

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

**PRESENT:** Chair Eileen Swarthout and Councilmembers Michael Althausen and Charlie Schneider.

Staff: City Administrator John Doan, Transportation and Engineering Director Brandon Hicks, Water Resources and Sustainability Director Dan Smith, Communications Manager Ann Cook, Capital Projects Manager Don Carney, Engineering Services Manager Bill Lindauer, Water Resources Specialist Carrie Gillum, and Administrative Assistant Cathy Nielsen.

**APPROVAL OF  
MINUTES: PUBLIC  
WORKS COMMITTEE,  
MARCH 3, 2022 &  
MARCH 17, 2022:**

**MOTION:** Councilmember Schneider moved, seconded by Councilmember Althausen, to approve the minutes of March 3, 2022 and March 17, 2022 as published. A voice vote unanimously approved the motion.

**FOURTH  
AMENDMENT TO  
SERVICE PROVIDER  
AGREEMENT FOR  
HISTORIC BREWERY  
TOWER  
RENOVATION**

Manager Carney reported the City, through Cardinal Architecture P.C., completed the Historic Brewery Tower Protection & Renovation Report. The report included a phased strategy and project design for maintaining, preserving, and renovating the City's historic brewery tower. The first phase of work has been completed with the removal of a temporary roof over the fourth and fifth floors, addition of new roof gutters and temporary downspouts, replacement of damaged and missing brick, and masonry repairs. The current phase of work is seismic upgrades to enable the use of the building for different purposes. The proposal is the fourth amendment to the service provider agreement.

In 2017, the City selected Cardinal Architecture P.C. to complete the design work with the contract totaling \$117,570 with several amendments for change in terms. The third amendment recently executed extended the timeline of the contract. The proposed fourth amendment is for a fee increase of the Historic Brewery Tower Renovation Phase II Seismic Improvements. The increase is due to an hourly rate increase, as well as changes to the updated International Building Code requirements for seismic analysis that will increase staff time to complete the analysis. The fourth amendment totals \$11,025 bringing the total project agreement to \$323,315.

Councilmember Schneider asked for clarification for the purpose of the additional \$11,025 and whether it would complete that stage of the project. Manager Carney confirmed the request is for an additional \$11,025 to complete the design for seismic upgrades.

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Councilmember Schneider said his concerns surround flooding issues associated with the area. Although he has been assured flooding does not pose a threat to the brewhouse, the City continues to experience several flooding events in that area. He asked about the flooding concerns for the property at some point in time based on historical flooding events. Manager Carney said he would follow up to identify whether staff has addressed potential flooding of the property.

Councilmember Schneider added that another major concern is the investment of funds into the project. When the project was initiated, there were assurances the City would receive private funds and grant funds; however, it appears each time the project moves forward, the City is asked for additional funding. Director Hicks explained that the current phase of work is protecting investments the City has invested in the building. The previous phase of work to protect the shell and roofs of the building required substantial funds. The seismic upgrades will protect the building from collapsing in the event of an earthquake. It is likely the last stage of work would be funded by the City without the benefit of private donations or grants. Staff has been successful in obtaining grant funding from the state. Staff intends to make up the difference through private contributions or from other funding sources. More details on the status of funding are scheduled to be shared with the Council at a worksession.

City Administrator Doan added that the worksession will include a financial summary on the status of the project. The project was phased with the initial emergency improvements completed primarily through donations followed by the roof and brick work. The first two phases were intended to preserve the asset. The next phases are dependent upon the type of access, parking, utility connections, and flooding risks requiring additional conversations. The intent at this time is to complete the Phase 2 design to provide adequate information to identify what is necessary and the cost for moving forward. At that time, the Council can make a decision as to whether to move forward on Phase 2 or defer the work. It is difficult to make a decision on whether to proceed with construction of Phase 2 without having all the necessary information for next steps and costs.

Councilmember Schneider expressed appreciation for the clarification.

Chair Swarthout requested clarification as to the intent of the design. Manager Carney said the design is a seismic frame to attach externally or internally to keep the building from collapsing in the event of an earthquake. Chair Swarthout asked whether the exploration of the depth of the area had been identified. Manager Carney reported City maintenance personnel pumped water from the foundation and the architect and the structural engineer were able to access the foundation. They were able to verify the depth, which was much deeper than the original plans depicted. The foundation is actually 14

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feet deep. No one is sure as to why the depth is so much different from the plan specifications.

