

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 1**

CONVENE: 7:00 p.m.

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

Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Assistant City Administrator Heidi Behrends Cerniwey, Parks and Recreation Director Chuck Denney, Community Development Director Michael Matlock, Public Works Director Jay Eaton, Police Chief Jon Weiks, Communications Manager Ann Cook, Recreation Manager Todd Anderson, and Recording Secretary Valerie Gow.

ADDITIONS TO AGENDA: There were no changes to the agenda.

SPECIAL ITEMS:

**LIBRARY
ARCHIVES
BUILDING UPDATE:**

Kim Wyman, Secretary of State, briefed the Council on plans to construct a new State Library Archives Building in Tumwater on Port of Olympia property located at the corner of Tumwater Boulevard and Linderson Way. Today, the state's archival records are housed in an inadequate and unsafe space in an underground three-story bomb shelter constructed in the 1960s. The storage area houses both archival records and the historic collections of the state and local governments. The area has exceeded its storage capacity since 2005. The current Washington State Library is located in a leased building off Capitol Boulevard near Israel Road. The office building is not configured to serve as a library. The Legislature approved a funding allocation for architectural design work and project management. The Office of the Secretary of State is partnering with the City of Tumwater and the Port of Olympia on the new project, anticipated to break ground in early 2020. Completion of the building is scheduled by March 2022.

Secretary Wyman suggested coordinating a ceremonial groundbreaking in November 2019 to recognize the anniversary of the City's incorporation.

Councilmember Althausser asked about plans to offer public educational programs or resource opportunities within the new building. Secretary Wyman replied that the original concept of the new building began with former Secretary of State Sam Reed who wanted to construct a Heritage Center complex on the Capitol Campus. Because of the number of students visiting the campus, the new building will offer opportunities for the public and for students. Plans are in progress to feature rotating exhibits of different stories about the

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 2**

history of the state and its citizens. Staff is working with social studies teachers from across the state to develop curriculum for K-12 classes.

Councilmember Cathey asked about the City's opportunities to provide input on the architectural design of the building. Secretary Wyman replied that the Office is working with the Department of Enterprise Services on the project. Miller-Hull of Seattle was recently selected as the project architect. The company has initiated an assessment for programming needs. The intent is to retain as many trees on the property as possible. Trees removed to accommodate the new building will be reused within the new building. Secretary Wyman welcomed input and ideas from the City and the public.

Secretary Wyman introduced Assistant Secretary of State Mark Neary, and the new building's Project Lead, Patrick McDonald.

**PROCLAMATION:
NATIONAL PARKS
& RECREATION
MONTH, JULY 2019:**

Councilmember Dahlhoff read a proclamation recognizing July 2019 as *National Parks & Recreation Month*. The proclamation encourages residents to visit the City's website to learn more about the City's parks and recreation programs and volunteer opportunities. Citizens were thanked for supporting the Metropolitan Park District which will provide dedicated and sustainable funds for parks and recreation programs, improve maintenance of parks and playgrounds, address safety and security issues, add parks in underserved neighborhoods, and preserve new open spaces.

Manager Anderson accepted the proclamation on behalf of the Tumwater Parks and Recreation Department. He shared some statistics on recent parks and recreation activities and upcoming events.

- Kick in the Grass Tournament is the largest youth soccer tournament in the state attracting over 1,500 players and family members and friends over the three-day event.
- 4th of July, Parade, Festival, and Fireworks Show. This year, the festival attracted over 19,400 people.
- Sounders Camp is a partnership with Sounders FC Soccer to provide a week-long soccer camp at Pioneer Park during the last weekend in July and early August.
- Screen on the Green movies each Friday in August at the golf course are free to the community.
- Tumwater Brewfest is scheduled on Saturday, August 17, 2019 from 1 p.m. to 8 p.m. The event has steadily grown each year with this year's event featuring approximately 60 brewers.
- Golf course highlights include watering the course entirely with reclaimed water and hosting teen and youth golf camps

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 3**

throughout the summer. This year, Washington State Employees Credit Union is sponsoring youths to spend a day at Great Wolf Lodge.

- The department partners with the City of Lacey and City of Olympia Parks Departments to sponsor a camping trip for teens.

