

**TUMWATER GENERAL GOVERNMENT COMMITTEE
MINUTES OF SPECIAL VIRTUAL MEETING
FEBRUARY 18, 2025 PAGE 1**

CONVENE: 8:00 a.m.

PRESENT: Chair Michael Althaus and Councilmembers Joan Cathey and Leatta Dahlhoff.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Community Development Department Director Michael Matlock, Finance Department Director Troy Niemeyer, Deputy Director of Community Development Department Brad Medrud, Sustainability Manager Alyssa Jones Wood, Housing and Land Use Planner Erika Smith-Erickson, and Associate Planner Dana Bowers.

**APPROVAL OF
MINUTES: GENERAL
GOVERNMENT
COMMITTEE,
DECEMBER 11, 2024:**

MOTION: Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to approve the December 11, 2024 minutes as presented. A voice vote approved the motion unanimously.

SERVICE PROVIDER AGREEMENT WITH ICF JONES & STOKES, LLC FOR BUSH PRAIRIE HABITAT CONSERVATION PLAN PHASE 4: Deputy Director Medrud reported that currently, the WDFW Phase 4 grant is funding the ongoing work to develop the Habitat Conservation Plan. The proposed contract is approximately for \$500,000 to assist in preparing a public draft of the HCP this year and to initiate the NEPA/SEPA review process. The request is to place the proposed action on the Consent Calendar for the February 18, 2025 City Council meeting with a recommendation to approve and authorize the Mayor to sign the agreement.

MOTION: Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to place the Service Provider Agreement with ICF Jones & Stokes, LLC for Bush Prairie Habitat Conservation Plan Phase 4 on the February 18, 2025, City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

FIRST AMENDMENT TO SERVICE PROVIDER AGREEMENT WITH HATC FOR TUMWATER INN – AFFORDABLE SENIOR HOUSING: Deputy Director Medrud reported the request includes two components. Previously, the City Council allocated \$275,000 of General Government funds to the Housing Authority of Thurston County for mediation and relocation assistance for residents residing at the project site. The amendment extends the contract through the end of March 2025 and reallocates funds to mediation costs because relocation assistance costs were less than anticipated while mediation costs were higher than forecasted.

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MOTION: Councilmember Cathey moved, seconded by Councilmember Dahlhoff, to place the First Amendment to Service Provider Agreement with HATC for Tumwater Inn – Affordable Senior Housing on the February 18, 2025, City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

ORDINANCE NO. O2025-004, SUSPENDING ANNUAL COMPREHENSIVE PLAN AMENDMENTS: Deputy Director Medrud reported the proposed ordinance extends the term for suspending the annual Comprehensive Plan Amendments process to December 31, 2025. Originally, the ordinance established the deadline of June 30, 2025 for suspension of the annual Comprehensive Plan Amendment process; however, recent legislation extended the deadline of the Comprehensive Plan Periodic Update to December 31, 2025. Staff is requesting an extension of the suspension of annual Comprehensive Plan amendments until December 31, 2025 to coincide with the extension of the periodic review.

MOTION: Councilmember Dahlhoff moved, seconded by Councilmember Cathey, to Place Ordinance No. O2024-004 amending Chapter 18.60 of the Tumwater Municipal Code, on the March 4, 2025, City Council Consideration Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

2025 COMPREHENSIVE PLAN PERIODIC UPDATE – CLIMATE ELEMENT: Manager Jones Wood briefed members on the Greenhouse Gas Emissions Sub-Element of the Climate Element and actions to reduce overall greenhouse gas emissions, vehicle miles traveled, and to consider environmental justice to avoid worsening and reducing environmental health disparities.

GREENHOUSE GAS REDUCTION SUB-ELEMENT: Community engagement on the Climate Element to date has included:

- Continued participation from the Climate Policy Advisory Team
- In-person open house at ASHHO Cultural Community Center on August 14, 2024
- Sponsored online open house from August 15 – October 31, 2024
- Feedback from the Thurston Climate Mitigation Collaborative’s Community Advisory Workgroup
- Meeting with Thurston Climate Action Team’s Community Organizer
- Direct emails to community based organizations, non-profits, interested community members, and Affinity Groups
- Tabled at the Thurston County Food Bank to encourage participation in online open house
- Presented the draft Climate Element to the South Sound Asian and Pacific Islanders Coalition
- Draft Climate Element was released for public comment online

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through January 31, 2025.

