

**TUMWATER CITY COUNCIL MEETING**  
**MINUTES OF HYBRID MEETING**  
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**CONVENE:** 7:00 p.m.

**PRESENT:** Mayor Debbie Sullivan and Councilmembers Peter Agabi, Michael Althausen, Joan Cathey, Leatta Dahlhoff, Angela Jefferson, and Eileen Swarthout.

Excused: Councilmember Charlie Schneider,

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Finance Director Troy Niemeyer, Fire Chief Brian Hurley, Transportation & Engineering Director Brandon Hicks, Water Resources and Sustainability Director Dan Smith, Communications Manager Ann Cook, Planning Manager Brad Medrud, and City Clerk Melody Valiant.

**SPECIAL ITEMS:**

**MONARCH  
CHILDREN'S  
JUSTICE AND  
ADVOCACY  
CENTER UPDATE:**

Sue Villa, Victim Services Program Manager, and Jody Hawthorne, Forensic Interviewer with Monarch Children's Justice and Advocacy Center, provided information on the services provided by the facility in Lacey, Washington. Forensic interviews are conducted of children who are victims of crime and neglect, as well as therapy services for child victims of abuse and neglect. The facility is co-located with Providence St. Peter's Abuse Intervention Services. Last year, the facility completed over 200 forensic interviews of children between the ages of 4 and 17. Additionally, staff testifies in court on behalf of the children. Ms. Villa introduced one of the three courtroom dogs that provide companionship to vulnerable children in legal settings.

Councilmember Althausen asked about trends in intake services since the pandemic. Ms. Hawthorne reported during the pandemic, children were less monitored by teachers, community members, and neighbors and had less ability to disclose abuse. It is likely more abuse was occurring, but the abuse was not reported. Following the downturn in the pandemic, Monarch experienced an increase in cases. The latest trend is centered on depictions, sexual abuse material, and online connections with youth not typically experienced five years ago.

Ms. Villa added that when the pandemic was declared, Monarch closed its facility except for emergent cases or referrals of abuse that occurred within 48 hours. During the first three months of the pandemic, Monarch completed several interviews because the vast majority of the cases were not considered "emergent" cases.

Councilmember Jefferson inquired as to the most need for the organization. Ms. Villa replied that funding is the most need in addition to more volunteer therapists in the community to meet current needs.

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Councilmember Cathey commented on the importance of the services to the community. She commended the organization for its efforts over the years.

Mayor Sullivan said it has been a privilege to serve as a member of the Community Action Council of Lewis, Mason & Thurston Counties for the last 10 years. On Thursday, July 20, 2023, Monarch is hosting its expansion groundbreaking ceremony at 3020 Willamette Drive NE, Lacey at 2:30 p.m.

**PROCLAMATION**  
**SENIOR SERVICES**  
**FOR SOUTH**  
**SOUND, JULY 2023:**

Councilmember Althaus read a proclamation recognizing *Senior Services for South Sound 50th Anniversary in 2023* during July 2023. The proclamation encourages people to acknowledge the contributions Senior Services for South Sound provides to the community and honor the vital contributions that seniors provide to society through volunteer work, mentorship, and civic engagement.

Brian Windrope, Executive Director, Senior Services for South Sound, thanked the Council for the proclamation. He accepted the proclamation on behalf of the organization.

Mr. Windrope responded to questions concerning ongoing needs of the organization. The organization is staff-lead and volunteer-driven with 49 employees and over 200 active volunteers. Monetizing the value of service volunteers provide to the community would likely double the organization's budget. The organization is a 501(c) 3 non-profit organization. The organization needs volunteers for all types of services. The organization serves Thurston and Mason Counties.

Councilmember Jefferson inquired about the status of the organization's Home Share Program. Mr. Windrope said the program matches people (seniors) in existing housing with people searching for housing. The program matches a senior (the provider) with a person seeking housing. The process includes multiple interviews and background checks to match applicants. The organization facilitates meetings between the senior(s) and applicants. The average rental cost in the Home Share Program is approximately \$400 to \$500 a month. The program places approximately two people each month. The program is experiencing more providers than seekers of housing.

