MEETING MINUTES

TUMWATER CITY COUNCIL WORK SESSION
September 8, 2026

CONVENE: 6:00 p.m.

PRESENT: Mayor Leatta Dahlhoff and Councilmembers Peter Agabi, Joan Cathey, Angela Jefferson, Meghan Sullivan, Eileen Swarthout, Kelly Von Holtz and Brandon Weedon.

Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Police Chief Carlos Quiles, Jr., Fire Chief Brian Hurley, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Transportation & Engineering Director Brandon Hicks, Communications Director Jason Wettstein, Parks & Recreation Director Chuck Denney, Water Resources & Sustainability Director Dan Smith, Water Resources & Sustainability Deputy Director Tyle Zuchowski, Senior Planner Alex Baruch, Finance Manager Nissa Musselman and Deputy City Clerk Tracie Core.

COSTCO DEVELOPMENT AGREEMENT: Administrator Simmons, Director Hicks & Senior Planner Baruch gave a presentation on the Costco Development Agreement. Administrator Simmons gave context about the agreement which outlines infrastructure obligations and commitments by both the city and the developer.

Director Hicks shared that he has been working on this agreement with Costco since 2021. Costco submitted a land use application in July 2026 for a new retail warehouse, fuel station, and car wash. A complete project description, all application materials, and a site plan are posted on the City's website.

Senior Planner Baruch shared the City issued a notice of application on August 12, 2026, which is the first public notice for the project notifying the public and properties within three

hundred feet of the site. This notice allows a 14-day comment period for the community to ask questions and make comments. Currently Community Development is working on the State Environmental Policy Act (SEPA) determination. A finalized traffic study is needed to complete this determination.

Costco's goal is to have the new store, fuel station and car wash open by October 2027. Councilmembers asked questions and shared comments.

BUDGET WORKSHOP #1:

Director Niemeyer shared a presentation on Budget Workshop #1. He reminded everyone that this is a biennial budget, all numbers are estimates and Council must approve the projects and new revenue.

Director Niemeyer shared a 2027-2028 budget development timeline with the following items ahead:

- Four Budget Workshops
- Two Public Hearings
- Bond Ordinance
- Annual Fee Resolution
- Annual Property Tax Ordinance
- Another Public Hearing
- Tumwater Metropolitan Park District (TMPD) Property Tax ordinance
- TMPD Budget
- Final Adoption

Council will receive electronically later this week a message from the mayor along with budget numbers, approved enhancements, and enhancements that were not approved. Councilmembers asked questions and shared concerns.

MAYOR/CITY ADMINISTRATOR'S REPORT:

Administrator Simmons gave no report.

Mayor Dahlhoff shared question from a Councilmember regarding an item on the agenda.

ADJOURNMENT:

With there being no further business, Mayor Dahlhoff adjourned the meeting at 7:11.

Prepared by Deputy City Clerk, Tracie Core