

MINUTES

DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue S, Suite C
Des Moines, Washington
Thursday, June 12, 2025 - 6:00 PM

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

The flag salute was led by Deputy Mayor Harry Steinmetz.

ROLL CALL

Council Present:

Mayor Traci Buxton; Deputy Mayor Harry Steinmetz; Councilmember Gene Achziger; Councilmember Yoshiko Grace Matsui; Councilmember JC Harris; and Councilmember Matt Mahoney

Council via Zoom:

Councilmember Jeremy Nutting

Staff Present:

City Manager Katherine Caffrey; Assistant City Manager Adrienne Johnson-Newton; City Attorney Tim George; Police Chief Ted Boe; Director of Administrative Services Bonnie Wilkins; Harbormaster Scott Wilkins; Finance Director Jeff Friend; Public Works Director Mike Slevin; Community Development Director Rebecca Deming; IT Director Chris Pauk; City Prosecutor Tara Vaughn; Planning and Development Services Manager Laura Techico; City Engineer Tommy Owen; Surface Water Utility Manager Tyler Beekley; Administrative Coordinator Laura Hopp; and Deputy City Clerk Sara Lee

PROCLAMATIONS

DES MOINES FARMERS MARKET 20 YEAR PROCLAMATION

Direction/Action

Motion made by Councilmember Yoshiko Grace Matsui to adopt the Proclamation recognizing and celebrating the 20th season of the Des Moines Farmers Market; seconded by Deputy Mayor Harry Steinmetz. Motion passed 7-0.

CORRESPONDENCE NOT PREVIOUSLY RECEIVED BY COUNCIL

- No additional correspondence outside of the emails already received by Council.

COMMENTS FROM THE PUBLIC

- There were no public comments.

COMMITTEE CHAIR REPORTS

ENVIRONMENT COMMITTEE: Chair JC Harris

- Councilmember JC Harris provided an update on the Environment Committee Meeting held on June 12, 2025.

REGIONAL COMMITTEE REPORT

PUBLIC ISSUES COMMITTEE: Deputy Mayor Harry Steinmetz

- Deputy Mayor Harry Steinmetz gave an update on the Public Issues Committee Meeting for the Sound Cities Association meeting held on June 11, 2025.

GATEWAY PROJECT COMMITTEE: Councilmember Matt Mahoney

- Councilmember Matt Mahoney gave an update on the SR167 and SR509 Puget Sound Gateway Project meeting.

PUGET SOUND REGIONAL COUNCIL - TRANSPORTATION POLICY BOARD: Councilmember Matt Mahoney

- Councilmember Matt Mahoney gave an update on the Transportation Policy Board Meeting for the Puget Sound Regional Council held on June 12, 2025.

**EMERGENCY MANAGEMENT ADVISORY COMMITTEE:
Councilmember JC Harris**

- Councilmember JC Harris gave an update on the Emergency Management Advisory Committee Meeting.

CITY MANAGER REPORT/PRESENTATIONS/BRIEFINGS

- Item 1: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
 (WSDOT) SR 509 COMPLETION PROJECT UPDATE
- WSDOT gave Council a PowerPoint Presentation on the SR509 completion project.

- Item 2: DISCUSSION OF 2025 CITY LEGISLATIVE PRIORITIES
- Legislative Advocate Anthony Hemstad gave Council a PowerPoint Presentation on the 2025 City Legislative Priorities.

CONSENT AGENDA

- Item 1: APPROVAL OF VOUCHERS
- Motion:** To approve the payment vouchers through May 29, 2025 and payroll transfers through May 20, 2025 in the attached list and further described as follows:

EFT Vendor Payments	#11851-11941	\$ 845,899.60
Wires	#2967-2976	\$1,962,630.80
Accounts Payable Checks	#166763-166796	\$1,134,275.95
Payroll Voided Advice	#11879	\$ (3,000)
Payroll Advice	#13608-13764	\$ 474,354.00