PUBLIC COMMENT: **Jon Pettit, 9725 Rich Road SE, Olympia**, commented on some environmental concerns with the City’s stormwater program. He cited the recent brewery oil spill as one example of the need for the City to pay some extra attention to the management and treatment of stormwater discharging to the Deschutes River and into the environment. Many storm drains in the City do not treat stormwater. Some stormwater flows to stormwater ponds where some pollutants settle before flowing to waterways. Most stormwater in the City flows directly to the nearest water body with no treatment. He asked the Council to step up and devote some extra attention to the treatment and discharge of stormwater because the current situation is unacceptable.

Mayor Kmet responded that the City has a number of stormwater treatment systems treating stormwater before discharging into the river.

Mr. Pettit said the level of treatment by the City is not acceptable and the issue deserves some action to correct the situation.

Terry Stanley Ballard, 321 Wildcat Street SE, Lacey, commented on his involvement of an environmental issue of concern since 2012. It appears that profit is occurring at the expense of the environment. One example is LOTT Clean Water Alliance removal of over 95% of pollutants from treated wastewater leaving 5% of the worst discharged directly to Budd Inlet. The discharge is considered “contaminated gray waste.” He questioned efforts by the LOTT Board to ensure filtering of wastewater to a higher level and reasons for the agency not producing potable water. He questioned the practice of LOTT discharging waste to Budd Inlet. Recently, a whale died in Budd Inlet and he is hopeful the death was not attributed to waste discharge to the inlet. LOTT spends \$250,000 on shower units for the homeless in Olympia. He questioned the fairness of that expenditure to all LOTT ratepayers. The City of Olympia is encountering similar problems as other jurisdictions as its stormwater is directly discharged to water bodies. He noted the City of Lacey’s existing substandard treatment pond is impacting Woodland Creek. The amount of pollutants generated from cars, fertilizers, and other contaminants directly flows into stormwater, which drains directly to water bodies in the region. Without adequate filtration systems, the region will end up resembling California. He retired in Washington to take advantage of clean air and water. LOTT spends a tremendous amount of money to convert septic

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 4**

systems to City sewer systems. He has found that septic systems are one of the best filtration systems available today. Sewer confines contaminants to one space while septic systems distribute pollutants over an area. Mr. Ballard commented on the prior operating brewery's desire to develop a water infiltration system for producing potable water. Because of LOTT's greed, LOTT disagreed and the plant did not pursue the project. He believes greed is often advanced over the region's environment.

Mark Bowns, 1849 Odegard Road, Tumwater, said that although it is likely he could address the issue and resolve it directly with Public Works Director Eaton, his neighbors with properties abutting the trail near the Toyota Dealership still have no fence separating their properties from the trail. He is hopeful the situation can be resolved soon.

Christine Hoffman, Puget Sound Energy, 4509 1st Avenue NE, Lacey, reported she is the Outreach Manager for Puget Sound Energy (PSE) serving Thurston County. PSE is outreaching customers door-to-door to offer free home energy assessments. Following completion of the assessment, customers receive a report with recommendations for increasing energy efficiencies, as well as some rebate offers. Participating customers also receive free LED light bulbs. The current areas of focus are neighborhoods located west of Interstate 5 and south of Tumwater Hill from Irving Street to Linwood, and the area between Lee and Y Street. Customers can request an assessment by contacting PSE at www.PSE.com/hea to sign up. Renters are also eligible to receive the free assessment and a report. Tenants would need to share any recommendations for improvements or upgrades with the owner. Ms. Hoffman invited suggestions for future locations or places for offering assessments. PSE representatives will attend one of the Screen on the Green movies to answer questions. PSE also partners with senior centers and other entities.

Mason Rolph said he works with Olympia Solar, an educational non-profit organization. He encouraged the Council to support the resolution to update the City's definition of solar energy. Updated language recognizes the photovoltaic process, which is the conversion of light energy to electrical energy. Olympia Solar is also working with the regional group on the Climate Mitigation Action Plan. The proposed resolution represents an early action the City is pursuing for climate mitigation with the next step to ensure solar as an accessory use is allowed in all zoning districts.

**CONSENT
CALENDAR:**

- a. Approval of Minutes: Regular Meeting, June 18, 2019; Worksession, June 11 and 25, 2019

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 5**

- b. Payment of Vouchers
- c. Crime Stoppers of South Sound Reappointment of Josephine Geiger
- d. Ordinance No. O2019-021, Approval of Short-term Interfund Loan
- e. Resolution No. R2019-007, Surplus Property

MOTION: **Councilmember Sullivan moved, seconded by Councilmember Oliva, to approve the consent calendar as published.**

Mayor Kmet reviewed the items approved on the consent calendar.

