

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

**PRESENT:** Chair Eileen Swarthout and Councilmember Angela Jefferson.

Excused: Councilmember Michael Althausen.

Staff: City Administrator Lisa Parks, City Attorney Karen Kirkpatrick, Water Resources & Sustainability Department Director Dan Smith, Engineering Services Manager Bill Lindauer, WRS Program Manager Patrick Soderberg, Utilities Operation Manager Steven Craig, Development Engineer III Jeff Query, Community Engagement Specialist Marnie McGrath, and Administrative Assistant Bonnie Hale.

**GRANT  
AGREEMENT WITH  
THE DEPARTMENT  
OF ECOLOGY FOR  
THE NUTRIENT  
REDUCTION  
ENHANCED  
MAINTENANCE  
PLAN (EMP):**

Manager Soderberg reported the proposal is for a Nutrient Reduction Enhanced Maintenance Plan grant agreement and service provider agreement. Two separate actions are recommended.

**&**

**SERVICE PROVIDER  
AGREEMENT WITH  
HERRERA FOR THE  
NUTRIENT  
REDUCTION  
ENHANCED  
MAINTENANCE  
PLAN (EMP):**

An Enhanced Nutrient Management Plan manages the City's stormwater discharges to water bodies. The City's NPDES permit under the Department of Ecology manages all stormwater discharges to all water bodies within the City. Today, Budd Inlet fails to meet water quality standards for dissolved oxygen. Nutrients are organic materials present in fine particulates within road grit on and along roads that run off during rain events and enter the City's stormwater conveyance systems that discharge to water bodies. The plan includes some mapping of conveyance systems and the streets feeding water to determine the size of an area and how much runoff each discharge area contributes. The intent is to develop a plan to implement measures to reduce discharges.

Outcomes include documenting all conveyance systems and mapping the information in GIS layers to identify the location of each discharge area, size of the area, and types of streets discharging water to develop strategies for street sweeping routes focusing on specific areas having the highest probability of discharging pollutants into water bodies. The goal is reducing pollutants through treatment systems and maintenance activities. The plan also identifies required equipment to implement the plan.

Councilmember Jefferson asked about the types of roads where discharges are occurring. Manager Soderberg described the roads as main roads with curbs and gutters conveying stormwater to stormwater drains. Dependent upon the geographical area, some

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drains are not connected with other streets while other systems are interconnected with many streets. Most of the areas are mapped to identify the utility infrastructure. The plan includes comprehensive mapping to identify collection areas of piped system and water travel routes.

The Department of Ecology grant funds the development of the plan. As the plan is specific, staff lacks in-house capacity to complete the plan. Some of the activities in the plan provide opportunities for other grant sources to purchase equipment to implement the plan. The Department of Ecology previously provided grants to purchase street sweepers. Development of the plan ensures the City is eligible for those types of grants when offered in the future.

Staff selected Herrera as the service provider following a competitive bidding process. The City has previously contracted with Herrera on other projects. The company has completed similar plans for other jurisdictions. The City is currently working with regional partners on a roadside treatment project with Herrera.

The Department of Ecology grant is \$170,000 with a \$30,000 match required by the City. The grant is effective immediately and expires at the end in June 2026. The service provider agreement is for \$190,561 and aligns with the City's permit requirements. The service provider agreement is effective until the end of June 2026.

Manager Soderberg reviewed the requested action to place the Grant Agreement with the Department of Ecology for the Nutrient Reduction Enhanced Maintenance Plan and the Service Provider Agreement with Herrera on the April 15, 2025 Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign.

