

TUMWATER CITY COUNCIL WORKSESSION

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CONVENE: 5:33 p.m.

PRESENT: Mayor Pete Kmet and Councilmembers Michael Althaus, Joan Cathey, Leatta Dahlhoff, Eileen Swarthout, Debbie Sullivan, Tom Oliva, and Neil McClanahan.

Staff: City Administrator John Doan, Assistant City Administrator Heidi Behrends Cerniwey, City Attorney Karen Kirkpatrick, Finance Director Ursula Euler, Parks and Recreation Director Chuck Denney, Police Chief Jon Weiks, Communications Manager Ann Cook, and Recording Secretary Valerie Gow.

**OLD BREWHOUSE
FOUNDATION
PRESENTATION:**

Rob Kirkwood, Old Brewhouse Foundation, presented a proposal to conduct a feasibility study to form a Creative Historic Art Neighborhood to connect the Old Brewhouse to other local tourist attractions linking the Tumwater Historic District to the Olympia Farmers Market, Capitol Campus, and other tourist destinations in the area. He advocated for forming a countywide special purpose district to share costs. To help facilitate the process, the Foundation received a grant from the Thurston County Historic Commission to construct a mobile brewhouse trailer with exhibits of the Old Brewhouse and information on the history of Thurston County.

Mr. Kirkwood's presentation included the purpose and mission of the Old Brewhouse Foundation. Recent efforts include pursuing funding and participation to complete an assessment to determine the best approach to engage the region in the preservation of the Old Brewhouse complex and rail connections, forming an assessment group to investigate the opportunities and challenges of the proposal using all previous Old Brewhouse studies, and seeking participation of all regional stakeholders.

Mr. Kirkwood described the regional opportunity as the rail line links Tumwater's Historic District to downtown Olympia, Capitol Campus, and the Port of Olympia offering an opportunity to create heritage tourism in the area and promoting economic development and cultural benefits along the rail line.

Mr. Kirkwood shared photographs of other examples of other similar facilities in the country.

The Council and Mr. Kirkwood discussed information on the recent presentation of the proposal to the Thurston County Board of Commissioners and positive feedback from Commissioners Blake and Hutchings to form an assessment group to explore the possibilities of the Foundation's proposal because they perceive the complex as a regional asset.

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Mr. Kirkwood reported the Foundation is interested in pursuing ownership of the remaining property surrounding the tower. The Foundation contacted the owner and presented a proposal. The owner replied with a letter indicating he was not interested in selling the property. The owner plans to concentrate on renovation of another historic property on Custer Way to generate income for development of the complex surrounding the Old Brewhouse.

Councilmember Cathey questioned the possibility of the Foundation's actions supporting the City's efforts to stabilize and renovate the brew tower. Mr. Kirkwood said the Foundation has invested in efforts to preserve the brew tower since 2005. Councilmember Cathey said the Old Brewhouse and surrounding property have generated confusion in the community between the efforts of the City to preserve the tower and efforts by the Foundation in addition to potential redevelopment of the complex by the property owner. Mr. Kirkwood responded that the Foundation's proposal is pursuing a regional effort to address those questions.

Mayor Kmet affirmed that the focus by the City has been on preservation of the tower. Significant funds are required to match grants. The proposal creates some confusion as to the efforts by the City. Because of the amount of capital required for any of the brewery projects, the brew tower was viewed as the logical first step given its iconic status in the region. A countywide tax measure to support the proposal would be competing with other future countywide tax measures for public safety, a new courthouse, Medic One, Intercity Transit, and housing measures. The best approach is for Thurston County to dedicate some conservation futures funds to purchase some of the wetland area surrounding the old brewhouse and working with the property owner to invest some funds in the property for preservation of existing structures. Other challenges include access and parking. He expressed appreciation for the Foundation's work to date, especially creation of the brewhouse trailer to inform people about the issue. Strategically, attempting to initiate a master plan with some many other competing issues would be a waste of resources. The Foundation could consider assisting the City raise funds to preserve the tower as it would serve as an incremental step in achieving the long-term vision.