**PUBLIC**  
**COMMENT:**

**Dave Nicandri, 505 4<sup>th</sup> Avenue SW, Tumwater,** said his comments are a follow-up to a prior request for information regarding the status of the City's legal interpretation of the Berkley Decision on the future prohibition of new natural gas connections. Although he does not anticipate the information to be provided by the City Attorney, he would like to receive an update on the City's position. As he pointed out in

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May, a comparable Ninth Circuit Court of Appeals ruling officiated municipal laws on vagrancy was immediately adopted by all jurisdictions versus the status of the recent ruling by the same court. He is not a denier of climate change but has extreme reservations about one aspect of a purported climate solution of rushing to electrify all utilities. He spoke to the risks in terms of the lack of redundancy. The rush to electrify all utilities incurs a set of risks and downsides. Net-zero carbon does not equate to no net-zero affect on the environment because of the rush to electrification. Electric vehicles makers refer to themselves as “nickel pickle” because electrical vehicles require six times the mineral input standard combustion engines require. The rain forests in Indonesia are being clearcut to obtain access for mining of nickel for electric vehicles. Carbon sequestration targets in plans advocate for enhancement of carbon sequestration methods. Clearcutting rain forests does not achieve that objective. Toyota Motor Company estimates that 300 new lithium, cobalt, nickel, and graphite mines will need to be created by 2035 to meet battery demand. He looks forward to receiving an update on the City’s interpretation of the Ninth District Court ruling on the elimination of natural gas connections.

**Jim Weber, 6708 Goldcreek Drive, Tumwater**, spoke to the need to keep growth and infrastructure closely coordinated. He is speaking on behalf of the Goldcreek Property Owners Association. Essentially, the association recognizes growth will happen; however, the goal is to ensure growth that does occur is commensurate with the capacity of infrastructure. In January, members became aware of a proposal to build the Yorkshire Apartments of approximately 1,100 units along Israel Road between Littlerock Road and Interstate 5. At that time, members addressed concerns about the potential for traffic noting the traffic analysis did not account for any intersections north of Israel Road. Residents of the apartments will need to travel to meet daily needs. The traffic analysis and how the City considers development and required mitigation needs to account for an increase in traffic. Unfortunately, the traffic analysis for the project, as well as another project adjacent to the apartment complex of 600 more units did not consider the needs of new residents. No analysis was completed for intersections north of the project sites. Although Tyee Drive was completed to help alleviate some of the impacts of development in the southwest area of the City, the City is currently experiencing traffic congestion along Tyee Drive. Driving past Tumwater Middle School during the morning and afternoon, motorists will also encounter congestion. The analysis does not consider those types of issues and limits the analysis only to rush hours at limited locations. Members respectively request the City require the analysis and mitigation to ensure growth the City’s permits is commensurate with the capacity of existing infrastructure.

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**CONSENT**  
**CALENDAR:**

- a. Approval of Minutes: City Council, June 6, 2023
- b. Approval of Minutes: City Council Worksession, June 13, 2023
- c. Approval of Minutes: City Council Worksession, June 27, 2023
- d. Payment of Vouchers
- e. Grant Amendment #3 for Bush Prairie Habitat Conservation Plan Phase 2
- f. Local Agency Agreement Supplement and Prospectus with WSDOT for the Israel Road and Linderson Way Pedestrian and Bicycle Improvements
- g. Local Agency Agreement and Prospectus with WSDOT for the Percival Creek Fish Passage Barrier Removal Project
- h. Local Agency Agreement and Prospectus with WSDOT for the Traffic Signal Controller and Detection Upgrade
- i. Service Provider Agreement Amendment Two for Tree and Vegetation Preservation Code Update
- j. Interagency Reimbursement Agreement IAA24138 Between Washington State Administrative Office of the Courts and City of Tumwater
- k. Deed of Easement for Slope Easement with Robert J. Scheller

**MOTION:**

**Councilmember Althaus moved, seconded by Councilmember Jefferson, to approve the consent calendar as published. A voice vote approved the motion unanimously.**

Mayor Sullivan reviewed the items approved on the consent calendar.

**COUNCIL**  
**CONSIDERATIONS:**

**INTERLOCAL**  
**AGREEMENT**  
**WITH HOUSING**  
**AUTHORITY OF**  
**THURSTON**  
**COUNTY FOR**  
**AFFORDABLE**  
**SENIOR HOUSING:**

Manager Medrud presented the proposed Interlocal Agreement with Housing Authority of Thurston County for Affordable Senior Housing. The agreement is for the Tumwater Inn project. The request is authorization of the signature of the interlocal agreement in substantially the same form as approved by the City Attorney in support of affordable senior housing in Tumwater.

