



*Shaping
our community
together*

**CITY
OF LACEY**

420 COLLEGE ST SE
LACEY, WA 98503-1238

December 18, 2020

Katrina Van Every, Senior Planner
Thurston Regional Planning Council
2411 Chandler Court SW
Olympia, WA 98502

Subject: Notice of Intention Thurston County Boundary Review Board—Serenity
Carpenter Road Annexation

Dear Katrina:

Enclosed are the materials related to the Notice of Intention for the Thurston County Boundary Review Board for annexation of property located east of Carpenter Road between Pacific Avenue and Martin Way into the City of Lacey. The City is requesting an exemption from review per RCW 36.93.110 as the annexation area is less than 10 acres and \$2 million in assessed valuation.

Please let me know if you have any questions. I can be reached at (360) 412-3190 or randrews@ci.lacey.wa.us.

Sincerely,

Ryan Andrews
Planning Manager



TDD Relay
1-800-833-6388

City Council
(360) 491-3214

City Manager
(360) 491-3214

City Attorney
(360) 491-1802

Community Development
(360) 491-5642

Finance
(360) 491-3212

Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

Public Works
(360) 491-5600

Fax #
(360) 438-2669



NOTICE OF INTENTION

(Application for Annexation/Merger)

Thurston County Boundary Review Board

2411 Chandler Court SW, Olympia, WA 98502

360.741.2514 (Direct) | 360.956.7575 (Main) | 360.741.2545 (Fax)

Email: brbchiefclerk@trpc.org

Website: www.trpc.org/brb



SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies

CD containing all documents as separated .pdf format files

Waiver:Original + 8 copies

CD containing all documents as separated .pdf format files

1. Jurisdiction Requesting Annexation/Merger: City of Lacey

Responsible Official: Ryan Andrews, Planning Manager

Phone: (360) 412-3190

FAX: (360) 438-2669

E-mail: randrews@ci.lacey.wa.us

2. If number of parcels is less than three, please list the owners:

11815240500: Serenity Apartment Homes, LLC

11815310200: Patrick Hefferman Estate

3. Method used to initiate the proposed action: 60% Petition Method RCW 35A.14.120

4. Location (address, if assigned): 408 Carpenter Road SE and 612 Carpenter Road SE

5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit): See attached.

6. Size in Acres: 8.934

7. Assessed Valuation (attach Assessor's information): \$1,061,200

8. Please state the nature of this action and the relevant statutory citation (i.e., annexation for municipal purposes pursuant to RCW 35.13.180):

Annexation using the direct petition method pursuant to RCW 35A. 14.120 for code cities.

9. Current Joint Plan Designation:

Mixed Use High Density Corridor and Low Density Residential 3-6

10. Is the site currently served by sewer or water?

Sewer Water Neither

If no, specify services desired: _____

If sewer or water desired, include map showing location of nearest lines.

11. When is extension of water and sewer service planned to the area:

Upon development, properties will be connected to City of Lacey sewer which is available to the site but not currently served.

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

13. Does this proposal conform to adopted county-wide planning policies on annexation?

Yes, the county-wide planning policies requires cooperation on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns (CWPP 3.3).

The county-wide planning policies also require that the jointly adopted plan or zoning will serve as the basis for county planning decisions and as the pre-annexation comprehensive plan for the city to use when annexations are proposed (CWPP 4.3) The City of Lacey and Thurston County

Land Use Element for the City of Lacey Urban Growth Area (joint plan) identifies the comprehensive plan designation for these properties which will be retained upon annexation.

The county-wide planning policies address the fiscal impact of annexations by stating that the jurisdictions cooperatively explore a method to mitigate the fiscal impact on county government of annexation of significant developed commercial and industrial properties (CWPP 6.2). No developed commercial or industrial property is being annexed with the proposal.

14. Other specific Reason(s) for Annexation:

Submittal of a notice of intent to annex by the property owners to the city of Lacey.

15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):

a. Preservation of natural neighborhoods and communities:

The property is not an existing neighborhood.

b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

The annexation area will connect to the current city limits on three sides: to the south and east to the Aldea Glen subdivision and to the west across Carpenter Road SE to the existing municipal boundary. Carpenter Road SE will be annexed for the portion fronting the subject properties.

c. Creation and preservation of logical service areas:

Utility service areas will not change as a result of the annexation. Police service will be provided by Lacey Police instead of Thurston County Sheriff. Fire district boundaries will not change upon annexation.

d. Prevention of abnormally irregular boundaries:

Annexation area follows established parcel boundaries. The proposal will make for more logical municipal boundaries.

e. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas

Not applicable.

f. Dissolution of inactive special purpose districts:

Not applicable. No known inactive special purpose districts apply to the annexation area.

g. Adjustment of impractical boundaries:

Incorporation of the proposed annexation will create logical boundaries for an area that is currently surrounded on three sides by Lacey municipal boundaries.

h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

The properties within the proposed annexation area will develop consistent with the requirements of the Mixed Use High Density Corridor and Low Density Residential 3-6 zoning district. Both of these zones allow for residential development and a mix of other uses at urban densities. The Growth Management Act, RCW 36.70A.110(4), states that "In general, cities are the units of local government most appropriate to provide urban governmental services." This is further supported by RCW 36.70A.110(7) which states, "An urban growth area designated in accordance with this section may include within its boundaries...potential annexation areas designated for specific cities..." This RCW supports the annexation of any portion of the Lacey Urban Growth Area into the City of Lacey. Annexing areas of urban density is consistent with this objective of the Boundary Review Board and consistent with the Growth Management Act.

i. Protection of agricultural lands:

Not applicable. No agricultural lands would be affected by the proposal.