- Tabled at Thurston County Food Bank and Tumwater Library in January to solicit participation in review/public comment of the draft Element
- Posted several social media announcements
- Forthcoming Community Assembly hosted by Thurston Climate Action Team

Climate mitigation and adaption are often intertwined and overlap in addressing climate change involving multi-modal transportation, energy efficiency and electrification, reducing vehicle miles traveled, and natural carbon sinks.

Manager Jones Wood asked a series of questions for several goals and actions in the Sub-Element:

- Are there any general or specific comments regarding the Goals?
- Are there any recommended shifts in action timelines?
- Are there any unintended consequences or burdens associated with policies and/or actions under the Goals?
- Would anyone in the community be left out by any policy and/or action under the Goals, and if so, how could it be resolved?
- Using the icons of actions of publicly identified priorities, which ones could or would create impacts, and what would be the extent of any impacts?
- Are there any additional thoughts to share related to the Goals and associated policies and actions?

Manager Jones Wood reviewed and requested feedback on Goal CL-4, *Reduce greenhouse gas emissions from all building types through energy conservation measures, prioritizing the deployment of financial resources and programs that help finance or subsidize improvement across Tumwater.*

Councilmember Dahlhoff asked whether “all building types” pertains only to City-owned buildings. Manager Jones Wood advised that the goal pertains to all buildings in the City both public and private. One example of an implementation action is:

Provide educational resources and/or technical assistance to industry professionals and building owners and managers on energy efficient building design, retrofits, and operations for new and existing buildings. The proposed actions by the City could help with many other actions individuals could take without assistance from the City.

Chair Althaus asked whether the implementation/policy for CL-4.2.2, *“Require energy performance ratings and disclosures for rental dwelling units at times of application so that tenants are informed before making*

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rental decisions” would require an ordinance as opposed to a program. Manager Jones Wood responded that if the City required the action an ordinance would be necessary. Efforts on the implementation could begin in 2027 and require one to five years to complete based on staff’s estimate. Chair Althausen cited the possibility of a legislative bill that may have required the action by local governments, which might prompt the need to begin efforts rather than later. Manager Jones Wood replied that several bills were introduced during the session addressing many actions within the Element. The bills may require action by jurisdictions or just provide some additional guidance for moving forward with a requirement. The Clean Building Performance Standards adopted several years ago applies to multifamily residential up to a specific square footage in size. The law includes a requirement for an energy performance rating for large apartment buildings.

Manager Jones Wood reviewed and requested feedback on Goal CL-5: *Expand the use of on-site renewable energy technology (e.g., solar photovoltaics, battery storage, etc.) across all building types through providing funds, code changes, and educational programs.*

Chair Althausen inquired as to the actions that would require a change in the code(s). Manager Jones Wood cited the action, “require solar-ready construction for all building types,” as one example; however, the draft may be revised to reflect “incentivizing instead of requiring” as the City currently requires solar ready construction for residential construction. A code change would be required for other building types such as commercial or industrial. Several of the implementation actions could entail a code update or offering a menu of different options. It is also important to balance tree canopy and solar requirements. Actions in the Resilience Sub-Element include other options for commercial and industrial developments for different sustainable roof choices, such as solar ready, cool roof, or blue roof to help reduce greenhouse gas emissions or extreme heat.

Councilmember Cathey cited the action of pursuing private/public partnerships and asked whether staff is prepared for a change in terms of the current Federal Administration’s anti-environmental position and potential impact on the City’s ability to receive grants. Manager Jones Wood acknowledged that the position by the Federal Administration undermines many of the proposed actions and would eliminate support that would have resulted in a successful implementation of the goals and actions.

Manager Jones Wood reviewed and requested feedback on Goal CL-6, *Reduce greenhouse gas emissions by making it easier for people to shift to low-/zero-carbon transportation modes through policy, programming, and regional partnerships.* Community feedback supports improving the

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safety of biking and walking in Tumwater.