The project was reviewed by the Council in late 2022. At that time, the Council assigned a portion of its American Rescue Plan Act (ARPA) funds to replace general fund dollars of \$275,000 to use as part of a match for a grant from the Department of Commerce. The grant was approved for the Housing Authority of Thurston County. The funds contributed by the City will be used to mitigate asbestos, lead, and mold in the existing structure, as well as provide relocation costs as required under state law.

Manager Medrud introduced Craig Chance and Tom Rawson from

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Housing Authority of Thurston County to provide an update on the project.

Mr. Chance reported he serves as the Executive Director of the Housing Authority of Thurston County and Tom Rawson serves as the Director of Development. The Housing Authority become the official owner of the Tumwater Inn earlier in the day.

Seniors are the fastest growing demographic of people experiencing homelessness today. Often, for the first time in their lives and with their increasing age and vulnerability, it is a topic that is addressed each day within the community as more seniors find they cannot afford rent. An example is a senior resident in the City who endured two years in a tent and who was finally able to receive housing with the assistance of the Housing Authority. Because of the short timeline to complete the grant application, the Department of Commerce waived some requirements to apply for the \$7.9 million grant. The Tumwater Council and City staff assisted the agency by providing some of the information required for the application. He acknowledged the City for ensuring the application was successful. The project will provide 24 housing units serving people with incomes from social security of approximately \$1,600 a month with some incomes much less. Six of the units will be reserved for seniors leaving some state of homelessness. Tumwater has collaborated with the Housing Authority for a number of years to provide 202 housing units spanning seven different properties in addition to the Tumwater Inn project recently named Sterling Pines.

Mr. Rawson reported as the new owner of Tumwater Inn, the Housing Authority will begin inspecting vacant units and initiate remediation of asbestos and other contaminants. Some units will be boarded for protection. The site is managed 24 hours by an existing manager, who also resides on the property and who is eligible for relocation assistance. The Housing Authority will assign a site manager to oversee the property. Over the next several months, the agency will work with a consultant for relocation of the individuals currently living on the property. Concurrently, bid packages will be created to release bids for renovation work. Leasing of the units is anticipated to begin in 12 months.

Councilmember Cathey asked about the naming process for the property. Mr. Rawson advised that based on research, Sterling was derived from the population the project will serve as in sterling silver, and Pines is for the road in the rear of the property named Pinehurst.

Mr. Chance added that based on feedback from the Council on seniors navigating stairs, the proposal includes some external stair lifts.

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Councilmember Althausen thanked Mr. Chance and Mr. Rawson for their efforts and quick turnaround. For the first time in the City's history, the Council's retreat in 2018 focused on housing, which eventually transitioned as a goal to accomplish. The City began working on plans and cooperating regionally. The project represents one of the first brick and mortar projects that has been able to come online as a result of regional collaboration and cooperation. He thanked staff for their time and efforts working on housing issues.

Councilmember Dahlhoff suggested consideration of future conversations about the track of developing housing as well as keeping seniors in existing houses to include manufactured home parks. She asked about any opportunities to collaborate with the Housing Authority on potential ownership of manufactured home parks. The Council and the Mayor have received feedback from many in the community about increases in rent in manufactured home parks. Others inquiries have been received about the project and the challenges many are facing with increasing rents. Some seniors are unable to sell their homes to apply for housing at the new site. She suggested engaging in conversations to assist seniors in remaining in their homes.

Mr. Chance cited some financing opportunities some seniors have been able to acquire to preserve manufactured home parks. He agreed the topic is important and worthy of mutual discussions.

**MOTION:** Councilmember Althausen moved, seconded by Councilmember Jefferson, to authorize signature of the Interlocal Agreement with Housing Authority of Thurston County, in substantially similar form as approved by the City Attorney, in support of affordable senior housing in Tumwater. A voice vote approved the motion unanimously.

