020	198.00
	9/11/2020	15,708.95
	9/15/2020	180.00

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
LOTT Wastewater Alliance	\$1,215,155.31	LOTT Reserve Cap Fees/ERU's
OSG Dozing, Inc.	\$ 373,124.46	25 th Loop SE Utility Improvements
South Sound Contractors	\$ 269,835.98	Capitol City Water and Sewer

City of Lacey *Official Proclamation*

WHEREAS, in the Pacific Northwest, we face the threat of earthquakes, volcanic eruptions, weather events, floods and human tragedies with unpredictable consequences which can disrupt power, communications, and travel infrastructure; and

WHEREAS, first responders may not always be able to reach community members quickly in an emergency or disaster; and

WHEREAS, the Lacey community can take action to prepare, respond, and recover from any natural or human disaster—the more who are prepared, the safer we are and the faster our community will recover; and

WHEREAS, we encourage community members to attend local events to learn more about preparedness;; and

WHEREAS, we encourage the community to visit the Federal Emergency Management Agency's website, *ready.org*, to learn more about saving early for disaster costs, creating an emergency kit and evacuation plan, teaching youth about emergencies, and getting involved in your community's preparedness; and

WHEREAS, Lacey community members who are prepared to meet any emergency or disaster can be a positive influence on their neighbors by sharing their preparedness story and encouraging the participation of friends, family, and co-workers; and

NOW, THEREFORE I, Mayor Ryder, on behalf of the Lacey City Council, proclaim September, 2020, as

Emergency Preparedness Month

in the City of Lacey and encourage all community members to prepare themselves, their families and their neighbors for the consequences of an emergency.

Mayor Andy Ryder
September 24, 2020



CITY OF LACEY

Official Proclamation

WHEREAS, registering to vote empowers eligible citizens to exercise their right to vote on Election Day; and

WHEREAS, the City of Lacey is committed to strengthening democracy by encouraging voter registration and increasing participation in all elections; and

WHEREAS, civic-minded people and organizations have collaborated to establish September 22, 2020, as National Voter Registration Day; and

WHEREAS, the goal for the 2020 National Voter Registration Day is to create awareness of elections and motivate eligible citizens to vote in coming months; and

WHEREAS, the strength of our democracy depends on the willingness of our citizens to participate by choosing those who will lead us and by voicing their opinions on important matters that will come before the voters on Election Day.

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby recognize September 22, 2020, as

National Voter Registration Day

and encourage all eligible city residents to register to vote, and to help their neighbors do the same.



Mayor Andy Ryder
September 24, 2020



LACEY CITY COUNCIL MEETING
September 24, 2020

SUBJECT: Serenity Carpenter Road Annexation. Project no. 20-183.

RECOMMENDATION: Approve a motion to proceed with the proposed Serenity Carpenter Road annexation proposal that includes the following provisions:

- 1) Authorize the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex;
- 2) Require the parcel to the south of the parcel submitted for the notice of intent to commence annexation (assessor's parcel no. 11815310200) also be included within the boundary of the area to be considered for annexation;
- 3) Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed; and
- 4) Waive the requirement for completion of an annexation study in accordance with the City's annexation policies prior to adoption of an ordinance to formally annex the area or make application to the Boundary Review Board.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director *RW*
Ryan Andrews, Planning Manager *RA*
Jessica Brandt, Associate Planner *JB*

ORIGINATED BY: Community and Economic Development by Private Applicant

ATTACHMENTS:

1. [Notice of Intent to Commence Annexation](#)
2. [Overview Map](#)
3. [Existing Zoning](#)
4. [Aerial Photo](#)
5. [Existing Sewer Lines](#)
6. [Existing Water Lines and Service Areas](#)
7. [Agency Comments](#)

FISCAL NOTE: None.

PRIOR REVIEW: September 8, 2020, Utilities Committee Meeting

BACKGROUND:

The City has received a notice of intent to commence annexation proceedings filed by Serenity Apartment Homes, LLC. The filing of the notice is the first step in the annexation process under the petition method (RCW 35A.14.120), which requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation. The City has verified that the ownership does comprise a minimum of more than 10% of the assessed valuation for general taxation purposes of the properties for which annexation is requested.

As a result of the petition, the City Council must pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. If the Council votes to approve the 10 % petition, then the applicant moves forward on obtaining a petition from a total of 60% of the assessed valuation of the area.

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 one tax parcel located at 612 Carpenter Road SE totaling 3.18 acres. The property contains an existing single-family residence which is accessible from Carpenter Road SE. The remainder of the property is forested. The 2019-2020 assessed value of this parcel is \$865,400. There are no known critical areas or buffers located on the property.

To address potential boundary issues and to prevent unincorporated islands, staff is recommending the parcel to the south (408 Carpenter Road SE) be included in the formal petition for annexation. This parcel is 5 acres in size and is largely forested but does contain an existing manufactured home. The 2019-2020 assessed value of this parcel is \$226,400. The total assessed value of both parcels together is \$1,091,800.