**MOTION:**

**Councilmember Althaus moved, seconded by Councilmember Schneider, to recommend the City Council approve and make a motion authorizing the Mayor to sign the Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation with Cardinal Architecture P.C., increasing the not-to-exceed amount to \$323,315.00 for the term ending December 31, 2023. A unanimous voice vote approved the motion.**

**WATER  
CONSERVATION  
PROGRAM UPDATE:**

Water Resources Specialist Carrie Gillum provided an overview of the City's Water Conservation Program and future steps over the next several years. The Water Conservation Program is comprised of 11 programs promoting different measures for water conservation. The City collaborates with the LOTT Clean Water Alliance, the region's wastewater treatment provider. Different categories include customer-based conservation efforts and City conservation efforts for operations and maintenance.

The customer-based program is a conservation-pricing model with higher rates for higher usage of water. A single-family home uses an average of 600 gallons of water per month and is priced in the first tier at approximately \$2.75 per 100 cubic feet of water. During the summer, homes often increase water consumption to 1,100 cubic feet per month because of irrigation resulting in an increased cost of \$3.04 per 100 cubic feet. The customer-based program includes education and outreach in many different forms ranging from the water quality report published every year, bill inserts containing messaging, Tumwater on Tap, an e-newsletter, and the Facebook page. Additional paper materials are often provided to customers during different City events to provide information to residents on ways to conserve water. Education opportunities are also available to irrigation account users. Account holders can receive a personalized audit of their landscape and water usage to assist them in identifying the correct amount of water or whether it is possible to decrease usage.

All water customers are eligible to receive flow meters, spray nozzles, and rain gauges (useful for irrigation). Customer rebates are also available for rain barrels (up to six rebates per address). The City processes approximately two applications each year. Smart irrigation equipment rebates affords a discount up to 50% of \$200 for the purchase and installation of an irrigation controller. The City has received approximately two applications each year since 2017. The pandemic has impacted many of the rebate programs. A program emphasizing water indoor savings provides kits to customers from LOTT to reduce water flow to the sewer system. The kits include showerheads, kitchen and bath faucet aerators, leak detection dye tabs, and installation instructions. The City also provides kits for septic users in the City. Rebates are offered for water-saving toilets, water smart rebates, and washing machine rebates

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(last two are provided by LOTT). The Cities of Lacey and Olympia participate in the water smart rebate program through LOTT. Washing machine rebates offered by LOTT has been taken advantage by 200 customers annually with 30 of the customers from Tumwater.

The City's control of water loss within the system is through audit tracking and calibration. American Water Works (AWA) offers different auditing tools. The City has taken advantage of many of the software programs. The software enables a comparison of consumed versus produced water and through reporting it enables staff to determine where improvements may be needed. Staff also tracks unmetered water usage to determine consumption compared to well production, which identifies breaks, leaks, emergency use, flushing, or maintenance. Meter calibrations are performed on wells twice a year. Customer meter calibrations are performed as needed based on a specific issue. Staff completes leak detection and theft deference. Staff uses sonic detection methods through sound to identify leaks within the distribution system. Staff completes detection monitoring for 25% of the system each summer to provide a complete mapping of the system every four years. Another form of detection is through the AMR-based leak detection whereby meters document instances where a customer is experiencing continuous flows over an extended period. The customer's account is flagged to conduct further investigation and contact with the customer to determine whether a leak exists.

In the past, the City has also experienced water theft from the City's fire hydrants. In areas where thefts have occurred, the City has installed locking hydrants to prevent theft of water.

Goals in the Water Conservation Plan through 2028 include:

- Goal 1: Maintain a 3% annual reduction in the single family equivalent residential unit (ERU). *Since 2007, ERUs have decreased; however ERUs are beginning to increase as more people are at home during the pandemic.*
- Goal 2: Maintain a peaking factor of 2. *The peaking factor is the ratio between the maximum daily demand to the average daily demand in the water system.*
- Goal 3: Reduce 3-year average distribution system leakage (DSL) to 5%. *The City achieved a leakage rate below 5% last year. The state requirement through the Department of Health is 10%. Councilmember Althausen asked whether the leakage rate is reflective of leaks customers may experience between the customer's pipe and the distribution pipe. Specialist Gillum explained that the leakage rate does not account for those instances; however the rate does include loss of water through thefts (hydrants) or other unauthorized uses as well as during maintenance of hydrants and for fire fighting. The City recently converted to the AMR customer meters and some of the leakage could be attributed to accounting.*

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Goal 4: Decrease commercial water use through participation in Watersmart Program. *Forty projects have been completed since 2011 with most occurring at the beginning of the program. A future goal is to target specific businesses, such as hotels and commercial kitchens that could benefit from the program.*

The biggest challenge to overcome is public engagement and finding new ways to inform and inspire customers about water conservation. Some options staff plans to explore is increasing public involvement with simple, catchy messaging, promoting outdoor rebate programs, educate customers on different landscaping alternatives, and review City codes and policies to promote conservation practices.