**COMMITTEE  
REPORTS:**

**PUBLIC HEALTH &  
SAFETY:**  
*Leatta Dahlhoff*

The July 11, 2023 meeting included a briefing from Fire Chief Hurley and Paramedic Lieutenant Rian Winter on the Tumwater Fire Department Peer Support Program. An article in *The Olympian* newspaper highlighted an interview with Fire Chief Hurley and Communications Manager Ann Cook addressing mental health support of fire and EMS personnel. The Thurston County Peer Support Consortium was introduced at the beginning of the year by Lacey's Fire District Assistant Chief of Health and Safety. Some Tumwater firefighters have utilized the service. Fire Chief Hurley spoke to reconnecting or solidifying connections with retired firefighters as well. The program is for current and retired fire and EMS personnel and their families.

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**GENERAL  
GOVERNMENT:**  
*Michael Althausen*

At the last meeting on July 11, 2023, the committee was briefed on the second amendment to the Service Provider Agreement for the Tree and Preservation Code Update. The ordinances are anticipated to take more time than anticipated because the State Building Code Council issued some new rules that will implicate boundaries and some new requirements. The amendment extends the work with the contractor to interpret the new rules and work with the Association of Washington Cities (AWC) and the Municipal Research and Services Center (MRSC) to identify impacts of the new requirements prior to adopting any changes to the code. Members also received a briefing on the community engagement plan for the 2025 Comprehensive Plan Update.

**PUBLIC WORKS:**  
*Eileen Swarthout*

At its July 6, 2023 meeting, the committee received a briefing on the Capital Facilities Plan for 2024-2029. The review focused on the Transportation and General Governmental Elements of the CFP. The July 20, 2023 meeting includes briefings on the Capital Facilities Plan (CFP) 2024-2029 for Water, Sanitary Sewer, and Storm Drain, a Service Provider Agreement with Stantec for the Pioneer Park Riparian Restoration Project Amendment 2, and the Somerset Hill Fish Passage Barrier Removal Project.

**BUDGET AND  
FINANCE:**  
*Debbie Sullivan*

There was no meeting and no report.

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

City Administrator Parks reported on an impending I-5 northbound freeway ramp closure as part of the Capitol Boulevard Troster Road Improvement Project beginning at 9 p.m. Friday, July 21, 2023 through 5 a.m. on Monday, July 31, 2023. The closure will facilitate demolition of the existing ramp, grading, embankment construction, drainage improvements, and paving. The detours are Tumwater Boulevard and Deschutes Way freeway interchanges. The interchanges will be signed

Other City projects underway include maintenance pavement projects across the City, Citywide road striping projects, and the water main project along Israel Road scheduled to begin within the next several weeks. All road closure and project information is published on the Transportation and Engineering Department webpage on the City's website.

The first meeting in August, normally on Tuesday, August 1, 2023, has been changed to July 31, 2023 because of the election. The next worksession is scheduled on Tuesday, August 8, 2023. The Council will be on summer recess during the last two weeks in August until September 5, 2023.

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Mayor Sullivan reported the Intercity Transit Authority received an update on the Martin Way Park and Ride Lot. The project includes improvements to the entrance and exit to the freeway. Intercity Transit is sponsoring its first Transit Appreciation Day on August 4, 2023 since the pandemic. The Authority is working on its 2024 budget process. The agency is also seeking a new General Manager. The public can provide feedback on recruitment efforts on the agency's website. The next Intercity Transit Authority meeting is on Wednesday, July 19, 2023.

Mayor Sullivan thanked and recognized Parks and Recreation Department staff and other staff members who worked on the 4<sup>th</sup> of July parade, festival, and fireworks show.

National Night Out is scheduled on August 1, 2023 with many events for neighborhoods planned throughout the City.

Tumwater's Brewfest is scheduled on Saturday, August 19, 2023.

**COUNCILMEMBER  
REPORTS:**

***Angela Jefferson:***

At several June Tumwater HOPES meetings, members discussed the intent of the organization within the community. The goal is to reduce youth substance abuse, vaping, and risky behaviors. At the end of the meeting, members discussed ways to increase parental and youth participation in healthy safe events and activities in the community. Director Denney mentioned the many activities scheduled in the City. The City sponsors an active and successful youth program. Throughout the year, healthy activities are sponsored by local schools. The challenge is identifying ways to share information on those events with parents and the community. Following the annual meeting, Councilmember Jefferson contacted the City Administrator, Tumwater School District Superintendent, and Mayor Sullivan to discuss ways to re-launch and reintroduce Tumwater HOPES to the community.