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.

Annexation Boundary

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. The City Council does have the opportunity to modify any boundaries prior to the applicant proceeding with the annexation. In comments provided by Thurston County Real Estate Services, the request is made to include approximately 300 lineal feet of Carpenter Road in the annexation. This is required under the Thurston County annexation agreement and this portion of Carpenter Road is included in the annexation boundary. Carpenter Road has been reconstructed in this portion of the annexation area so there would be no additional tax burden associated with any future road projects in this area.

Utilities

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.

The area is also served by private utilities including Puget Sound Energy and Comcast. No issues are expected concerning provision of these utilities to the area.

Taxes, Fees, and Services

Typically, as part of an annexation proposal, a full annexation study is performed to outline all issues associated with the annexation including taxes and fees. However, with these properties, very little tax revenue is gained through the proposed annexation. It is the City Council's option to require an annexation study; however, staff believes that in this case there is little to be gained by completing a study.

Comments were received from the Lacey Police Department about service to this area. Currently, the proposed annexation area contains a vacant home, out buildings, and a mobile home which have all been the site of homeless and criminal activity. Comments from the Lacey Police Department state that upon annexation, and eventual development of these properties, that the call load will actually decrease from current levels.

Process

The applicant has submitted a notice of intent to commence annexation using the petition method of annexation (RCW 35A.14.120). Using the petition method, property owners representing a minimum of 10 percent of the assessed valuation of the property proposed for annexation are required to submit the notice. After filing the petition, the City Council must pass a motion notifying the petitioners of its approval, rejection, or modification of the annexation area's geographical boundaries. Prior to full City Council review of the annexation, the City Council Utility Committee has reviewed the application for the provision of utilities and is recommending approval. If the Council votes to approve the petition, then the applicant moves forward on obtaining a petition from a total of 60% of the assessed valuation of the area. Once the City receives the 60% petition, the City can move forward on annexation proceedings.

Recommendation

The City Council will review the annexation request under the 60% petition method and is requested to pass a motion indicating the following:

1. Authorize the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex;

2. Require the parcel to the south of the parcel submitted for the notice of intent to commence annexation (assessor's parcel no. 11815310200) also be included within the boundary of the area to be considered for annexation;
3. Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed; and
4. Waive the requirement for completion of an annexation study in accordance with the City's annexation policies prior to adoption of an ordinance to formally annex the area or make application to the Boundary Review Board.

Serenity Apartment Homes, LLC.

7843 Old Highway 99 SE Ste. M-5
Tumwater, WA. 98501-5705

Managing Member
Jeff Powell

July 16, 2020

Lacey City Council
City of Lacey
420 College Street SE
Lacey, WA 98503

Re: Petition Requesting the Commencement of Annexation Proceedings

Mayor and Council Members,

We would request that you consider annexation proceedings for the property owned by Serenity Apartment Homes, LLC. located at 612 Carpenter Rd SE, Lacey WA. 98503 The property is identified by the Thurston County Assessor as Parcel Number 11815240500 and is a 3.18-acre parcel located within the Lacey Urban Growth Boundary.

Jeff Powell, Managing Member of Serenity Apartment Homes, LLC. will be your point of contact. Attached you will find the legal description and requirements regarding this property.

Thank you for your consideration in this matter.

Respectfully,



Jeff Powell
Managing Member

Enclosure:

Notice of Intent to Commence Annexation Proceedings

Exhibit A- Legal Description

Exhibit B- Map of Annexation Site

NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS

The following owners of land do hereby certify that we are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the following described property (as generally described on the attached exhibit and legal description) which is contiguous to the City of Lacey and hereby provide notice to the City Council of the City of Lacey of the landowners intent to commence annexation proceedings pursuant to Ordinance 510. Pursuant to Section 35A.14.120 of the Revised Code of Washington, the landowners request the Council to set a public meeting at which time this annexation proposal may be considered. The landowners hereby waive the requirement to set a date no later than sixty days after the filing of the request.

Exhibit and Legal Description (see attached)

Warning: Every person who signs this notice with any other that his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

<u>Property Owner</u>	<u>Signature</u>	<u>Date</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>
Serenity Apartment Homes, LLC.		07.16.20	612 Carpenter Rd SE Lacey, WA 98503	3.18	11815240500

I hereby certify that I have examined the above petition as well as the Assessor's rolls for the area described and I have determined that the petitioners are the owners of not less than 10% in value, according to the assessed valuation for general taxation, of the described area to be annexed.

In determining whether this petition contains the signatures of owners of not less than 10% in value according to the assessed valuation for general taxation purposes I have used the same method that the Thurston County Assessor would use to define assessed valuation for general taxation purposes as of the date affixed below.