Councilmember Schneider asked about the availability of materials that can be provided to the public during community and neighborhood events, such as *National Night Out*. Specialist Gillum said some materials are available and the City could obtain other publications from other sources promoting water conservation. Councilmember Schneider asked about the process for customers to take advantage of the rebate program and other programs sponsored by the City. Specialist Gillum said customers can obtain information through the City's website. Rebate forms are published and can be submitted electronically.

Councilmember Althausen recommended including conservation materials during the Arbor Day tree giveaway. He asked whether the City's design guidelines include examples of water-saving landscaping techniques or landscaping materials that reduce water consumption. Director Hicks said the design guidelines are geared for public improvements within the right-of-way. Although the design guidelines have been amended, the majority of the guidelines were developed in 1995. The City's development guide is scheduled for an update. However, the guide is not geared towards mandating water-saving landscaping.

Director Smith added that the review of City codes and policies is intended to include reviews of irrigation guidelines for new development, which could be aligned with a stronger focus on water conservation. Another example is hiring a certified designer to design irrigation systems for residential development versus designs by a party that may not have that level of expertise.

Chair Swarthout said she was aware of the indoor products but was unaware of the outdoor options, such as rain barrels. She recommended promoting the availability of both indoor and outdoor products during the Arbor Day event or even featuring water barrels and other conservation equipment. She asked about the qualifications to receive a City-funded irrigation audit. Specialist Gillum said the program is geared to customers with a dedicated irrigation account or larger commercial uses.

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Chair Swarthout inquired about the possibility of requiring the use of artificial turf as an alternative to grass for landscaping in open areas of residential neighborhoods. Director Smith said staff often works with developers; however, at this time the City does not provide a sewer credit or other form of credit for reduced ERUs for utilizing different types of landscaping.

**I-5/TROSPER ROAD/  
CAPITOL  
BOULEVARD  
RECONFIGURATION  
PROJECT:**

Manager Lindauer reported the briefing is an update on the I-5/Troster Road/Capitol Boulevard Reconfiguration Project, a request for authority to solicit bids, and a request to award a contract.

Manager Lindauer displayed an aerial vicinity map of the project site. The extensive transportation project includes primary work on Troster Road and Capitol Boulevard and new construction of 6<sup>th</sup> Avenue and ramp construction along I-5. All work is located east of I-5 and centered at the intersection of Troster Road and Capitol Boulevard.

The project has been in the design and planning stages for many years and is based on the Capitol Boulevard Corridor Plan adopted in 2014. The plan's goal is to transform the old state highway (Capitol Boulevard) into an economically vibrant community-oriented corridor. The proposed project is one of the first improvements projects contained in the plan and aligns with another project currently in design for the Israel Road to M Street Corridor project.

The project design is geared to reduce traffic delays within the heavily used intersection of Capitol Boulevard and Troster Road, improve overall safety, and enhance multi-modal use. The project meets the City's strategic goals of pursuing targeted community development opportunities and creating and maintaining a transportation system that is safe for all modes of travel.

The project components include:

- Three roundabouts (Troster Road/Capitol Boulevard, Troster Road/6<sup>th</sup> Avenue/Northbound On Ramps, 6<sup>th</sup> Avenue serving the northbound on and off ramps to I-5)
- New roadway extension of Troster Road to the east behind the Burger King restaurant and connecting to Linda Street with reconstruction of approximately 400 feet of Linda Street
- Addition of a new 6<sup>th</sup> Avenue road
- Rebuilding I-5 northbound on and off ramps to align with new roundabout
- Storm drainage improvements
- Upgrade sanitary sewer and water mains and systems
- Utility undergrounding
- Street lighting and crosswalk beacon systems
- Landscaping and irrigation

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The initial construction cost of the project was forecasted as \$8.3 million in 2020 during the planning and preliminary design stage. The current estimate is \$10.5 million. The project is funded through the Capital Facilities Plan's (CFP) Transportation, Sewer, Water, and Storm CFPs. The largest component of \$8.3 million is from the Transportation CFP comprised of different funding sources of grants, impact fees, Transportation Benefit District funds, and the Transportation CFP fund balance.