NOTE:

The Boundary Review Board can consider the following factors (RCW 36.93.170) in deciding whether a particular decision furthers the objectives stated above:

1. *Population and territory*
2. *Population density*
3. *Land area and land use*
4. *Comprehensive use plans and zoning*
5. *Per capita assessed valuation*
6. *Topography, natural boundaries and drainage basins, proximity to other populated areas*
7. *The existence of prime agricultural soils and agricultural uses*
8. *The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years*
9. *Location and most desirable future location of community facilities*
10. *Municipal services*
11. *Need for municipal services*
12. *Effect of ordinances, governmental codes, regulations and resolutions on existing uses*
13. *Present cost and adequacy of governmental services and controls in area*
14. *Prospects of governmental services from other sources*
15. *Probable future needs for such services and controls*
16. *Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area*
17. *The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units*
18. *The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county*
19. *Decisions of the Boundary Review Board must also be consistent with the Washington State Growth Management Act RCW 36.70A.020, 36.70A.110, and 36.70A.210.*

REQUIRED ATTACHMENTS:

SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies

CD containing all documents as separated .pdf format files

Waiver:Original + 8 copies

CD containing all documents as separated .pdf format files

THURSTON COUNTY BOUNDARY REVIEW BOARD:

- I. **Notice of Intention** (the Boundary Review Board’s Notice).
- II. **Maps** (*NOTE: Must have legends/Colored maps no larger than 11 x 17 inches are encouraged in pdf format and attachments.*)

The following maps must be submitted with all notices of intention:

- A. Map of Entire City/Area. No larger than 11 x 17 inches:
 - 1. The general vicinity of the proposal.
 - 2. The area proposed for annexation, highlighted in some manner.
 - 3. The boundaries of other cities near the annexation area (highlighted if not readily discernable).
 - 4. Major streets/roads identified.
 - B. Assessor's Map showing specific parcel(s) and immediate vicinity, (reduced copy is preferable). Valuable, but not required:
 - 1. Map showing parcel numbers for the proposal and immediate vicinity
 - 2. Map showing owner names for the proposal and immediate vicinity
 - C. Physical Features. One or more maps showing the following (when available):
 - 1. Dominant physical features such as lakes, creeks, and ravines
 - 2. Flood plain boundaries (100-year)
 - 3. Railroad lines
 - 4. All public roads near the annexation/merger
 - 5. Commercial agriculture lands (when this information is available)
 - D. Service Area and Other Boundaries. Map showing the proposed annexation and its relationship to the Urban Growth Boundary.
 - E. Other Maps
 - 1. Existing joint plan zoning.
 - 2. Location of water and sewer mains within proposed annexation, if any, and those nearby (any jurisdiction).
- III. **Filing Fee**. \$50.00 check made out to “Thurston Regional Planning Council”. (*Note: the fee will not be processed until the application is determined complete*)
 - IV. **Method of Annexation** (only one will apply)
 - 1. Election Method: Complete copy of minutes of the meeting during which the City Resolution calling for annexation election is adopted or the city accepted the petition for election (certified if appropriate);

OR
 - 2. Direct Petition Method:
 - a. Affidavit of publication of the initial public meeting notice.

- b. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
- c. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
- d. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- e. For non-city annexations, copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures.
- f. Copy of the Declaration of Petition Sufficiency from the Office of the Thurston County Assessor (see RCW 35.21.005(4) for non-code cities, or 35A.01.040(4) for code cities).

V. **SEPA Determination** (does not apply to city/town annexations per RCW 43.21C.222)

PETITION FOR ANNEXATION
60 PERCENT PETITION METHOD
RCW 35A.14.120

TO: THE HONORABLE CITY COUNCIL of the City of Lacey, State of Washington:

The undersigned, being property owner(s) and representing at least 60% of the assessed value of property herein depicted on Exhibit A and described on exhibit B, do hereby petition to annex this property to the City of Lacey pursuant to RCW 35A.14.120 and under the following terms and conditions.

1. Adoption of Mixed Use High Density Corridor and Low Density Residential 3-6 comprehensive plan and zoning designation;
2. Assumption of a pro rata share of the City's bonded indebtedness.

Signature(s) of property owners:

WARNING

EVERY PERSON WHO SIGNS THIS PETITION WITH ANY OTHER THAN HIS/HER TRUE NAME, OR WHO KNOWINGLY SIGNS MORE THAN ONE OF THESE PETITIONS, OR SIGNS A PETITION SEEKING AN ELECTION WHEN HE/SHE IS NOT A LEGAL VOTER, OR SIGNS A PETITION WHEN HE/SHE IS OTHERWISE NOT QUALIFIED TO SIGN, OR WHO MAKES HEREIN ANY FALSE STATEMENT, SHALL BE GUILTY OF A MISDEMEANOR.

NOTE: EACH PAGE WITH A SIGNATURE MUST CONTAIN ALL OF THE ABOVE INFORMATION

<u>Property Owner</u>	<u>Date</u>	<u>Address</u>	<u>Acreage</u>	<u>Parcel No</u>	<u>Assessor Value</u>
Patricia Heffernan Estate Patsy P. Bissell Personal Rep. ^{Personal}	10-13 2020	408 Carpenter Rd Lacey, WA ^{SE}	5 acres	11815310200	1233,300 \$250K
Serenity apartment Homes, LLC Jeff Powell, mgr	10-26-20	61 1/2 Carpenter Rd Lacey, WA ^{SE}	3.18 acres	11815240500	1827,900

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 87°40'33" E	30.00
L2	S 03°38'44" E	35.40
L3	S 01°29'50" W	53.80
L4	S 01°29'50" W	92.70
L5	N 87°40'33" W	92.83
L6	S 01°29'50" W	97.98
L7	S 87°40'33" E	101.37