Signed this _____ day of _____, 20____

Director, Community & Economic
Development Department



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 4291-3417454

File No.: 4291-3417454

C. JONATHAN NEEL, AS HIS SOLE AND SEPARATE PROPERTY

*Sold To Serenity Apartment
Homes, LLC 7-13-2020*

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF THURSTON, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 460 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., IN THURSTON COUNTY, WASHINGTON;

EXCEPTING THEREFROM THE WEST 30 FEET FOR COUNTY ROAD KNOWN AS CARPENTER ROAD;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF LACEY, A MUNICIPAL CORPORATION THROUGH DEED RECORDED MAY 25, 2010 UNDER RECORDING NO. 4152130, FURTHER ASSIGNED TO THE COUNTY OF THURSTON, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON THROUGH QUITCLAIM DEED RECORDED FEBRUARY 08, 2018 UNDER RECORDING NO. 4610631, OF OFFICIAL RECORDS OF THURSTON COUNTY.

11815240500

612 Carpenter Rd SE
Lacey, Washington 98503

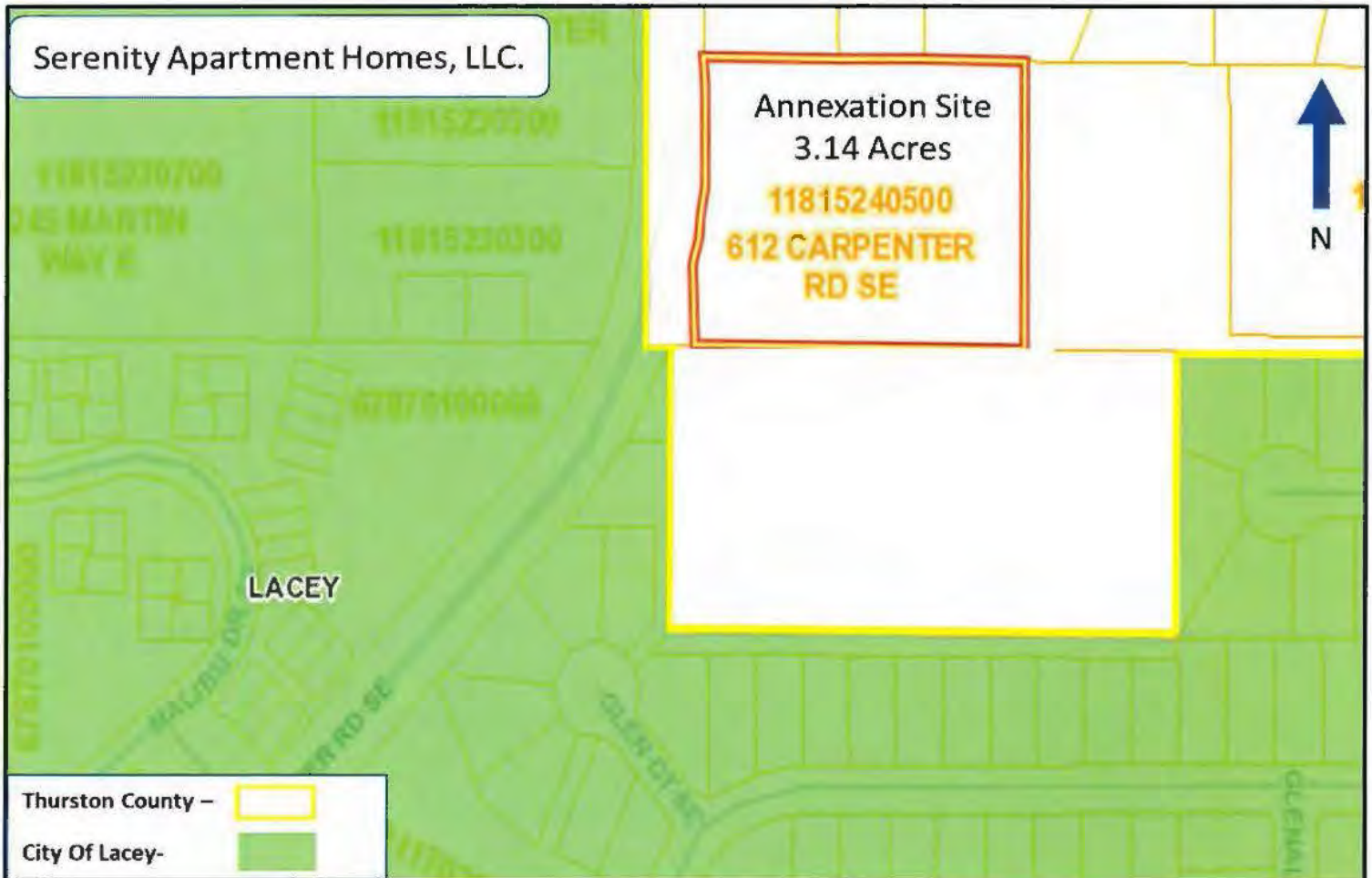
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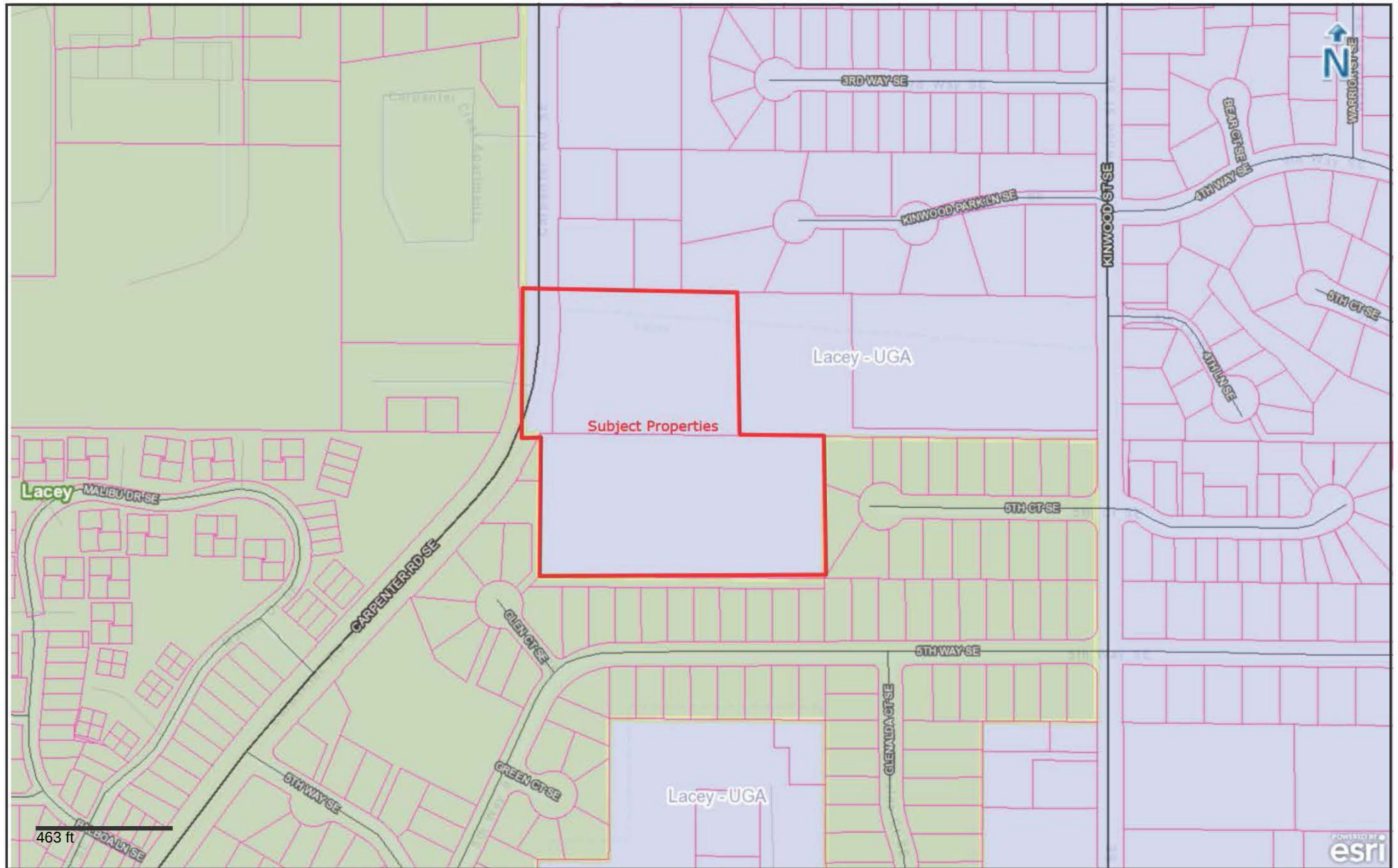
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EXHIBIT "B"