**MOTION:**

**Councilmember Jefferson moved, seconded by Chair Swarthout, to place the Grant Agreement with the Department of Ecology for the Nutrient Reduction Enhanced Maintenance Plan on the April 15, 2025 Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion.**

**MOTION:**

**Councilmember Jefferson moved, seconded by Chair Swarthout, to place the Service Provider Agreement with the Herrera for the Nutrient Reduction Enhanced Maintenance**

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**Plan on the April 15, 2025 Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion.**

**ANSTEN SEWER  
PROJECT –  
AUTHORITY TO  
SOLICIT BIDS:**

Engineer Query briefed members on the proposal for authority to solicit for bids for a 1,424-foot sewer extension project along Ansten Road and decommissioning a lift station located on Lake Park Drive. The project adds additional sewer capacity and improves the safety of the system with less required maintenance. The decommissioning of the Lake Park Drive Lift Station is the second component of the project. The lift station has not been in operation for many years but continues to house active electrical equipment.

Engineer Query displayed an aerial map illustrating the location of the project and described the location of the lift stations and respective service areas. The proposed design adds a new six-inch force main specifically to serve the Suncrest area resulting in independent lines for Streamland and Suncrest neighborhoods and improving the efficiency of the system and increasing capacity within the sewer basin to meet an objective of the Sewer Comprehensive Plan to add more sewer connections to the system.

The Lake Park Drive lift station is a safety issue as the facility could be accessed illegally and the facility houses an active Puget Sound Energy (PSE) power pedestal and an old control panel. The intent is to remove the facility entirely.

The project will also restore Ansten Street as part of the 2025 Pavement Maintenance Project later in the summer.

The cost of the project is approximately \$340,000 to \$420,000 with funding from the Sewer Utility Fund. The schedule includes releasing the bid in late April with construction beginning in June with completion by July 2025 followed by the road paving project.

Staff requests the committee place the Ansten Sewer Project on the May 6, 2025 City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign a Public Works contract to the lowest responsible bidder.

Director Smith provided some additional clarification on the cost of the project. Later in the year, a budget amendment will be presented. Earlier, the project completed some preliminary design.

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As staff reviewed prioritization of capital projects during the budget process, the project was deemed a timing and capacity issue at that time. However, because the project aligns with the Pavement Maintenance Program, the project was moved up in the schedule and will require consideration of a proposed budget amendment.

Chair Swarthout asked whether the Lake Park lift station is near the new sidewalk project. Engineer Query affirmed the project is located across from the sidewalk project site. The facility will be removed and the site cleared of all debris and remaining infrastructure.

Chair Swarthout asked whether some larger properties off Ansten Street would be connected to City sewer and water. Engineer Query advised that several properties have moved forward to convert from septic to City sewer by taking advantage of the City's incentive program offering rebates. Several properties along Ansten have connected to City sewer with more connections possible along Ansten to the north to Crosby Boulevard. In some cases, private development may be assessed either a latecomer fee or special assessment to connect to the system. For this project, no special assessment or latecomer fee is attached to the project with properties able to connect regardless of the transmission force main because it alleviates stress on the pumping system and increases capacity.

Chair Swarthout reviewed the requested action.

**MOTION:**

**Councilmember Jefferson moved, seconded by Chair Swarthout, to place the Ansten Sewer Project on the May 6, 2025 City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign a Public Works contract to the lowest responsible bidder. A voice vote approved the motion.**

**RESOLUTION R2025-008 AND  
DEVELOPMENT  
AGREEMENT WITH  
TUMWATER 70TH  
AVE LLC FOR  
CONVERSION OF  
ONSITE SEPTIC TO  
PUBLIC SEWER  
SERVICE:**

Director Smith described the challenges of high-density septic conversions and efforts by local jurisdictions to develop a model framework to assist communities in actions to protect water quality. Because of those efforts by the City, the proposal is to convert 39 housing units in the Velkommen Mobile Home Park from septic to City sewer.

The City's incentive program is intended to encourage conversions, as the cost of conversion is a high to property owners averaging \$10,000 to \$40,000. Several years ago the owners of the mobile

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home park approached the City to convert to City water. Subsequently, the City acquired the water rights serving the mobile home park affording the opportunity for the park to connect to City water. During that process, staff and the owners discussed the possibility of eventually converting to City sewer.