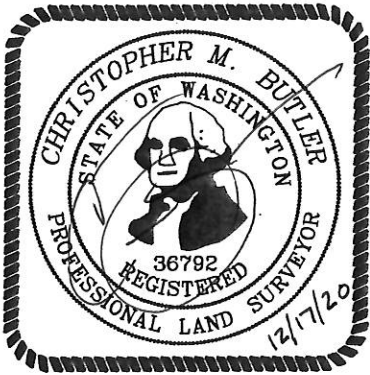
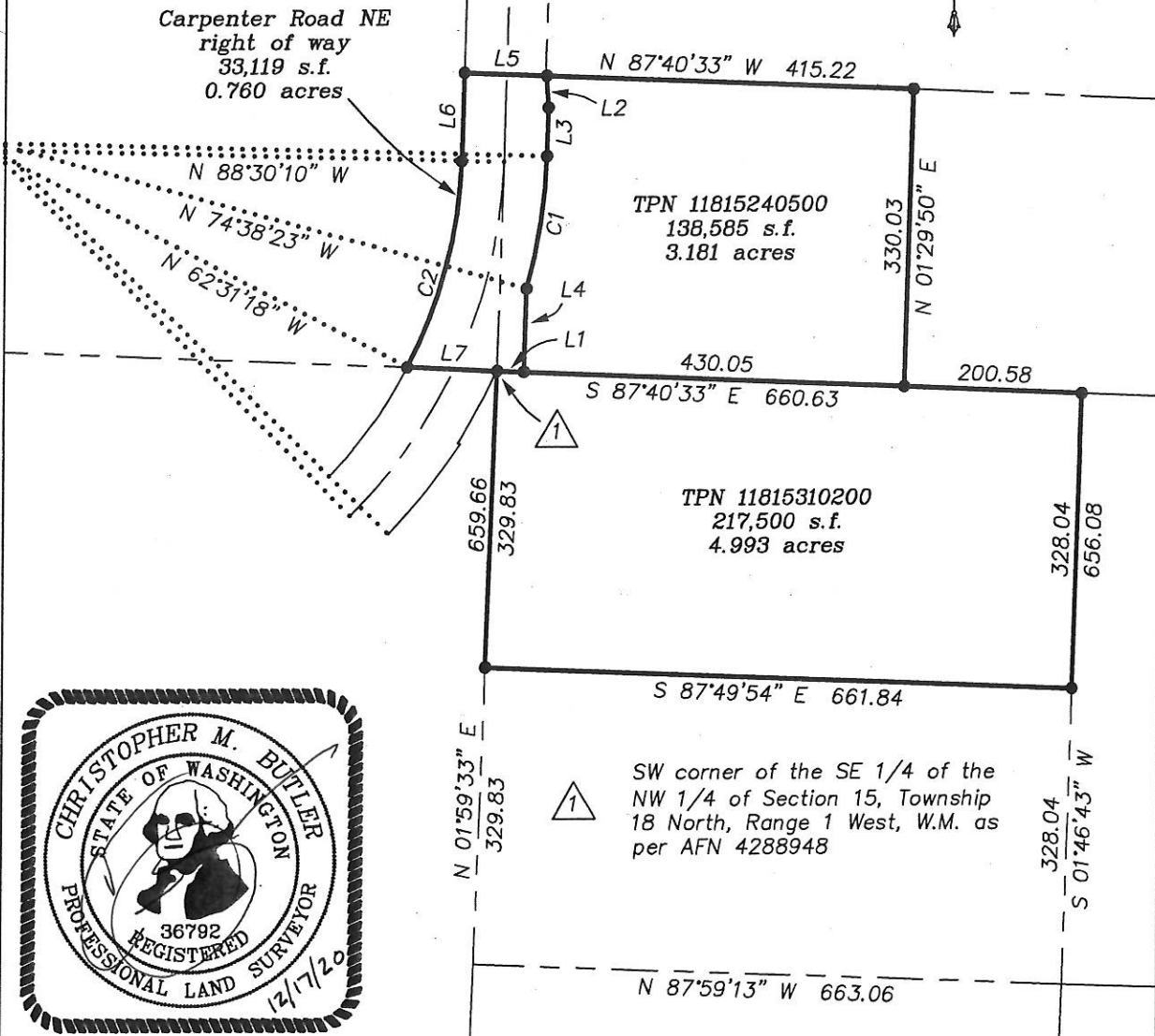
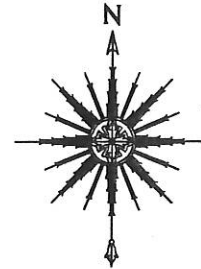
CURVE TABLE

NO	DELTA	RADIUS	LENGTH
C1	13°51'47"	617.95	149.52
C2	25°58'52"	527.95	239.40

EXHIBIT A

A portion of the SW 1/4 & SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, WA

1" = 200'



BUTLER SURVEYING INC.



475 NW CHEHALIS AVENUE
P.O. BOX 149, CHEHALIS, WA 98532
360/748-8803 FAX 360/748-9319

Basis of bearings and section subdivision:
Record of survey as recorded under
Auditor's File Number 4288948, Records
of Thurston County, WA

EXHIBIT B

TPN 11815240500: 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 the City of Lacey, Thurston County, Washington.

EXCEPT the West 30.00 feet for the county road known as Carpenter Road;

ALSO EXCEPT that portion described in right of way deed recorded under Auditor's File Number 4152130, Records of Thurston County, Washington.

TPN 11815310200: The North Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, Washington.