Councilmember Oliva commented on his role in efforts to preserve the old brewhouse as a member of Friends of the Old Brewhouse. The work of the Foundation has been valuable in raising the consciousness of the community about the need to preserve the property. The benefit of an assessment team would help those efforts. Additionally, the fact that the County Commissioners have

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expressed interest in understanding the future possibilities of the property is progress. The City lacks sufficient resources to complete some of strategic actions the City has identified to preserve the property. He suggested continuing the regional discussion on the importance of preserving the property. The cities of Lacey and Olympia, as beneficiaries of Public Facilities District proceeds, have indicated it is time for the City of Tumwater to receive some benefit from that type of funding source. The Foundation has done an admirable job of increasing awareness of the project. It might require another 10 years to gain some traction, but in the meantime, there is a need for more homework and seeking investment from the regional community.

Council discussion ensued on expending time and resources when the owner is not interested in selling the property. Other comments centered on future demands and needs for increasing taxes and the importance of pursuing discussions today to raise the community's consciousness, and soliciting support to take advantage of future opportunities.

Cynthia Stewart, Old Brewhouse Foundation, described recent legislation enabling the creation of a Certified Creative District, which could be applied to the Old Brewhouse in conjunction with the Historic District and the rail line to create momentum. The legislation enables the use of art as a lynchpin for economic development. The Foundation proposes working with the City on the tower, as well as pursuing efforts for the entire complex by working with regional partners to fund a feasibility study on comparisons of district options, estimated costs, potential economic benefits, and identifying funding resources. Thurston County has two sources of funding to fund a study.

Mr. Kirkwood said the Foundation's proposal to increase property taxes by \$50 would generate approximately \$6 million annually, which equals the Port of Olympia's tax assessment. The project could be phased over many years.

Commissioner Dahlhoff inquired about the status of discussions with the Port of Olympia for possible funding. Mr. Kirkwood said the discussion with Port officials is scheduled on September 21, 2018. Commissioner McGregor has expressed support previously. The Commission expressed interest in learning more about the proposal.

Discussion continued on reasons why County Commissioners voiced support when the county has so many other competing needs for a new courthouse, conversion from analog to digital for 911, and other funding needs.

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The Council shared their respective opinions on the proposal and agreed to maintain the City's focus for preservation and renovation of the brew tower/trail system while also considering participation in a regional discussion after the purpose and outcomes have been identified.

ELECTED OFFICIAL RESPONSIBILITIES IN EMERGENCIES:

Mayor Kmet reported the topic was added to the agenda after the recent Walmart incident.

City Administrator Doan updated members on responsibilities of the Council during emergency response. He reviewed primary responsibilities, roles and responsibilities, and important leadership actions:

- Prior to an emergency, model good emergency preparedness at home in order to be fully prepared and responsive to the City and community. When an emergency happens, first get your personal business in order and ensure the safety of your family.
- When notified or you become aware of an emergency, contact the City Administrator (or Fire Chief if unavailable). If unable to reach the City Administrator, you may be able to reach the Tumwater Emergency Operations Center (EOC) (if activated) to obtain a briefing on the overall incident.
- Issue/ ratify emergency proclamations.
- Execute recovery actions early in the response effort.
- Focus on policy-making and other leadership responsibilities, coordinating information gathering and communications with the City Administrator and EOC Manager.
- Establish communication with the public early and often based on consistent and coordinated messages from the EOC Manager.
- If the disaster significantly impacts the City's operations, coordinate with City Administrator and EOC Manager to determine if Policy Group activation is warranted in support of emergency response and recovery efforts.
- If requested and as appropriate, provide support for public information interviews, release, and broadcasts. Support joint media conferences in cooperation with all member agencies of a regional emergency response effort.
- If requested, contact county, state and/or federal elected officials to support the petition for higher government response and disaster assistance.
- Be prepared to provide direction and policy on topics such as: curfew, evacuation, condemnation of buildings, use of reserve

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- funds, and debris removal and storage.
- Be prepared to provide direction and policy on requesting outside assistance and/or resources such as an Incident Management Team (IMT)

Councilmember McClanahan shared information on the region's emergency response during the eruption of Mount St. Helens.

City Administrator Doan addressed questions on incidents prompting action by the Council. Media response, in many situations, occurs before the City is able to initiate contact with the Mayor and the Council.

Police Chief Weiks shared the 25-minute timeline and details of the recent carjacking and shootings that began in the City of Olympia and ending at the Tumwater Walmart with the suspect shooting and critically injuring a civilian and his subsequent death by an armed civilian. The June 17, 2018 events are under active investigation. Interjurisdictional law enforcement response included 84 personnel at eight different crime scenes. A subsequent crime victim fair held at Tumwater City Hall served approximately 30 victims with mental health and other services. The suspect attempted to carjack four vehicles and succeeded in carjacking another vehicle.

