

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
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CONVENE: 8:00 a.m.

PRESENT: Chair Eileen Swarthout and Councilmember Charlie Schneider.

Excused: Councilmember Michael Althausen.

Staff: Transportation and Engineering Director Brandon Hicks, Water Resources and Sustainability Director Dan Smith, City Attorney Karen Kirkpatrick, Water Resources Specialist Dave Kangiser, and Administrative Assistant Cathy Nielsen.

**APPROVAL OF
MINUTES:
OCTOBER 7, 2021 &
JANUARY 6, 2022:**

MOTION: Councilmember Schneider moved, seconded by Chair Swarthout, to approve the minutes of October 7, 2021 and January 6, 2022 as published. Motion carried.

**SINGLE J
ENTERPRISES –
PROPERTY
LICENSE:**

Director Smith requested the committee recommend the City Council approve and authorize the Mayor to extend the property license with Single J Enterprises for an additional two years for the use of City property located south of 93rd Avenue.

Director Smith displayed an aerial map of the subject property. The City of Tumwater purchased the property in 2012 in support of the Southeast Reservoir Project for the City's drinking water utility. The project is anticipated to begin construction in the next several years as staff seeks funding for the project. The adjacent property owner requested a renewal of the license with the City since 2014, enabling the property owner the ability to have cattle graze on the property. The agreement benefits the City by continual use and maintenance of the property. The license is considered a zero-dollar license and is only for care, whereas the property owner is not charged any rental fees but is required to maintain fences, an access road, and control noxious weeds on the property. No new improvements would be constructed on the property. The lease is non-transferrable and the property owner is required to provide insurance for no less than \$2 million for liability and injury.

Chair Swarthout asked whether the City has licensed other properties in the City. Director Smith replied the only other property for the Water Utility is an easement provided to Black Hills Soccer located on the north area of the soccer fields for a future wellfield. Staff is currently re-evaluating the use of the property.

Director Hicks added that another parcel owned by the City is located off

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Linda Street, which is leased to Homes First, as the property is the site of a future road extension.

CONSENSUS:

Councilmember Schneider moved, seconded by Chair Swarthout, to recommend the City Council approve and authorize the Mayor to extend the Property License with Single J Enterprises for an additional two years for the use of City property located south of 93rd Avenue. Motion carried.

DRAINAGE DESIGN AND EROSION CONTROL MANUAL REVISIONS:

Specialist Kangiser briefed members on updates to the City's Drainage Design and Erosion Control Manual as required by the Department of Ecology through the City's NPDES stormwater permit.

Specialist Kangiser reported the updates maintain compliance with the permit to protect water quality during construction and industrial activities. The proposed updates are posted on the City's website for public comments until March 5, 2022. Additionally, some administrative changes to the manual are required, such as updates to staff information and web links, etc.

Specialist Kangiser reviewed the proposed updates:

1. The change is to modeling and engineering terminology and methodology and using an updated version of hydrology modeling.
2. The change applies to redevelopment hard surface thresholds to ensure consistency in both new development and redevelopment projects.
3. The change allows the use of neighboring properties or offsite areas to discharge stormwater as long as stormwater best management practices (BMPs) are in place and stormwater discharge is to the same receiving water.
4. The change aligns the construction stormwater pollution permit to the City's stormwater permit for source control during construction activities.
5. The change addresses soil capacity for treatment when low impact development (LID) facilities are installed to ensure soil treatment capacity is able to treat stormwater as it moves through the system.
6. The proposed speaks to discharges to marine waters, which does not apply to the City as the City has no marine waters.
7. The proposal addresses concrete washout of BMPs whereby a contractor is able to use a pre-formed area designated as a future form as an area to wash small hand tools used in concrete work.
8. The change is comprised of numerous source control BMPs such as goose excrement and color events (outdoor events.)
9. The change pertains to wetlands protection and modeling of high quality wetlands.
10. The proposed change is not a requirement by the Department of Ecology. The City proposes increasing stormwater bonds from 15%

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to 25% to align with neighboring jurisdictions and to ensure contractors are engaged and accountable for stormwater construction activities.

Director Smith encouraged the committee to share information on any other areas of stormwater staff should consider or explore. Staff will research the questions and inquire and provide an update. The City's stormwater bond is a significant update as it has not been updated for several years. In some situations, the stormwater bond is insufficient to motivate contractors to return and repair an issue staff discovered following completion of construction or when an issue occurred within the two-year window following the end of construction. The public process for the proposed changes is in process with staff sending information to stakeholders and others.

Specialist Kangiser reported staff is hosting a listening session for interested parties planning to submit comments or who have questions on the proposed updates. He is working with Communications Manager Cook to develop the timeline. Following closure of public comments on March 5, 2022, staff anticipates final adoption of the update by early summer.

The committee and staff discussed issues associated not only with goose excrement but with pet and cattle waste. Specialist Kangiser explained that goose waste is mostly associated with waterfront homes and affects water quality more than other types of animal waste. The City has developed targeted messaging for waterfront homeowners to help control goose waste and deter geese.

Councilmember Schneider referred to a local resident who has commented to the Council during several meetings and has forwarded emails about issues surrounding the Hopkins drainage ditch. It appears the culverts are located off 93rd Avenue and Tilley Road and that there has been a difference in flows since the subdivision was constructed, although he is uncertain as to the cause or the reasons. He asked whether the drainage ditch is located within the City limits.

City Attorney Kirkpatrick advised that staff is investigating the complaint and should confine responses to any questions to the extent of factual information in terms of the geography and location.

Director Hicks reported the Hopkins drainage ditch is not located within the city limits of Tumwater.

Director Smith referred to goose waste and standards in the manual addressing pet waste and agricultural activities. Best management practices have been adopted in the manual for activities that could impact stormwater.

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Chair Swarthout asked whether the manual addresses the amount of impervious surface allowed for development projects. Specialist Kangiser referred to a flow chart staff uses to determine actions with respect to the percentage of impervious surface allowed and types of mitigation measures. Each situation is different because it is based on soil type, hydrology, and location. Using pervious pavement in some areas is more conducive than other areas, which is why staff utilizes a process using the flow chart for each situation to determine appropriate decisions.

OTHER BUSINESS:

Chair Swarthout commented on the demolition of the bank at the intersection of Capitol Boulevard and Troster Road. Director Hicks advised that demolition of the bank should be completed by the early next week. Two structures located on Lee Street are scheduled for demolition in the next day with both removed by next week followed by clean-up of the sites.

Councilmember Schneider asked about the next steps following demolition and clean-up of the three structures. Director Hicks said once the sites are stabilized, the sites will remain vacant until the City releases the bid for the project that is anticipated to occur by April with construction beginning by mid-summer. Most of the construction this year will be utility work with some limited road construction.

ADJOURNMENT:

With there being no further business, Chair Swarthout adjourned the meeting at 8:27 a.m.

Prepared by Puget Sound Meeting Services, psmsoly@earthlink.net