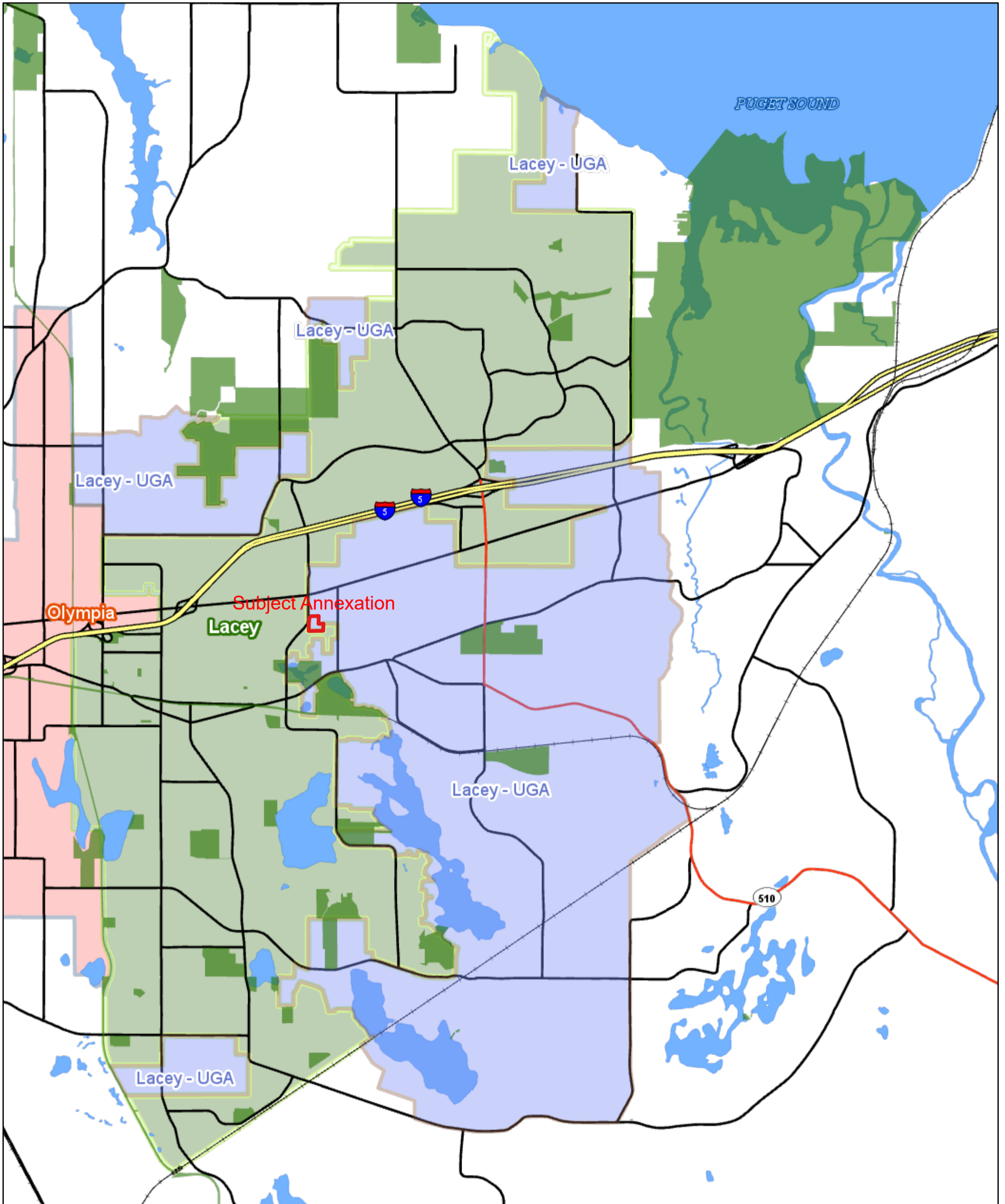
CARPENTER ROAD RIGHT OF WAY ADJOINING TPN 11815240500

That portion of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 15, Township 18 North, Range 1 West, W.M., in the City of Lacey, Thurston County, Washington described as follows:

BEGINNING at the southwest corner of said Southeast Quarter of the Northwest Quarter; thence S87°40'33"E along the south line of said subdivision a distance of 30.00 feet; thence N01°29'50"E parallel with the west line of said subdivision a distance of 92.70 feet to the intercept of a curve whose radius point bears N74°38'23"W a distance of 617.95 feet; thence Northerly along said curve through a central angle of 13°51'47" for an arc distance of 149.52 feet; thence N01°29'50"E parallel with said west line a distance of 53.80 feet; thence N03°38'44"W a distance of 35.40 feet; to the north line of the South 330 feet of said subdivision; thence N87°40'33"W along said north line and the westerly extension thereof a distance of 92.83 feet; thence S01°29'50"W parallel with the east line of said Southwest Quarter of the Northwest Quarter a distance of 97.98 feet to a curve to the right whose radius point bears N88°30'10"W a distance of 527.95 feet; thence Southerly along said curve through a central angle of 25°58'52" for an arc distance of 239.40 feet to the south line of said subdivision; thence S87°40'33"E along said south line a distance of 101.37 feet to the Point of Beginning.

