

MEETING MINUTES

TUMWATER CITY COUNCIL
March 17, 2026



CONVENE: 7:00 p.m.

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

Staff: Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, Administrative Services Director Michelle Sutherland, City Attorney Karen Kirkpatrick, Acting Police Chief Carlos Quiles, Jr., Fire Chief Brian Hurley, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Parks & Recreation Director Chuck Denney, Transportation & Engineering Director Brandon Hicks, Gene Angel Economic Development Coordinator, Associate Planner Dana Bowers, Facilities Manager Chris Graham, and Communications Engagement Specialist Margo Bergendahl.

Others: Family Education & Support Services Shelly Willis, Elevate Black Wellness Malika Lamont, and Opportunity Zone Investment Founding Member/Partner Kyle Wiese.

CHANGES TO THE AGENDA: Mayor Dahlhoff said staff has requested to make a few changes to the Agenda to include:

- Moving Item 6b Economic Development Quarterly Update to 4c
- Reversing the order of the Proclamations so the Black Wellness Week will be before Child Abuse Prevention month.

MOTION: Councilmember Jefferson, moved, seconded by Councilmember Sullivan to approve the Changes to the Agenda. Motion carried unanimously.

SPECIAL ITEMS:

**PROCLAMATION:
BLACK WELLNESS
WEEK, APRIL 13-17,
2026**

Councilmember Swarhout read a proclamation declaring April 13-17, 2026, Black Wellness week. Black Wellness week celebrates the traditions, resilience, joy, healing, and culturally rooted approaches to wellness within Black communities.

Mayor Dahlhoff presented the proclamation to Malika Lamont with Elevate Black Wellness.

**PROCLAMATION:
CHILD ABUSE
PREVENTION MONTH,
APRIL 2026**

Councilmember Weedon read a proclamation declaring April 2026 Child Abuse Prevention month. The proclamation urges all Tumwater residents, communities, state agencies, faith groups, medical facilities, elected leaders, medical providers, educators, and businesses to increase their participation in efforts to support families, thereby preventing child abuse and strengthening the community.

Mayor Dahlhoff presented the proclamation to Shelly Willis, with Family Education and Support Services.

**ECONOMIC
DEVELOPMENT
QUARTERLY UPDATE:**

Coordinator Angel introduced Kyle Wiese with Opportunity Zone Investments. Partner Wiese talked about a new federal tax incentive / capital gains program that could attract investors to Tumwater and Washington State. He highlighted what he would be presenting on:

- Tumwater Opportunity Zones
- High level overview 101 of Opportunity Zones
- A real-life example of an Opportunity Zone
- Opportunity Zone strategies

He shared a map detailing the zones in Tumwater. Applications will be accepted by the Department of Commerce starting on April 1st. Then they will be sent to the Governor for the final decision of which zones in Washington will be selected.

Rather than paying capital gains, investors can reinvest the money in real estate or a business within the zone. Partner Wiese explained how the process would work and gave a real-life example. Councilmembers asked questions about the process.

Coordinator Angel said the next step is to work with the Thurston Economic Development Council and our partners to apply as a group and submit to the Department of Commerce.

PUBLIC COMMENT: Public Comment was given by residents and community members Penn and Valz.

- CONSENT CALENDAR:**
- a. Approval of Minutes: City Council Meeting, February 17, 2026
 - b. Approval of Minutes: City Council Work Session, February 24, 2026
 - c. Approval of Minutes: City Council Meeting, March 3, 2026
 - d. Approval of Minutes: City Council Retreat, March 7, 2026
 - e. Payment of Vouchers
 - f. Reimbursable Agreement with Washington State Department of Transportation for the Tumwater Blvd & I-5 Interchange Project
 - g. Acceptance of Work with Northwest Cascade for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project
 - h. Interlocal Agreement with the Cities of Lacey, Olympia and Thurston County for Opioid Abatement Council Independent Subcommittee
 - i. Memorandum of Understanding with the Tumwater School District regarding Temporary Reduction of School Resource Officer (SRO) Staffing
 - j. Advisory Board Appointment of Matthew Rounsley to the Planning Commission

MOTION: **Councilmember Sullivan, moved, seconded by Councilmember Weedon, to approve the Consent Calendar. Motion carried unanimously.**

COUNCIL CONSIDERATIONS:

ORDINANCE NO. O2026-001, 93RD AVENUE SW AND CASE ROAD SW ANNEXATION (TUM-25-0128) : Planner Bowers gave a presentation on Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation to seek adoption. The proposed annexation area consists of two parcels located northwest of the intersection of 93rd Avenue SW and Case Road SW that is 10.75 acres in size. This is the final step in the annexation process that began back in February 2025.