MAP OF ANNEXATION SITE



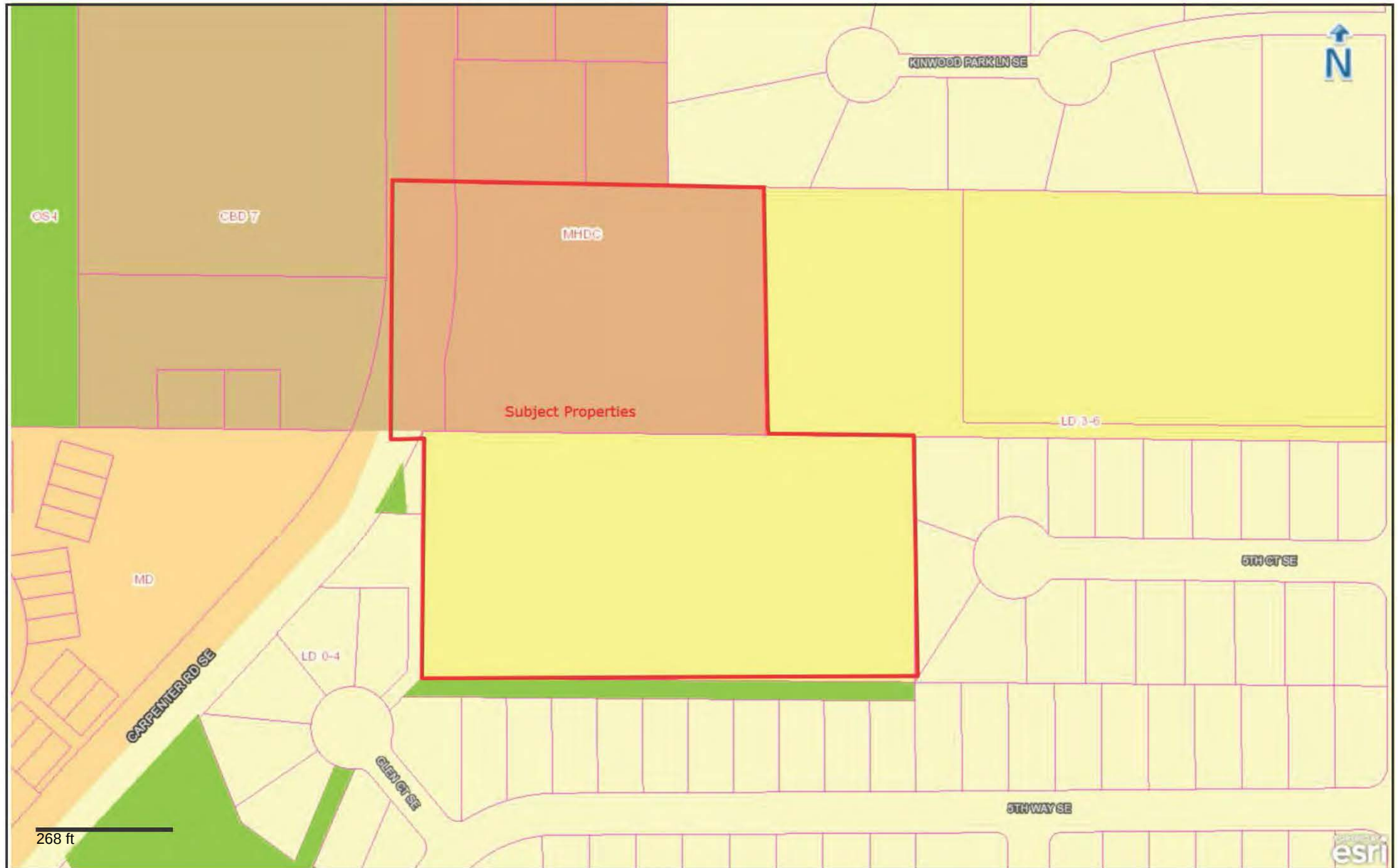
Serenity Carpenter Road Annexation Overview Map



The City of Lacey uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Lacey reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Lacey cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Lacey shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



Serenity Carpenter Road Annexation Zoning



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Serenity Carpenter Road Annexation Aerial Photo



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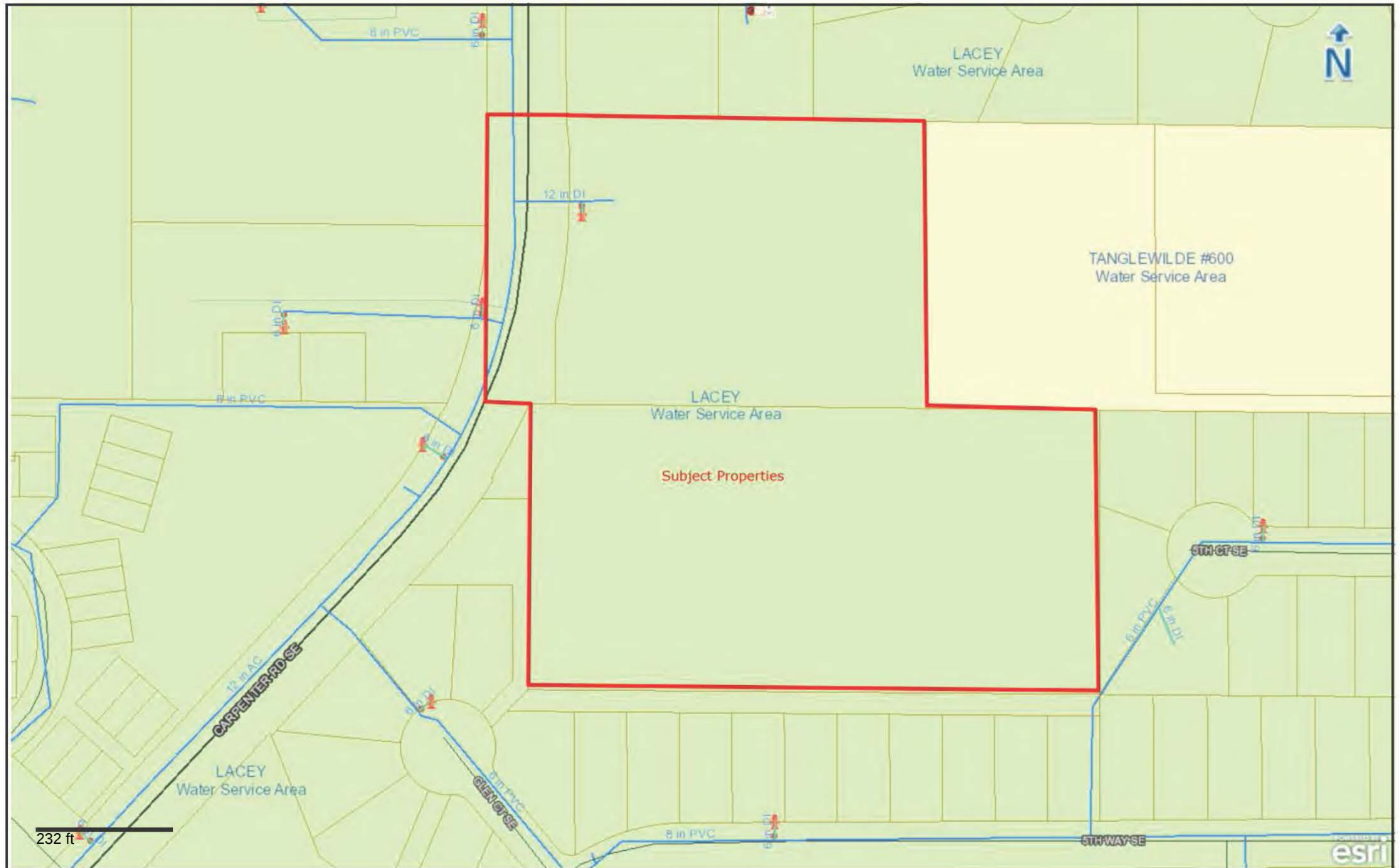
Serenity Carpenter Road Annexation Sewer Lines