Total Checks and Wires for A/P & Payroll: \$4,414,160.35

- Item 2: APPROVAL OF MINUTES
- Motion:** To approve the minutes from the City Council Study Session held on May 01, 2025 and the City Council Regular Meeting held on May 08, 2025.
- Item 3: WATER RESOURCE INVENTORY AREA 9 - INTERLOCAL AGREEMENT RENEWAL
- Motion:** To approve the 2026-2035 Interlocal Agreement between the jurisdictions located within Water Resource Inventory Area 9 for the purpose of sharing costs for implementing the Salmon Habitat Plan, and to authorize the City Manager to sign such agreement substantially in the form submitted.
- Item 4: 2026 SKHHP WORK PLAN AND BUDGET
- Motion:** To enact Draft Resolution No. 25-046, approving the 2026 South King Housing and Homelessness Partners Budget and the 2026 Work Plan.
- Item 5: AMENDMENT TO INTERAGENCY AGREEMENT BETWEEN WSDOT AND CITY OF DES MOINES
- Motion:** To approve the Amended Interagency Agreement between the Washington State Department of Transportation and the City of Des Moines – Agreement GCB 3807, and further authorize the City Manager to sign said Agreement substantially in the form as submitted.

Item 6: CONTRACT FOR CONSTRUCTION SUPPORT SERVICES WITH
 MOFFATT & NICHOL

Motion: To approve the contract with Moffatt & Nichol for construction support services of the Dock Replacement Project in the amount of \$179,102.00 plus a contingency of \$18,000.00 for a total authorization of \$197,102.00 and authorize the City Manager to sign the contract substantially in the form as attached.

Direction/Action

Motion made by Councilmember Jeremy Nutting to approve the Consent Agenda; seconded by Councilmember Matt Mahoney.

Council JC Harris pulled Consent Agenda Item #4.

The remainder of the Consent Agenda passed 7-0.

Council discussed Consent Agenda Item #4.

Motion made by Councilmember Jeremy Nutting to approve Consent Agenda Item #4 as presented; seconded by Councilmember Matt Mahoney.

Motion passed 6-1.

For: Mayor Traci Buxton, Deputy Mayor Harry Steinmetz, Councilmember Matt Mahoney, Councilmember Yoshiko Grace Matsui, Councilmember Jeremy Nutting, Councilmember Gene Achziger.

Against: Councilmember JC Harris.

PUBLIC HEARING/CONTINUED PUBLIC HEARING

Item 1: WOODMONT BEACH APARTMENTS LLC DEVELOPMENT
 AGREEMENT

At 7:05 p.m. Mayor Traci Buxton opened the Public Hearing.

Community Development Director Rebecca Deming gave council a PowerPoint Presentation regarding the Woodmont Beach Apartments LLC Development Agreement.

Public Comment

- Tina Jurewicz - Opponent
- Niki Crawford - Opponent
- Matt Jurewicz - Opponent

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- Nathan Roenick - Opponent
- Tes Awaden - Opponent

Mayor Traci Buxton asked 3 times if anyone wished to speak.

Mayor Traci Buxton asked Council if they had any questions.

At 7:55 p.m. Mayor Traci Buxton closed the Public Hearing.

Direction/Action

Motion: made by Councilmember JC Harris to move Public Hearing Item #1 for a second reading. Motion died due to lack of second.

Motion: made by Councilmember Jeremy Nutting to approve to adopt Draft Resolution 25-052 approving the Woodmont Beach Apartments LLC Development Agreement and authorize the City Manager to sign the Development Agreement substantially in the form as submitted; seconded by Councilmember Matt Mahoney.
Motion passed 6-1.

For: Mayor Traci Buxton, Deputy Mayor Harry Steinmetz, Councilmember Matt Mahoney, Councilmember Yoshiko Grace Matsui, Councilmember Jeremy Nutting, Councilmember Gene Achziger.

Against: Councilmember JC Harris.

Item 2: ACCESSORY DWELLING UNITS

At 8:16 p.m. Mayor Traci Buxton opened the Public Hearing.

Community Development Director Rebecca Deming gave Council a PowerPoint Presentation regarding Accessory Dwelling Units.

Public Comment

- Arris Toker - Proponent

Mayor Traci Buxton asked 3 times if anyone wished to speak.

Mayor Traci Buxton asked Council if they had any questions.

At 8:39 p.m. Mayor Traci Buxton closed the Public Hearing.

Direction/Action

Motion: made by Councilmember Jeremy Nutting to approve Draft Ordinance 25-056 relating to land use, updating regulations related to accessory dwelling units and amending Draft Ordinance 25-056, Section 3(3) to read Design Standards. The ADU should be complimentary with the architectural style and materials of the primary residence components considered to include materials and roofline; seconded by Councilmember Matt Mahoney.
Motion passed 7-0.