Councilmember Dahlhoff noted that many of the actions and incentives are interrelated between many departments within the City. She asked how staff plans to track actions and outcomes. She cited conversations with the transportation staff in terms of sidewalk installations and the lack of access to reach a newly constructed sidewalk. Manager Jones Wood advised that all departments involved with any of the actions have been consulted and are aware of the specific actions that might pertain to the department. For example, the Transportation Element includes actions such as production of a bike and pedestrian plan with actions. Staff communications are consistent between different departments to ensure scopes of work are aligned with grant proposals, contracts, goals in the Thurston Climate Mitigation Plan, and other City actions.

Councilmember Dahlhoff asked how staff plans to track actions or elements that align with a specific City board or commission. She cited the example of her installation of solar panels on her home's roof. The recommendation from the tree company was to remove the trees. She asked how staff plans to track the work of commissions and boards as an advisory to the Council. Manager Jones Wood advised that the Tree Board's actions are limited to requests from the Council or are in response to implementation actions within the Urban Forestry Management Plan. Tree Board members also received a copy of the Climate Element for review. Councilmember Dahlhoff suggested that as efforts progress on the elements, staff should consider some applicable elements that might be appropriate for a board or commission to provide some support to assist in achieving some of the outcomes.

City Attorney Kirkpatrick advised that any direction to an advisory body requires a consensus by the City Council.

Councilmember Cathey questioned whether outreach and communications in the community have identified whether there has been an increase in walking and biking by community members. Manager Jones Wood affirmed an increase, in part because of more opportunities to share information with staff in different forums, such as during discussions on reducing vehicle miles traveled. Many in the community have conveyed that active transportation in Tumwater is lacking or they do not feel safe. Many have indicated the Climate Element should address the need seriously and that more progress should be achieved. Conversely, others have commented that they do not believe active transportation should be of focus as the City is a car-centric community. However, louder and more frequent voices support improvements to increase active transportation in Tumwater.

Manager Jones Wood reviewed and requested feedback on Goal CL-7,

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Reduce vehicle miles traveled by using permitting, regulatory, and other land use tools to promote multimodal transportation options and the use of public transit throughout and beyond Tumwater.

Chair Althauser commented that he frequently receives comments from constituents about biking, walking, access to transit, and the lack of feeling safe when biking throughout the City.

Chair Althauser disconnected from the meeting at 8:34 a.m.

Manager Jones Wood reviewed and requested feedback on Goal CL-8, *Strengthen existing policy and regulations to deploy and enhance natural carbon solutions that are ecosystem-appropriate, store carbon, and offer co-benefits such as pollution reductions, wildlife habitat, and climate resilience.*

Manager Jones Wood advised that many of the actions are also included in the Urban Forestry Management Plan and the Thurston Climate Mitigation Plan.

Councilmember Dahlhoff asked whether the list of actions has been provided to the Tree Board for review. Manager Jones Wood advised that the Tree Board was provided a copy of the Element but not for input as a member of the Tree Board but as a member of the community.

Councilmember Dahlhoff advised of her intent to forward an email to City Administrator Parks and Mayor Sullivan asking for review with the Council, as she would like the actions referred to the Tree Board. Manager Jones Wood added that she provides an update to the Tree Board during each meeting on the status of the Climate Element.

Councilmember Cathey suggested the Tree Board's focus could be on the impact of trees through preservation of mature trees. Manager Jones Wood responded that many actions in the Resilience Sub-Element are tree and habitat-specific. The Tree Board has requested a name change to Urban Forestry Advisory Board to enable the Board to provide assistance and suggestions on vegetation and habitats.

Manager Jones Wood said the committee is scheduled to review the Resilience Sub-Element at its March meeting. She reviewed timelines for actions within the Greenhouse Gas Emissions Sub-Element Gantt chart.

Discussion ensued on the importance of the Climate Element representing the entire community of urban and rural areas and different types of residential structures to ensure the entire community benefits from all efforts and actions. Councilmember Cathey asked how the City identifies rural areas within the City. Deputy Director Medrud explained that many

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rural areas that were annexed by the City are transitioning to urban as required under the Growth Management Act. However, many of those areas in the City will require a substantial amount of public investment to convert to an urban environment.

ADJOURNMENT: With there being no further business, Councilmember Dahlhoff adjourned the meeting at 8:44 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President
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