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Serenity Carpenter Road Annexation Water Lines and Service Areas



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Ryan Andrews

From: Kelli Root <kelli.root@co.thurston.wa.us>
Sent: Thursday, August 06, 2020 2:41 PM
To: Ryan Andrews
Subject: Serenity Carpenter Road Annexation. City of Lacey project no. 20-183.
Attachments: agency routing sheet serenity carpenter road annexation.pdf; 20200717_Annexation Request 10 Percent Petition.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Ryan,

The parcel proposed for annexation is affected by our *Carpenter Road SE Barrier Project CRP-77172*.

The proposal was routed to staff, and I've received the following comments:

- No issues as long as Lacey accepts jurisdiction of the abutting Carpenter Road right of way.
- The City of Lacey should include the portion of Carpenter RD SE adjacent to the parcel proposed for annexation.
- If we continue with the *Carpenter Rd SE Barrier Project CRP-77172*, interlocal agreements will be required.
- If the annexation proceeds, the *Carpenter Rd SE Barrier Project CRP-77172* changes into a multiagency project.

Thank you for the opportunity to comment on this proposal.

Kelli Root, SR/WA
Right-of-Way Agent II
Real Estate Services
Thurston County Public Works
(360) 867-2356

From: Ryan Andrews <Randrews@ci.lacey.wa.us>
Sent: Thursday, July 23, 2020 8:32 AM
To: Ryan Andrews <Randrews@ci.lacey.wa.us>
Subject: Serenity Carpenter Road Annexation. City of Lacey project no. 20-183.

The City of Lacey has received a notice from Serenity Apartment Homes, LLC to commence annexation proceedings for property at 612 Carpenter Road SE, Assessor's parcel no. 11815240500.

Please review the attached information and notify Ryan Andrews, Planning Manager, in our office in writing of any comments or recommendations by *August 6, 2020*. Your comments will become part of the record and utilized in the decision-making process. You may either mail your comments to the above-mentioned address or e-mail them to randrews@ci.lacey.wa.us

Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. 5E
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us

Ryan Andrews

From: Robert Almada
Sent: Friday, July 24, 2020 9:12 AM
To: Joe Upton
Cc: Ryan Andrews; Rick Walk
Subject: RE: Serenity Carpenter Road Annexation. City of Lacey project no. 20-183.

Good Morning,

Thank you for addressing this so quickly Commander Upton.

Chief R/A

From: Joe Upton <JUPTON@ci.lacey.wa.us>
Sent: Friday, July 24, 2020 9:10 AM
To: Robert Almada <RALmada@ci.lacey.wa.us>
Subject: RE: Serenity Carpenter Road Annexation. City of Lacey project no. 20-183.

Chief,

I have reviewed this application and I see no concerns PD related at this time.

It should be noted that the property is vacant and occupied by a home, several out buildings, and a mobile home. The property has been the site of homeless and criminal activity in 2019. It made it onto Woodside's radar in 2018 and 2019 even though it is currently in the county (across the street from Lacey).

Seeing that the property is now owned by an apartment company, I am assuming that if annexed the property will be developed into multi-family housing. This may actually reduce the call-load for the property from what we saw with squatters and the criminal element using the vacant property in the past couple of years. I do not see any traffic or call-load concerns with this location should that development occur.