UNFINISHED BUSINESS

- Item 1: AIRPORT ADVISORY COMMITTEE ESTABLISHMENT AND APPOINTMENTS
Community Development Director Rebecca Deming gave Council a PowerPoint Presentation about the Airport Advisory Committee Establishment and Appointments.

Direction/Action

Motion 1: made by Councilmember Matt Mahoney to approve Draft Resolution 25-034 establishing an ad-hoc committee to address issues related to Sea-Tac Airport; seconded by Deputy Mayor Harry Steinmetz.
Motion passed 7-0.

Motion 2: made by Councilmember Matt Mahoney to appoint Joe Dusenbury to an open position on the Des Moines Airport Advisory Committee, effective immediately and expiring on December 31, 2027; seconded by Deputy Mayor Harry Steinmetz.
Motion passed 7-0.

Motion 3: made by Councilmember Matt Mahoney to confirm the Mayoral appointment of Jeffrey Bogen to an open position on the Des Moines Airport Advisory Committee, effective immediately and expiring on December 31, 2027; seconded by Deputy Mayor Harry Steinmetz.
Motion passed 7-0.

Motion 4: made by Councilmember Matt Mahoney to confirm the Mayoral appointment of Barton DeLacy to an open position on the Des Moines Airport Advisory Committee, effective immediately and expiring on December 31, 2027; seconded by Deputy Mayor Harry Steinmetz.
Motion passed 7-0.

Motion 5: made by Councilmember Matt Mahoney to confirm the Mayoral appointment of Todd Downing to an open position on the Des Moines Airport Advisory Committee, effective immediately and expiring on December 31, 2027; seconded by Deputy Mayor Harry Steinmetz.

Motion passed 7-0.

Motion 6: made by Councilmember Matt Mahoney to confirm the Mayoral appointment of Steve Reagin to an open position on the Des Moines Airport Advisory Committee, effective immediately and expiring on December 31, 2027; seconded by Deputy Mayor Harry Steinmetz. Motion passed 7-0.

PUBLIC HEARING/CONTINUED PUBLIC HEARING

Item 3: MIDDLE HOUSING

At 8:48 p.m. Mayor Traci Buxton opened the Public Hearing.

Planning and Development Services Manager Laura Techico gave Council a PowerPoint Presentation on Middle Housing.

Mayor Traci Buxton asked 3 times if anyone wished to speak.

Direction/Action

Motion: made by Mayor Traci Buxton to extend the meeting to 9:15 p.m.; seconded by Councilmember Yoshiko Grace Matsui. Motion Passed 7-0.

Mayor Traci Buxton asked Council if they had questions.

At 9:00 p.m. Mayor Traci Buxton closed the Public Hearing.

Direction/Action

Motion: made by Councilmember Matt Mahoney to approve Draft Ordinance 25-057 relating to zoning and the regulation of Middle Housing; seconded by Deputy Harry Steinmetz. Motion Passed 7-0.

Amended Motion: made by Mayor Traci Buxton to reduce the size of the Cottage Housing to a minimum of 500 square feet; seconded by Councilmember JC Harris. Amended Motion passed 4-3.

For: Mayor Traci Buxton, Councilmember Gene Achziger, Councilmember JC Harris, Councilmember Yoshiko Grace Matsui.

Against: Deputy Mayor Harry Steinmetz, Councilmember Matt Mahoney, Councilmember Jeremy Nutting.

COUNCILMEMBER REPORTS

(4 minutes per Councilmember) - 30 minutes

DEPUTY MAYOR HARRY STEINMETZ

- Public Issues Committee (PIC)

COUNCILMEMBER MATT MAHONEY

- Thanked Staff for Veterans Day Memorial

COUNCILMEMBER YOSHIKO GRACE MATSUI

- Farmers Market

COUNCILMEMBER JC HARRIS

- Airport Committee

COUNCILMEMBER GENE ACHZIGER

- Legacy Foundation

COUNCILMEMBER JEREMY NUTTING

- Men's Mental Health Awareness Month

PRESIDING OFFICER'S REPORT

- Maritime High School Student Job Shadowing

NEXT MEETING DATE

June 26, 2025 City Council Regular Meeting

ADJOURNMENT

Direction/Action

Motion: made by Deputy Mayor Harry Steinmetz to adjourn the meeting; seconded by Councilmember Yoshiko Grace Matsui. Motion passed 7-0.

The meeting adjourned at 9:13 p.m.

[Projected Future Agenda Items](#)