MOTION: Councilmember Swarthout, moved, seconded by Councilmember Sullivan, to adopt Ordinance No. O2026-001, 93rd Avenue SW and Case Road SW Annexation. Motion carried unanimously.

SERVICE PROVIDER AGREEMENT WITH RICE FERGUS MILLER FOR THE FIRE STATION T-2 EXPANSION PROJECT: Manager Graham presented a Service Provider Agreement with Rice Fergus Miller for the Fire Station T-2 expansion project. This agreement covers the schematic design of the project and supports all phases of the project. When completed, the City will have a fully functioning expanded T-2 Fire Station.

MOTION: Councilmember Sullivan, moved, seconded by Councilmember Von Holtz, to approve the Service Provider Agreement with Rice Fergus Miller for the Fire Station T-2 Expansion Project. Motion carried unanimously.

REIMBURSABLE AGREEMENT WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION FOR THE DESCHUTES VALLEY TRAIL PROJECT: Director Hicks presented a Reimbursable Agreement with the Washington State Department of Transportation (WSDOT) for the Deschutes Valley Trail project. He shared a map detailing the length of the trail. They are currently designing the remaining segments of the trail that have not been completed yet. Last year, Thurston Regional Planning Council (TRPC) awarded the City 2.6 million dollars to complete construction on Segment C of the trail. Awarding the money triggered the national permitting standards so the City has to reimburse WSDOT for their staff time to complete the review on the environmental permitting documents.

MOTION: Councilmember Sullivan, moved, seconded by Councilmember Von Holtz, to approve the Reimbursable Agreement with Washington State Department of Transportation for the Deschutes Valley Trail Project. Motion carried unanimously.

MAYOR/CITY ADMINISTRATOR'S REPORT: Mayor Dahlhoff reported that the Budget & Finance Committee will meet on March 27, 2026.

Administrator Simmons had no report.

**COUNCILMEMBER
REPORTS:**

Councilmembers Agabi, Cathey, Sullivan and Weedon gave reports.

Councilmember Swarhout reported that General Government Committee met on March 11, 2026, to discuss Ordinance No. O2026-001, 93 Ave and Case Rd Annexation which was adopted at tonight's meeting. Also, they are changing their meeting schedule to meet on the third Wednesday of the month at 11:00 a.m.

Councilmember Von Holtz gave a report and shared that the Public Health and Safety Committee met on March 10, 2026. They discussed the Body Worn Camera Policy, Interlocal Agreement for Opioid Abatement Council Independent Subcommittee and the Memorandum of Understanding with the Tumwater School District for School Resource Officer (SRO) Staffing which passed at tonight's meeting. Also, they are changing their meeting schedule to meet on the second Tuesday of the month at 4:00 p.m.

Councilmember Jefferson shared that the Public Works Committee met on March 5, 2026, and discussed the Reimbursable Agreement with Washington State Department of Transportation for the Tumwater Blvd & I-5 Interchange Project and an Acceptance of Work with Northwest Cascade for the Linwood Avenue Sidewalk, Susitna Lane to 2nd Avenue project which both passed at tonight's meeting. The committee will not meet next week due to a lack of agenda items.

EXECUTIVE SESSION

Mayor Dahlhoff recessed the meeting at 8:14 p.m. to discuss real estate acquisition pursuant to RCW 42.30.110(1)(b) for approximately 20 minutes.

ADJOURNMENT:

Mayor Dahlhoff adjourned the meeting at 8:44 p.m.

Prepared by City Clerk, Melody Valiant