Thanks!

Joe



Joe Upton
Investigations Division Commander
Lacey Police Department
420 College Street SE
Lacey, WA 98503
B 360.459.4333 F 360.456.7798
jupton@ci.lacey.wa.us

From: Robert Almada <RALmada@ci.lacey.wa.us>

Sent: Thursday, July 23, 2020 8:44 AM

To: Joe Upton <JUPTON@ci.lacey.wa.us>

Cc: Jim Mack <JMack@ci.lacey.wa.us>; Anna McBee <AMcBee@ci.lacey.wa.us>; Hallie West <HWest@ci.lacey.wa.us>

Subject: FW: Serenity Carpenter Road Annexation. City of Lacey project no. 20-183.

Joe,

When you are feeling better, please review and advise.

Thank you,

Chief R/A

From: Ryan Andrews <Randrews@ci.lacey.wa.us>
Sent: Thursday, July 23, 2020 8:32 AM
To: Ryan Andrews <Randrews@ci.lacey.wa.us>
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Ryan Andrews, Planning Manager
City of Lacey Community and Economic Development
420 College St. SE
Lacey, WA 98503
(360) 412-3190
randrews@ci.lacey.wa.us



LACEY CITY COUNCIL MEETING

September 24, 2020

SUBJECT: Ruddell Road Retaining Wall

RECOMMENDATION: Award Lacey Contract Number PW 2017-16 to low bidder Barcott Construction, LLC. from Chehalis, Washington in the amount of \$1,124,333.75.

STAFF CONTACT: Scott Spence, City Manager *SS*
Scott Egger, Public Works Director *SE*
Roger Schoessel, City Engineer *RAS*
Martin Hoppe, Transportation Manager *MH*
Chris Stolberg, Transportation Engineer *CS*

ORIGINATED BY: Public Works Department

ATTACHMENTS: 1. [Bid Summary](#)
2. [Sheet Overall Map](#)

FISCAL NOTE: Ruddell Road Retaining Wall was anticipated and included in the 2020 and 2021 budget. Funding for the project is provided in the Arterial Street Fund.

PRIOR REVIEW: Transportation Committee

BACKGROUND:

This project will improve the west side of Ruddell Road from approximately 27th Avenue to Brentwood Drive to include a new retaining wall, widened sidewalk, street lighting, and landscaping.

The project was advertised for three weeks and bids were opened September 10, 2020. Twelve bids were received. Barcott Construction from Chehalis, Washington, is low bidder at \$1,124,333.75. Bids ranged from \$1,124,333.75 to \$1,673,732. The Engineer's Estimate is \$1,171,775. A Bid Summary Sheet is attached. Sufficient funds are available in the Arterial Street Fund.

Barcott Construction appears qualified and capable of performing the work. Start date of the project is anticipated to be begin in early 2020, and there are 100 working days allotted.

ADVANTAGES:

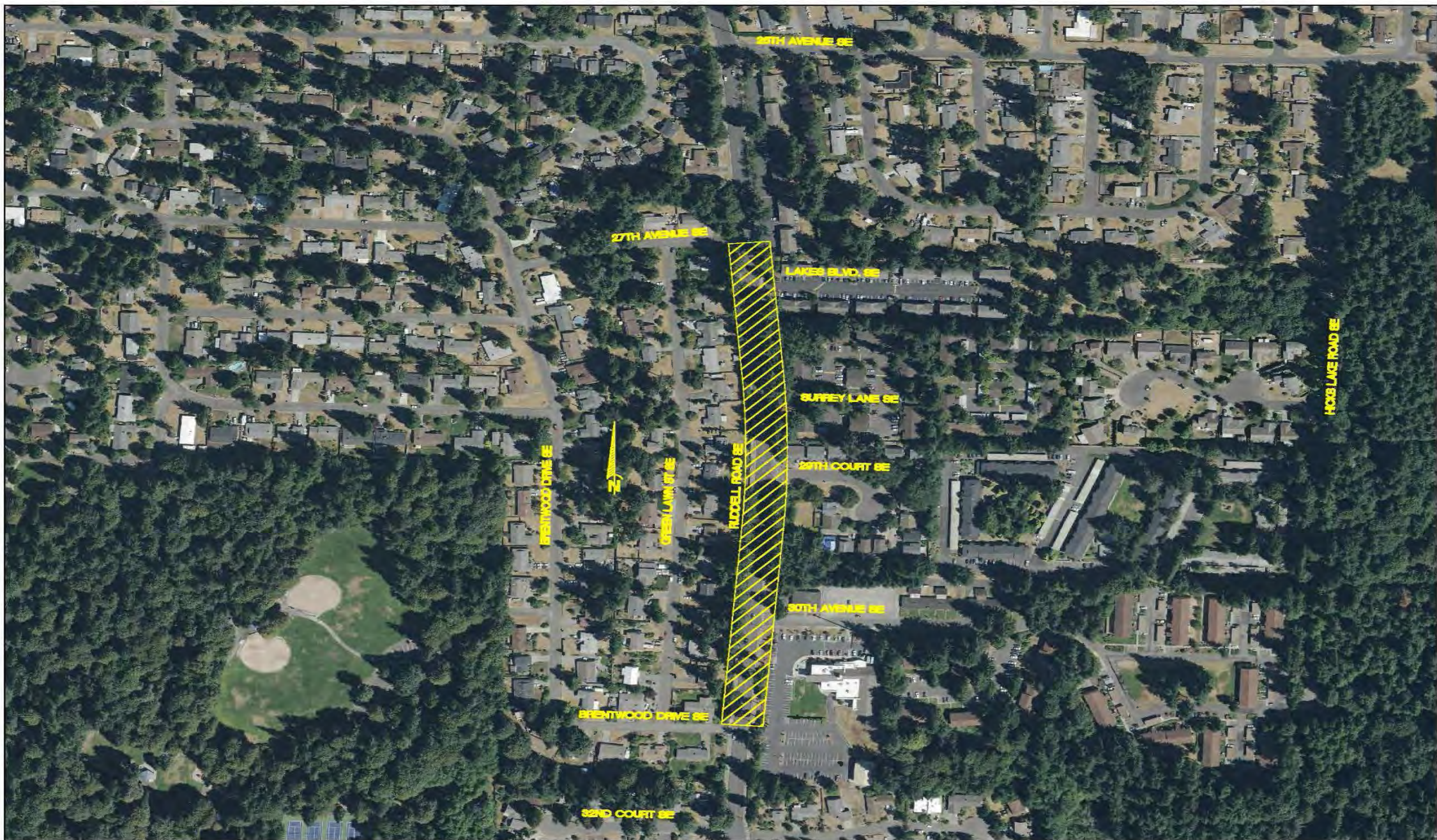
1. This project will replace the existing retaining wall that is currently in failing condition.
2. This work will widen the sidewalk on the west side of Ruddell Road with lighting and landscaping to improve pedestrian safety.
3. We purposely timed this project to start after completion of the College St roundabout to have less impact to the traveling public.

DISADVANTAGES:

1. Typical traffic delays can be expected during construction and alternative routes are advised.

RUDELL ROAD RETAINING WALLS
PW 2017-16

[illegible]





UTILITIES COMMITTEE MINUTES

SEPTEMBER 8, 2020

12:05 P.M. – 12:25 P.M.

REMOTE ONLY

COUNCIL PRESENT: COUNCILMEMBERS STEADMAN (CHAIR) (12:06 P.M.), KUNKEL, AND MILLER

STAFF PRESENT: TROY WOO, SCOTT EGGER, RYAN ANDREWS, PERI EDMONDS

ACTION: APPROVE UTILITIES COMMITTEE AGENDA

MOTION: MOTION MADE, SECONDED AND CARRIED BY COUNCILMEMBERS KUNKEL AND MILLER

SERENITY CARPENTER ROAD ANNEXATION PROJECT No. 20-183

STAFF: RYAN ANDREWS, PLANNING MANAGER

ACTION: RECOMMEND TO THE FULL CITY COUNCIL APPROVAL OF THE PROPOSED SERENITY CARPENTER ROAD ANNEXATION PROPOSAL

MOTION: MOVED AND SECONDED BY COUNCILMEMBERS STEADMAN AND MILLER. MOTION CARRIED. COUNCILMEMBERS STEADMAN AND MILLER – YES
COUNCILMEMBER KUNKEL - ABSENT

At 12:22 p.m., Councilmember Kunkel experienced technical difficulties and was unable to continue attending the remote meeting.

The City received a notice of intent to commence annexation proceedings filed by Serenity Apartment Homes, LLC. The filing of the notice is the first step in the annexation process under the petition method RCW 35A.14.120, which requires a petition filed by property owners representing a minimum of 10% of the valuation of the area proposed for annexation. The City has verified the ownership does comprise a minimum of more than 10% of the assessed valuation for general taxation purposes of the properties for which annexation is requested.

The area proposed for annexation is located in the Tanglewilde/Thompson Plan Planning Area and with the Lacey Urban Growth Area east of Carpenter Road SE, west of Kinwood Road SE between Martin Way East and 5th Way SE.

As a result of the petition, the Utilities Committee will review the annexation request under the 60% petition method and is requested to make a recommendation that the Council pass a motion indicating the following:

1. Authorize the applicants to circulate a petition and gather signatures of property owners representing at least 60% of the assessed value of the annexation property demonstrating their consent to annex;
2. Require the parcel to the south of the parcel submitted for the notice of intent to commence annexation (assessor's parcel no. 11815310200) also be included within the boundary of the area to be considered for annexation;
3. Require the assumption of all or of any portion of existing City indebtedness by the area to be annexed; and
4. Waive the requirement for completion of an annexation study in accordance with the City's annexation policies prior to adoption of an ordinance to formally annex the area or make application to the Boundary Review Board.