The project increase is reflective of the lapse of time between the original planning estimates and the current engineering estimates with one of the largest drivers attributed to the overall significant cost increase in the construction industry. Nationally, over the last 12 months the construction industry has experienced an increase of 21.5% with an increase of 26.1% in the Seattle area. The increase is driven by inflation, supply chain issues, material cost increases, and oil price increases (asphalt). The bid includes an adjustment in the cost estimate for asphalt as a way to control increased prices for asphalt during the project. Other additional components added to the project have been scheduled in the Utility Comprehensive Plan. One is a water and storm project on Lee Street. Other contributing factors to the project cost increase are changes in the City's design guidelines.

Councilmember Schneider recommended consideration of installing water-efficient plants and/or artificial grass to increase water conservation and to set an example to the community. Manager Lindauer advised that most of the landscaping completed by the City includes water-efficient plants. The irrigation system is a function of ensuring the plants remain viable for the first several years until the plants become established.

Councilmember Althausen asked about the timeline for project groundbreaking. Manager Lindauer replied that staff anticipates beginning construction this year if the bid is released soon. The first phase of the project is underground work with a majority completed this year and through the winter. Road construction would likely begin next year. The project will take approximately 18 months to complete.

**MOTION:**

**Councilmember Althausen moved, seconded by Councilmember Schneider, to authorize staff to solicit bids for the I-5/Trospen Road/Capitol Boulevard Reconfiguration Project and recommend City Council make a motion to award and authorize the Mayor to sign a public works contract with the lowest responsible bidder. A voice vote approved the motion unanimously.**

**PRESERVE PARK  
PLAYGROUND  
EQUIPMENT:**

Manager Carney briefed the committee on proposed equipment to purchase for the Preserve Park.

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The Preserve Park is located within the Preserve residential subdivision north of 93<sup>rd</sup> Avenue and east of Old Highway 99. The park was included in the CFP when the City purchased the property for the park in 2020. Funding for the park is from park impact fees.

Manager Carney identified the placement of various park equipment within the park. He shared photographs of the equipment selected. All equipment has been competitively bid and is the same type of equipment installed in other City parks. The proposal is to move forward with the purchase in early May as all equipment has been identified and the City has received price quotes. The intent is to complete the park in late November.

Manager Carney shared an illustration of the park layout with the equipment and play structure. The equipment price range is \$250,000 to \$325,000 pending an updated quote. Cascade Recreation has provided periodic updates on pricing; however, prices continue to increase. The last estimate was midpoint between the low and high estimate. Cascade Recreation will also install the equipment to maintain manufacturer warranties.

Councilmember Althaus commented on the popularity of ziplines in the community.

Councilmember Schneider commented on the number of contacts he has received regarding the status of the park. He lives in the Preserve and many of the residents have asked about the delay in completing the park. He conveyed appreciation for the clarification on the timing and for the work on the project.

Discussion ensued on the potential of a weight limit for the zipline. Manager Carney advised that he would follow up to identify whether the equipment has any weight limitations.

Chair Swarthout asked whether the grass areas serve as swales for overflow areas for stormwater. Manager Carney said the development uses part of the park area as an infiltration area receiving both winter and irrigation water.

Councilmember Schneider noted that the community has conveyed some concerns about the area filling with water during the winter as it can be as deep as two to three feet. He questioned whether flooding could affect the zipline equipment. Manager Carney explained that the zipline is elevated above the pond with a seawall installed around the zipline area, in addition to elevating the equipment to protect against flooding events. It might entail closing the zipline at times during the winter when water is present and reopening the feature in the spring.

**MOTION:**

**Councilmember Schneider moved, seconded by Councilmember Althaus, to recommend the City Council approve and authorize the**



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**Mayor to sign a public works contract with Cascade Recreation, Inc. for supply and installation of playground equipment at Preserve Park. A voice vote approved the motion unanimously.**

**2022-2035 BARNES  
LAKE ASSESSMENT  
INCREASE - PUBLIC  
HEARING REQUEST:**

Director Smith requested the committee to schedule the date for a public hearing on May 5, 2022 to receive public testimony on the proposed 2022-2034 Barnes Lake 5% annual assessment increase.

**MOTION:**

**Councilmember Althaus moved, seconded by Councilmember Schneider, to approve scheduling a public hearing on May 5, 2022 to receive testimony and forward a recommendation to the City Council regarding a proposed 5% annual increase to LMD Roll of Rates and Charges. A voice vote approved the motion unanimously.**

**ADJOURNMENT:**

**With there being no further business, Chair Swarthout adjourned the meeting at 9:13 a.m.**