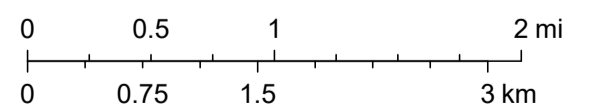


Serenity Carpenter Road Annexation Vicinity Map



12/7/2020, 2:47:58 PM

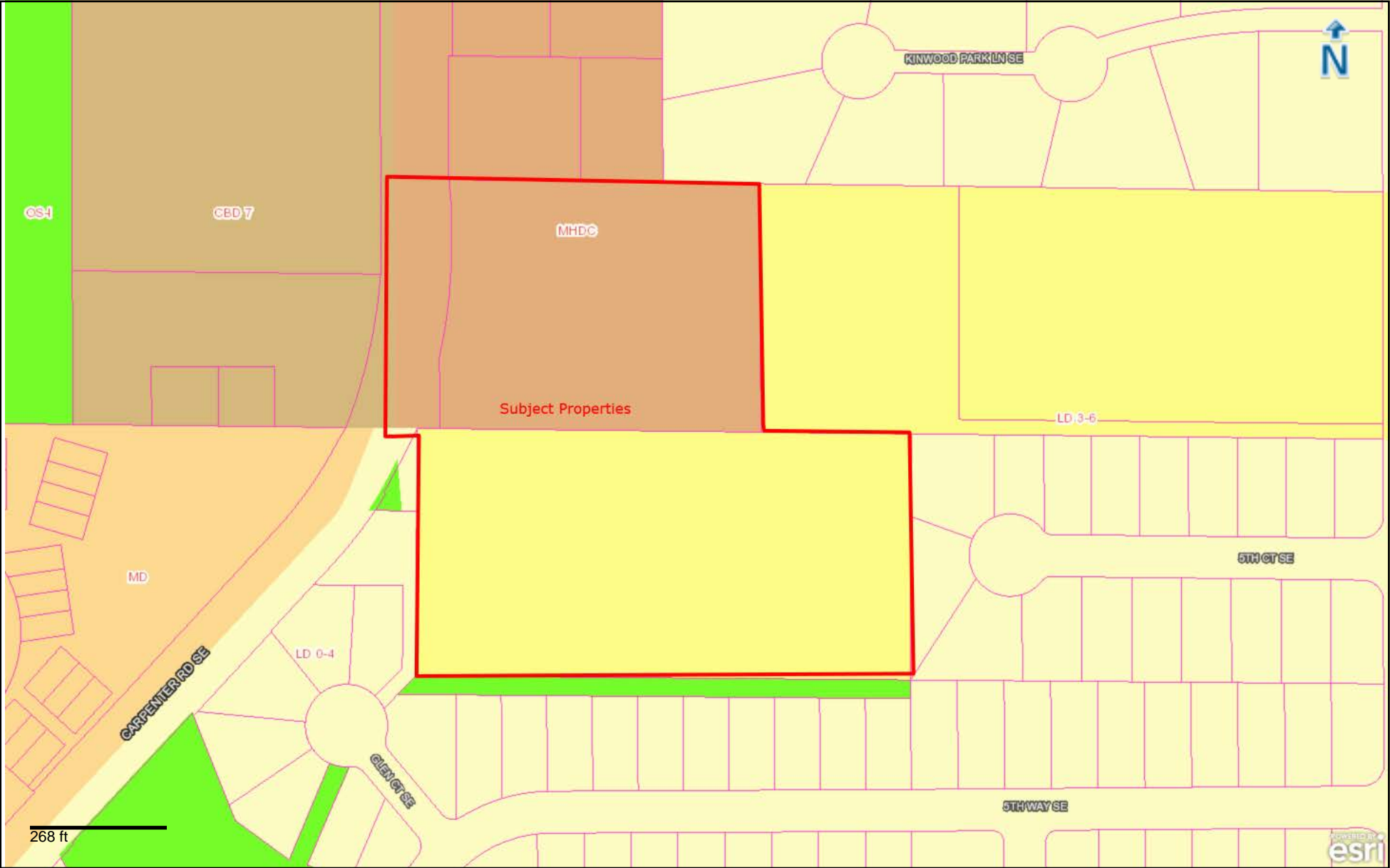
1:72,224



- | | | |
|---------|--------------|-----------------|
| Park | City Limits | US/State Routes |
| Olympia | Water Bodies | Major Roads |
| UGA | Major Roads | Railroad |
| | Interstate 5 | |

GIS Coordinator, City of Lacey

Serenity Carpenter Road Annexation Zoning



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.



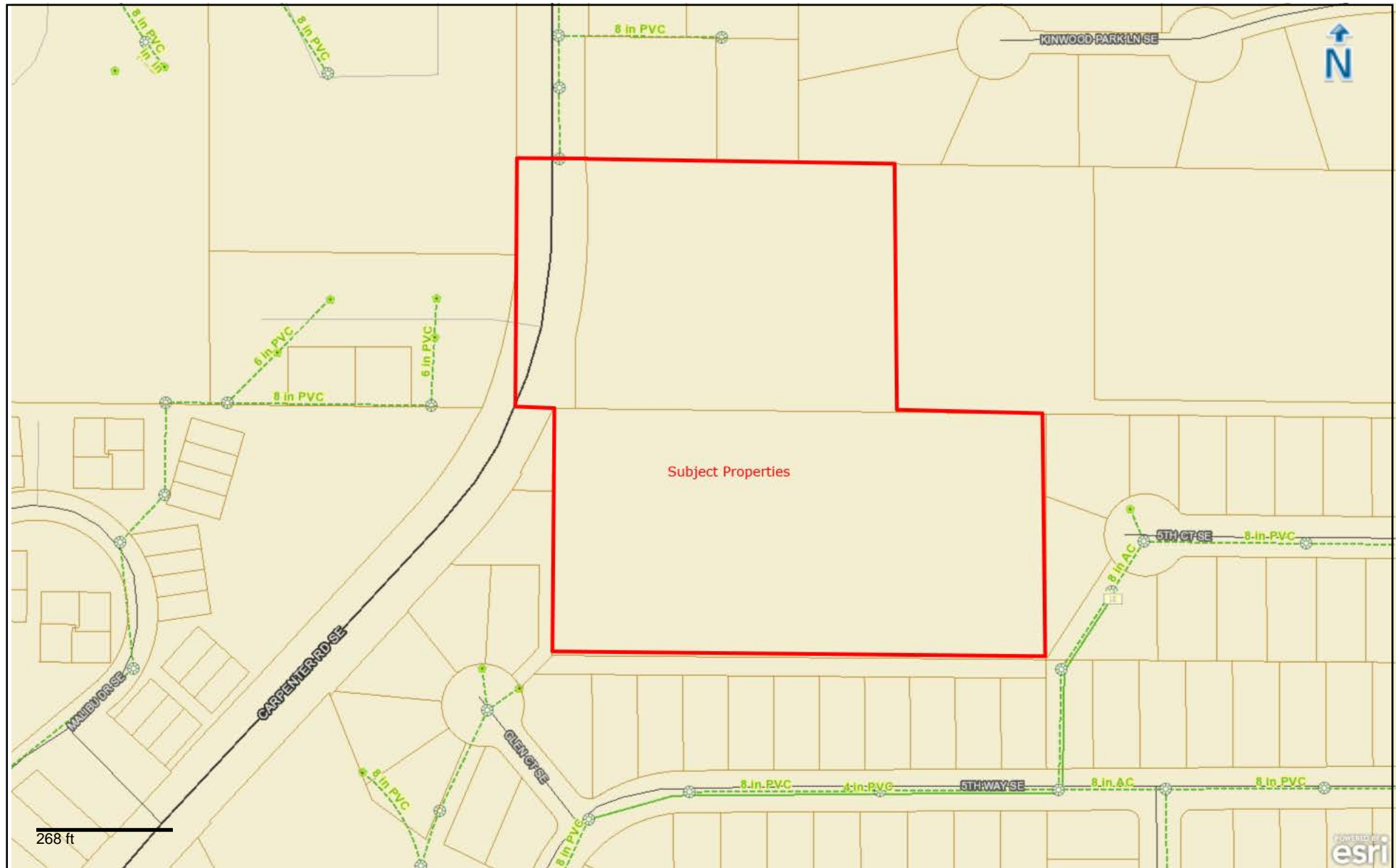
Serenity Carpenter Road Annexation Aerial Photo