Councilmember Jefferson addressed hunger in the community or food insecurity. Many people are experiencing hunger in the community and her mission is to reduce the shame and stigma of visiting local food banks and food pantries. Last year, a drive through food event was held for Joint Base Lewis McChord in Lakewood. Over 700 military households signed up for food. Within four hours, all food was distributed. Since then the situation has worsened with Washington State experiencing the highest gas prices in the nation and many families spending their income on rent and housing. In 2009, she rented her 4-bedroom house at \$1,800. Today, the same house could have a



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rent as high as \$3,500 a month. Adding other bills for items could total over \$5,000 a month. She recently collaborated with the Thurston County Food Bank and the Little Food Pantry on ways to encourage the importance of community members to reach out if they need food assistance.

***Peter Agabi:***

At the Joint Animal Services Commission meeting on July 10, 2023, members reviewed shelter statistics. Compared to 2022, the shelter has experienced an increase in intake of animals. Additionally, there has been an increase in the number of adoptions with euthanasia increasing by 7%. Councilmember Agabi asked the Council to consider visiting and touring the shelter facility. The next meeting is scheduled on August 7, 2023.

At the July 12, 2023 Transportation Policy Board meeting, members recognized Karen Parkhurst, Director of Planning and Policy, who recently retired. Marc Daily, Executive Director of Thurston Regional Planning Council, announced the release of the new population estimate for Thurston County from the Office of Financial Management (OFM) reflecting a population increase of 1% since 2022. Members reviewed and discussed the timing of the Rural Community Support Program (RCSP) Call for Projects. Members were briefed on the release of the 7th Edition Bike Map and its various forms, contents, points of distribution, and how it benefits the community. Members received a briefing from Ashley Carle with the Washington State Department of Transportation on the I-5 Tumwater to Mounts Road Study. The purpose of the study is to enhance mobility and connectivity on I-5. A final study report will be published in July 2023.

***Michael Althausen:***

The first in-person meeting of the Regional Housing Council (RHC) was held on June 28, 2023 since the pandemic. On the same day, some individuals moved into Maple Court, a permanent supportive housing conversion project in Lacey along Martin Way. The property was a hotel converted to permanent supportive housing units. Councilmember Althausen attended the ribbon cutting ceremony for the facility in addition to Mayor Sullivan. Maple Court is one of the most significant projects the RHC has worked on as a regional effort. The Franz Anderson project in Olympia should be operational in August 2023 as phase 1 of the project. The project consists of 62 units of tiny homes. Together the projects will provide 170 new low-income housing units. Members approved a letter to the Department of Commerce in support of the South Port Affordable Housing project. The project represents a regional investment of \$1,325,000 that could leverage funds to provide up to 160 new housing units. The project was not selected in the first round of grants due to the competitive process. However, a second round is scheduled and the letter demonstrates the region's support of the project. Members reviewed its draft work plan. The next meeting

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has been cancelled.

*Councilmember Dahlhoff disconnected from the meeting.*

***Eileen Swarthout:***

Councilmember Swarthout reported on her attendance to a Climate Retreat on June 26, 2023. Karen Meyer facilitated the retreat. All jurisdictions have initiated climate programs. One task assigned during the retreat was developing a list of initiatives. The goal of the regional plan is setting tangible objectives that can be completed within a year. Members discussed researching and exploring regional energy audits and a home energy efficiency campaign as housing and buildings are responsible for the highest emitters of carbon. The next meeting of the Thurston Climate Mitigation Plan Steering Committee is scheduled on July 24, 2023 to review a new interlocal agreement and scope of work with TRPC.

Councilmember Swarthout attended the July 7, 2023 TRPC meeting. Meeting highlights included an update on the I-5 Tumwater to Mounts Road Study surrounding planning and environmental linkages. The final report will be released in July. The report includes recommendations to address I-5 Tumwater to Mounts Road congestion issues. Members reviewed and discussed TRPC's allocation of Federal Carbon Reduction Program Funds (CRP) and accepted the recommendation from the Transportation Policy Board to award over \$1 million in CRP funding to five projects that must be obligated by June 30, 2024.

***Joan Cathey:***

There was no report.

**ADJOURNMENT:**

**With there being no further business, Mayor Sullivan adjourned the meeting at 8:26 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
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