**COUNCIL
CONSIDERATIONS:**

**RESOLUTION NO.
R2019-006,
IMPLEMENTATION
OF SUBSTITUTE
HOUSE BILL 1406:**

City Administrator Doan reported that during the last legislative session, the Legislature passed legislation creating several tools for affordable housing. One tool affords the ability for jurisdictions to access a small percentage of state sales tax revenue for affordable housing or rental assistance. The action does not increase the rate of sales tax but decreases the state's portion of sales tax revenue and is based on how much the state collects annually. To take advantage of the funds, the City is required to adopt a resolution stating the intent for using the funds. The Regional Housing Council is scheduled to discuss the new source of funds to local jurisdictions, which would become available in January 2020. Staff is requesting the adoption of the proposed resolution as it would represent nearly \$100,000 in combined new funds for the region.

MOTION: **Councilmember Althausser moved, seconded by Councilmember Dahlhoff, to approve Resolution No. R2019-006, Implementation of Substitute House Bill 1406.**

Councilmember McClanahan commented that the action is a good step in right direction to address the housing crisis in the region.

MOTION: **Motion carried unanimously.**

**COMMITTEE
REPORTS:**

**PUBLIC HEALTH &
SAFETY:
*Tom Oliva***

There was no meeting and no report.

**GENERAL
GOVERNMENT:**

There was no meeting and no report.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 6**

Joan Cathey

PUBLIC WORKS: Next meeting is on July 18, 2019.
Neil McClanahan

BUDGET AND FINANCE: There was no meeting and no report.
Pete Kmet

MAYOR/CITY ADMINISTRATOR'S REPORT: At the last Transportation Policy Board meeting, members revised and discussed the Regional Bicycle Plan. Mayor Kmet said he emphasized the importance of connecting a segment of the Tumwater Valley Trail to the regional trail system.

Mayor Kmet noted that all wastewater through the LOTT system is treated. The LOTT plant is one of the best wastewater treatment systems on Puget Sound. A portion of the wastewater is treated to drinking water quality and discharged into the ground. LOTT is encouraging septic tank owners to connect to the sewer because groundwater studies reflect septic systems can create some significant adverse impacts to groundwater.

King 5 News visited and filmed current preservation efforts for the old brew tower. The station plans to broadcast the story in the next several days.

Mayor Kmet reported on his planned attendance to the Ruckelshaus Growth Management Act Study briefing on Wednesday, July 17, 2019.

City Administrator Doan reminded the Council of its special meeting on Tuesday, July 23, 2019 to conduct a public hearing on truck stops at 7 p.m.

Development of the Craft District project is beginning to reflect some progress with some of the first walls completed for the first building housing Heritage Distilling and South Puget Sound Community College (SPSCC). SPSCC plans to develop a biology and chemistry lab, a brewery, distillery, and a cidery in one space. The Market Building will begin construction in the fall. The third project is the City's Start-up Center. Included within the project is the relocation of Tumwater Valley Drive.

City Administrator Doan shared several notes and other communications from the community recognizing City employees.

Screen on the Green family-oriented movies are scheduled each Friday

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 7**

in August at Tumwater Valley Golf Course.

National Night Out is scheduled on August 6, 2019. Fifteen neighborhoods are participating in the annual event. Additional information is available on the City's website.

Tumwater Brewfest at the golf course is scheduled on August 17, 2019 from 1 p.m. to 8 p.m.

The City's chip seal project is underway. The City's website includes a map of updated chip seal sites each day. Staff is working around several constraints, one of which is weather as the work is weather dependent. Residents should expect the work to be noisy, messy, and inconvenient. Chip sealing is an economic way to preserve and protect streets.

Director Eaton noted that for most areas, notice to drivers is conveyed through posting of traffic signs and including a chip map on the website. The Public Works Department is also placing door hangers on properties fronting roads scheduled for chip seal. The nature of the work is dynamic and is difficult to forecast in terms of location because of weather and other factors.

**COUNCILMEMBER
REPORTS:**

Neil McClanahan:

The Association of the United States Army has not met for several months.

The Alliance for a Healthy South Sound is not meeting in July.