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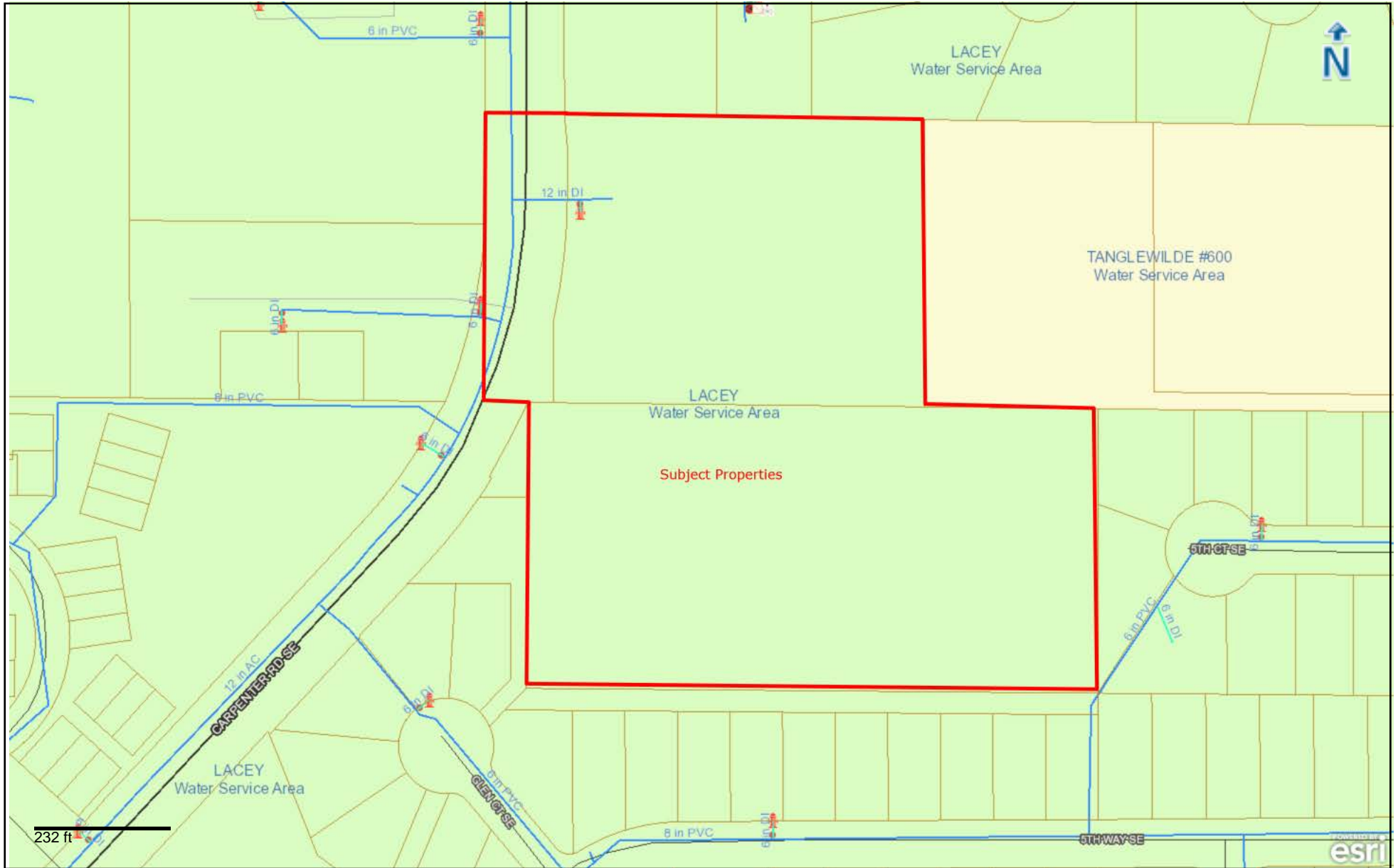
Serenity Carpenter Road Annexation Sewer Lines



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.



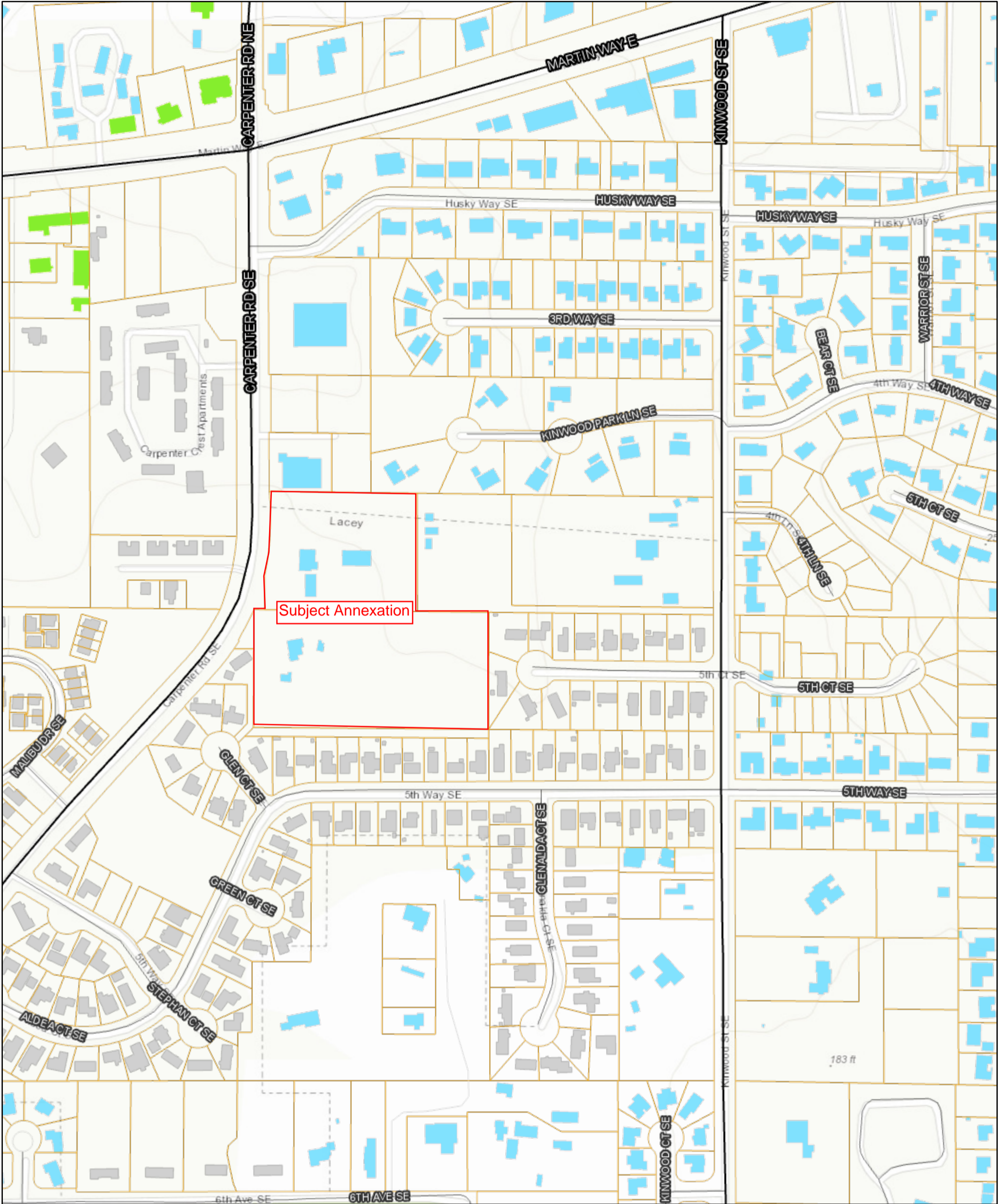
Serenity Carpenter Road Annexation Water Lines and Service Areas