Subsequently, the City was able to secure a Department of Ecology grant of \$500,000. The City is matching \$166,000.67 to meet the full costs of the conversion. The public/private partnership speaks to the importance of promoting a social marketing campaign to assist other property owners convert to city services. Consultant Meredith Greer is working on the project to promote conversion opportunities.

Director Smith invited Greg Piantanida to speak to the proposal.

Greg Piantanida, co-owner, Velkommen Mobile Home Park, commented that the costs are higher than the range stated by staff. Currently, each conversion per unit is averaging \$48,000. The option of conversion was a difficult decision because moving from septic to sewer does not enhance the ability to charge higher rates or help the economics of the property. Tenants will not pay higher rents because they are connected to sewer versus a septic system. They had to figure out to rationalize an expenditure of over \$2.3 million. They spent three years negotiating with the City. The solution was Director Smith's ingenuity to secure a grant, which covers approximately 30% of the cost. He and his co-owner worked with the City to convert drain field areas into additional pads for mobile homes, which would enable 10 additional homes. The park is an age 55+ park offering affordable housing. A brand new three bedroom, three bathroom home costs between \$200,000 and \$250,000. In addition to pad rent, the cost is affordable for housing in the City. He added that the negotiations with the City have been tough over the last three years with the City often demanding at times; however, all employees have been gracious, professional, and a pleasure to work with. He is hopeful that the message can be conveyed to City management, as it was nice to work with people who conduct themselves in a civil fashion.

Director Smith described the importance of the project and thanked the owners for continuing to work with staff to convert septic to sewer. He acknowledged the difficulty of any negotiation as it entails considerations for both parties to meet the standards of the community. The owners have been gracious and professional to

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work with and have assisted staff in moving the program forward for not only the City but as a model program for other municipalities across the state.

The project entails abandonment of 39 septic systems and restoration from the construction project, materials and labor, latecomer fees, connection fees to LOTT, and design and permitting costs. 70<sup>th</sup> LLC will be required to perform project management and track with the construction companies, secure designs and permits, and manage the construction project. The existing septic systems will be removed and new connections completed to the sewer. 70<sup>th</sup> LLC will maintain the systems moving forward.

The City is responsible for administering the grant, submitting all quarterly reports, and working with the state to ensure documentation is submitted to receive reimbursements to the City for transference to 70<sup>th</sup> LLC. The grant is effective until November 2025. The City is on track to meet the schedule.

Staff asks that the committee place Resolution R2025-008 and Development Agreement with Tumwater 70th Ave LLC on the April 15, 2025, City Council agenda for a Public Hearing and recommend the Council to approve and authorize the Mayor to sign following conclusion of the Public Hearing.

**MOTION:**

**Councilmember Jefferson moved, seconded by Chair Swarthout, to place Resolution R2025-008 and Development Agreement with Tumwater 70th Ave LLC on the April 15, 2025, City Council agenda for a Public Hearing and recommend Council to approve and authorize the Mayor to sign following conclusion of the Public Hearing.**

Chair Swarthout inquired as to the percentage of costs the grant is covering for the project. Mr. Piantanida responded that the total project cost of \$2.3 million includes the cost of adding 10 pads, adding a fire hydrant, widening streets, and meeting other City requirements.

Chair Swarthout asked about the process for adding the new housing units. Mr. Piantanida said most seniors aged 55 and older want simplicity. Based on previous experience, 70<sup>th</sup> LLC will purchase the homes, install the homes, and advertise the homes for sale. The first phase is installation of six homes to enable landscaping and marketing of the homes. The LLC will purchase the homes and sell

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the homes to buyers. The goal is to add new homes to the park to receive pad rent to help offset the costs associated with sewer conversions.

**MOTION:** Chair Swarthout restated the motion. A voice vote approved the motion.

**ADJOURNMENT:** With there being no further business, Chair Swarthout adjourned the meeting at 8:41 a.m.

Prepared by Valerie L. Gow, Recording Secretary/President  
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