Mayor Kmet pointed out that the role for policymakers was minimal because of the lack of any policy issues other than being informed to respond to any inquiries. The shooting victim is hospitalized in intensive care at Harborview Medical Center.

Police Chief Weiks addressed questions about law enforcement response and the coordination of response at the eight crime scenes.

Council and staff commented on the costs incurred by the City and for many of the crime victims because of the loss or damage to their vehicles. Had the suspect lived, the City would have been responsible for the suspect's hospitalization costs. The state has a program for crime victim compensation to assist victims of crime who incurred a loss.

The Council commented on other incidents occurring in the City and a fire at a local church.

RECESS:

The meeting was recessed for a five minute break.

PUBLIC PARTICIPATION IN BUDGET PROCESS:

City Administrator Doan referred to information on the budget process. Another document from the International Association of Public Participation includes good information on resources for

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public participation. Currently, the City has implemented many public participation actions such as fact sheets, webpages, regular open houses (sometimes for specific projects), public hearings, public comment periods, community surveys, and public meetings. Social media supplements those efforts with the City actively monitoring Facebook pages. Mayor Kmet provides an annual state of the city report to all City boards and commissions, as well as the chamber of commerce. City planners often host workshops with the community for specific projects or programs. Deliberative polling is included during the final session of Tumwater University to obtain information on likes, dislikes, and ways to improve or brainstorm solutions.

The City's Capital Facilities Plan (CFP) includes a public process through the Planning Commission.

The highest level of public participation and impact is through ballot measures such as the fireworks ban, Metropolitan Park District, and the Transportation Benefit District.

City Administrator Doan invited comments and feedback on future ways to improve public participation during the budget process.

Councilmember Oliva commented that the challenge for the Council is to engage people to participate in meetings. The City expends efforts on outreach in many forums, such as Tumwater University. He suggested taping the sessions and televising them on Tumwater TV, as well as structuring a budget worksession in the Council Chambers for later broadcast.

Councilmember Althauser inquired about the possibility of using social media to expand public outreach for the budget.

Manager Cook shared information on the City's successful statistics for the number of views of *Tumwater on Tap* through Constant Contact. King County has the largest digital presence than any other governmental entity in the country. King County sponsors over 300 Facebook pages with every department posting information. King County has managed to maintain its successful trend for the last five years.

Mayor Kmet agreed the budget presentation during the Council's worksession could be televised; however, the Council might want a pre-review of the budget prior to taping the worksession. The challenge of taping Tumwater University is the number of locations for the sessions. The success of Tumwater University is a result of accumulating three weeks of feedback during the sessions.

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Councilmember Cathey asked whether the City has received inquiries about the budget. Councilmember Oliva said he has not received any complaints about the budget. However, the City lacks discretionary funding to receive feedback.

A majority of the Council agreed that since the City has received no complaints and the long-term budget process appears to be successful, the City's current outreach process should suffice.

Mayor Kmet encouraged the Council to continue one-on-one conversations with citizens and relay any budget concerns to him and City Administrator Doan.

City Administrator Doan encouraged the Council find other ways to engage people other than through public hearings.

OTHER BUSINESS:

Councilmember Cathey recommended the Council consider becoming the first jurisdiction in Thurston County to ban plastic straws for City operations. Starbucks has recently taken the initiative to ban the use of plastic straws in its stores. Other cities are considering banning the use of plastic straws to help the environment. She encouraged the City to consider composting options for leftover employee lunches.

**MAYOR/CITY
ADMINISTRATOR'S
REPORT:**

Mayor Kmet reported Thurston Regional Planning Council (TRPC) interviewed him with respect to the Port's Vision 2050 process.

City Administrator Doan reported the Port of Olympia hired consultant Jason Robertson and TRPC to facilitate a public input process through October 2018. A steering committee was established to help guide the process. The committee includes representatives from the City of Tumwater, South Puget Sound Community College, Thurston Economic Development Council, Port union, and environmental groups. The committee plans to meet four times beginning in 2019. The purpose is to update the Port's vision and direction created in 1995.

Camp Solomon Schechter is hosting an open house on Sunday, June 15, 2018 to celebrate its new dining hall.

ADJOURNMENT:

With there being no further business, Mayor Kmet adjourned the meeting at 8:10 p.m.