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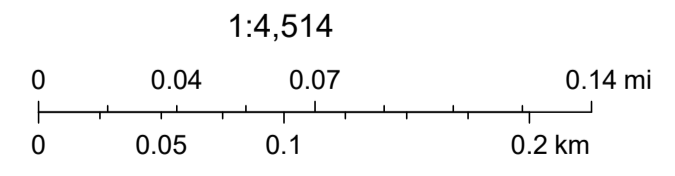


Serenity Carpenter Road Annexation Physical Features Map



12/9/2020, 8:16:40 AM

Footprints	Residential	Misc	Railroad	Minor Roads
Government	Mining	<all other values>	Interstate 5	Unnamed
Business Etc.	Park	Park	US/State Routes	All County Parcels
Church	Parking	Stream	Major Roads	Lacey Parcels
Historic	School	Water Bodies		



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, GIS Coordinator, City of Lacey

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.

MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
SEPTEMBER 24, 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, S. Egger, D. Schneider, R. Andrews, S. Carlson, E. Fontaine
- APPROVAL OF AGENDA AND CONSENT AGENDA: Consent Agenda Items:
A. Council Worksession Minutes 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.
- DEPUTY MAYOR PRATT MOVED TO APPROVE THE CONSENT AGENDA. COUNCILMEMBER STEADMAN 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.

Wayne Olson, Lacey resident, registered to speak during public comment period relating to the Thurston Climate Mitigation Plan.

Sam Merrill registered to speak during public comment period relating to the Thurston Climate Mitigation Plan.

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.

One public comment was received and made part of the record.

PROCLAMATION:

Mayor Ryder and Council proclaimed September 2020 as Emergency Preparedness Month. Sarah Carlson, City of Lacey Emergency Management & Safety Coordinator accepted the proclamation.

Mayor Ryder and Council proclaimed September 22, 2020, as National Voter Registration Day. Emmett O'Connell, Education & Outreach Specialist, accepted the proclamation on behalf of the Thurston County Auditor's Office

MAYOR'S REPORT:

Mayor Ryder provided an update on how the COVID-19 pandemic is impacting military families on Joint Base Lewis-McChord.

CITY MANAGER'S REPORT:

Ryan Andrews, Planning Manager, presented the Serenity Carpenter Road Annexation Project #20-183.

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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 reviewed the annexation request under the 60% petition method and has recommended 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.

COUNCILMEMBER STEADMAN MOVED TO APPROVE THE PROPOSED SERENITY CARPENTER ROAD ANNEXATION WITH 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.

COUNCILMEMBER MILLER SECONDED. MOTION CARRIED.

Mayor Ryder advised staff the annexation policy should be reviewed in order to streamline the process.

Scott Egger, Public Works Director, requested Council award Lacey Contract Number PW 2017-16 to low bidder Barcott Construction, LLC from Chehalis, Washington in the amount of \$1,124,333.75.

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. Sufficient funds are available in the Arterial Street Fund.

Start date of the project is anticipated to be begin in November, and there are 100 working days allotted.

COUNCILMEMBER STEADMAN MOVED TO APPROVE AWARDING LACEY CONTRACT NUMBER PW 2017-16 TO LOW BIDDER BARCOTT CONSTRUCTION, LLC. FROM CHEHALIS, WASHINGTON IN THE AMOUNT OF \$1,124,333.75. MAYOR RYDER SECONDED. MOTION CARRIED.

Scott Spence, City Manager, advised the Diverging Diamond Interchange closures have been extended to reflect October 2, 2020, at 8:00 am to October 5, 2020, at 5:00 pm. due to weather constraints.

STANDING GENERAL
COMMITTEE:

Utilities Committee

Councilmember Steadman reported the Committee met on September 8, 2020, and discussed the Serenity Carpenter Road Annexation.

BOARDS & COMMISSIONS:

Intercity Transit

Councilmember Cox reported on several items:

- Held a Public Hearing on the 2020-2025 Draft Transit Development Plan
- Federal Advocacy Report review
- Reviewed the draft 2021 Budget

Regional Housing Council

Councilmember Cox reported on the following:

- Elected Jim Cooper as Chair
- Elected John Hutchings as Vice Chair
- Established working groups and appointed liaisons

Emergency Medical Services

Councilmember Greenstein reported the EMT training is moving forward using Cares Act Funding due to social distancing requirements.

LTAC

Councilmember Miller announced full funding was approved for the following five programs:

- Experience Olympia
- Lacey South Sound Chamber
- Washington Center for the Performing arts
- Regional Athletic Complex
- Lacey Museum

Community Action Council

Councilmember Steadman reported the following:

- Review of the budget accounted for additional funds
- Approved to have executive members remain in current positions.

Lacey South Sound Chamber

Councilmember Kunkel announced Blake Knoblauch was named as the new Executive Director.