The Thurston Economic Development Council plans to support the truck stop proposal at the corner of Tumwater Boulevard and Interstate 5.

Councilmember McClanahan reported his participation in the City's exit interview with the Auditor's Office.

Tom Oliva:

Thurston Regional Planning Council's (TRPC) recent all-day retreat was hosted by the Nisqually Tribe. Members met for eight hours and worked on TRPC's new strategic plan. TRPC contracted with a consultant to moderate the discussion. Members discussed the importance of regional planning on different topics and how they are interconnected. TRPC is not meeting in August.

The next meeting of the Thurston County Emergency Medical Services

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 8**

Council is on Wednesday, July 17, 2019.

Debbie Sullivan: The Intercity Transit Authority did not meet because of the 4th of July holiday.

Councilmember Sullivan reported she and the Mayor attended the Daughters of the American Revolution and the Sons of the American Revolution rededication ceremony of the Oregon Trail Markers in Tumwater. One marker is located off Deschutes Parkway at Boston Street near the Tumwater Falls Terrace Restaurant. The second marker is located in located near the CH20 business off Old Highway 99 and 88th Avenue.

Leatta Dahlhoff: Thurston County Board of Health recently adopted the final Opioid Response Plan for 2019.

During the meeting of TCOMM 9-1-1 Administration Board, members received a formal request from Lewis County to merge with Thurston County's 911 System.

Councilmember Dahlhoff reported on her attendance to the Association of Washington Cities conference in Spokane with City Administrator Doan and Councilmember Swarthout.

Michael Althausser Councilmember Althausser recently attended a Joint Animal Services Commission retreat at Lacey City Hall. Members reviewed and drafted the organization's new strategic plan. The new executive director has provided new energy and reviewed several of the agency's operational areas for potential revamping or changes. Members are exploring the possibility of hiring a veterinarian for the animal shelter. Members also examined ways to seek new revenue streams for a potential new facility to replace the existing 25-year facility, which lacks some standards common in the industry for the care of animals. Members developed a revised set of principles, values, and goals.

During the last meeting of the Thurston Thrives Coordinating Council, members received a presentation from Thurston County Public Health on the Point in Time count. The official publication has been released. The Regional Housing Council has scheduled a discussion on the publication at its meeting on Thursday, July 18, 2019.

Eileen Swarthout: On July 2, 2019, Councilmember Swarthout presented information to the Olympia Kiwanis Club on activities planned for City's 150th year celebration. Councilmember Swarthout conveyed thanks to those involved in the 4th of July Parade. Former Councilmembers who participated in the parade provided positive feedback.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
July 16, 2019 Page 9**

Joan Cathey:

Members of the Olympic Region Clean Air Agency (ORCAA) discussed issues surrounding air quality with respect to ozone layers impacted by different weather systems during the month of July. Members recently completed a study and new rules and regulations for gas stations. No meeting is scheduled in August.

At a recent Community Investment Partnership (CIP)/Human and Health Services Committee (HHSC) meeting, members established the meeting calendar for the year. However, the CIP is dissolving in the near term, as the initial goal of CIP was to track social service needs and spending. With the recent departure of United Way, CIP will dissolve with efforts continued by HHSC. In the fall, members are scheduled to identify priorities for HHSC. Additionally, HHSC is responsible for allocating HOME funds for the region. Members also reviewed efforts by the Technical Committee tasked with reviewing funding requests for housing funds this year. Planning Manager Medrud served on the committee as the City's representative. HHSC will step in and begin coordinating all funds for housing in the future. Members received a copy of the Thurston County Homeless Census Report reflecting some disturbing trends in the region in the increase in the number of homeless children. Councilmember Cathey urged the Council to review the report. The report will serve to help inform policymakers about homelessness in the region.

Councilmember McClanahan encouraged all agencies and officials to continue the momentum on regional participation to address housing issues within the region.

Councilmember Cathey asked to include the topic on a future worksession agenda because organizations involved in providing or assisting with housing are establishing priorities for funding and areas of focus.

**EXECUTIVE
SESSION:**

Mayor Kmet recessed the meeting to an executive session at 8:37 p.m. to discuss Real Estate Acquisition pursuant to RCW 42.30.110(1)(b) for 15 minutes with no action to follow.

**RECONVENE &
ADJOURNMENT:**

Mayor Kmet reconvened and adjourned the meeting at 8:48 p.m.