Economic Development Council

Councilmember Kunkel reported on several items:

- Thurston County has lowest COVID-19 death count for Washington.
- Thurston County has highest consumer spending for 2020.
- Provided over \$700,000 in grants to local businesses, including 31 Lacey businesses.

Councilmember Kunkel also provided an update on the Goldstar Memorial Foundation Board regarding awareness and funding opportunities.

Mayor Ryder convened Council to Executive Session at 5:12 p.m. for 30 minutes to discuss the following:

- Pending Litigation per RCW 42.30.110(1)(g)
- Potential Litigation per RCW 42.30.110(1)(g)
- City Manager Performance Review per RCW 42.30.110(1)(g)

The Executive Session will conclude at 5:42 p.m.

Mayor Ryder came out of Executive Session at 5:40 p.m. to extend the session by 15 minutes to 5:55 p.m.

Mayor Ryder came out of Executive Session at 5:55 p.m. to extend the session by 15 minutes to 6:10 p.m.

Mayor Ryder came out of Executive Session at 6:10 p.m. to extend the session by 5 minutes to 6:15 p.m.

Mayor Ryder concluded the Executive Session at 6:16 p.m. and reconvened the Council meeting. Mayor Ryder adjourned the Council meeting at 6:16 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



STEVEN J. DREW

Assessor

OFFICE OF THE ASSESSOR

Service, Integrity, Fairness,
Internationally Recognized for Excellence



DECLARATION OF PETITION SUFFICIENCY

I, Daniel Janiga, do hereby certify, pursuant to RCW 35A.01.040, the petition for annexation to the **City of Lacey, Serenity Carpenter Road Annexation – City of Lacey project no. 20-183** received in this office from **Ryan Andrews** on **October 28, 2020**, bears the names and purported signatures of persons who are owners or part owners of parcels of real property lying within the proposed annexation area collectively of not less than **sixty percent** of the assessed value of the total proposed annexation area.

The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this October 30, 2020 in Olympia, Washington.

Daniel Janiga
Property Administration Manager
Thurston County Assessor's Office

Order Confirmation

Customer

CITY OF LACEY

Customer Account

258711

Customer Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Customer Phone

360-491-3214

Customer Fax

360-412-3181

Sales Rep

krovelo@mcclatchy.com

Payor Customer

CITY OF LACEY

Payor Account

258711

Payor Address

420 COLLEGE ST SE
LACEY WA 985031238 USA

Payor Phone

360-491-3214

Customer EMail

pedmonds@ci.lacey.wa.us

Order Taker

krovelo@mcclatchy.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
Public Hearing	Invoice		0	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$275.84	\$0.00	\$275.84	\$0.00	\$275.84

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0004815189		Ryan Andrews	
			<u>Promo Type</u>
			<u>Materials</u>

Invoice Text
Project no. 20-183

Package Buy

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004815189-01	OLY-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 68 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-OL-The Olympian	0300 - Legals Classified	1	\$214.20

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#7321 PUBLIC HEARING NOTICE Notice is he	0301 - Legals & Public Notices

Run Dates
11/23/2020

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TAC-upsell.theolympian.com	0300 - Legals Classified	1	\$61.64

<u>Run Schedule Invoice Text</u>	<u>Position</u>
#7321 PUBLIC HEARING NOTICE Notice is he	0301 - Legals & Public Notices

Run Dates
11/23/2020

Notice is hereby given that the Lacey City Council will conduct a public hearing on December 3, 2020, beginning at 4:00 PM for consideration of the following item:

Serenity Carpenter Road Annexation (Project no. 20-183): A proposal to annex 2 parcels with a combined size of approximately 8.17 acres. 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 Assessor's parcel numbers are: 11815240500 and 11815310200. The properties are addressed as 408 and 612 Carpenter Road SE. The zoning of Mixed Use High Density Corridor and Low Density Residential 3-6 is proposed to stay the same after annexation. Under the annexation agreement the parcels may assume a pro rata share of the City's bonded indebtedness. The Utilities Committee of the Lacey City Council and City staff has recommended approval of the annexation. The above summary is only an overview of the topic. For a complete review of the annexation proposal, interested individuals should contact the Community and Economic Development Department for a copy of the annexation petition and staff analysis prepared for this proposal. Persons wishing to provide oral testimony on the proposed annexation must preregister to speak at <https://bit.ly/32XgoJ6>. Instructions and access details will be provided once registration is complete. Persons wishing to provide written testimony on the annexation may send their comments to randrews@ci.lacey.wa.us no later than 4:00 p.m. on December 3, 2020. Written testimony will be provided to the City Council and made part of the public record. For more information, please contact Ryan Andrews, Planning Manager, at (360) 491-5642. If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting. Lacey Community and Economic Development Department Ryan Andrews, Planning Manager Pub. November 23, 2020



LACEY CITY COUNCIL MEETING
December 3, 2020

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

RECOMMENDATION: Conduct a public hearing on the Serenity Carpenter Road Annexation. After the conclusion of the public hearing, approve a motion to send the annexation to the Thurston County Boundary Review Board.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Community and Economic Development Director
Ryan Andrews, Planning Manager *RA*

ORIGINATED BY: Community and Economic Development by Private Applicant

ATTACHMENTS:

1. Annexation Petition
2. Overview Map
3. Existing Zoning
4. Aerial Photo

FISCAL NOTE: None.

PRIOR REVIEW: September 24, 2020 City Council Meeting
September 8, 2020 Utilities Committee Meeting

BACKGROUND:

The City has received a petition for annexation filed 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.

Procedurally, the annexation is required to be sent to the Thurston County Boundary Review Board (BRB) for their review after the hearing has been held.

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.

Process

Procedurally, the next step is for the City Council to conduct a public hearing to accept testimony on the proposed annexation. Additionally, the annexation application is required to be sent to the Thurston County Boundary Review Board. Once the public hearing has been held and 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.

ADVANTAGES:

1. Conducting the public hearing will allow members of the public to provide testimony on the proposed annexation and will meet the procedural requirement.

2. The annexation is consistent with the City's regulations for extension of utility services to properties contiguous to City boundaries.

DISADVANTAGES:

1. None identified.

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).

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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: _____

DRAFT