

TUMWATER PARKS AND RECREATION COMMISSION
MINUTES OF HYBRID MEETING
February 15, 2023 Page 1

CONVENE: 7:01 p.m.

PRESENT: Chair Erin Carrier and Commissioners Mike Culley, Amy Hargrove, Shane Harrington, Joel Hecker, and Joe Munro.

Excused Absence: Bill Kallappa II.

Staff: Parks and Recreation Director Chuck Denney and Recreation Manager Todd Anderson.

CHANGES TO AGENDA: Director Denney requested the consolidation of the Brewmaster's House Arson and the 2023 - 2024 Department Projects as one item.

**APPROVAL OF
MINUTES: OCTOBER
19, 2022:**

MOTION: **Commissioner Culley moved, seconded by Commissioner Harrington, to approve the minutes of October 19, 2022 as published. A voice vote approved the motion unanimously.**

PUBLIC COMMENT: There were no public comments.

**INTRODUCTION OF
NEW
COMMISSIONERS:** Commissioners provided self-introduction and shared their respective interest for serving on the Parks and Recreation Commission.

**2023 - 2024
DEPARTMENT
PROJECTS** Director Denney reported the department is working on a number of parks projects over the next several years.

**&
BREWMASTER'S
HOUSE ARSON:** Improvements at Pioneer Park include installation of asphalt speed bumps. Following many years of using different types of ineffective speed bumps, the department is contracting with an asphalt company to install speed bumps throughout the large parking lot containing 508 parking spaces. The park is scheduled to install a drinking fountain and extend irrigation to baseball fields. The project adds water lines for the drinking fountain and extends lines for irrigation of the fields. Staff is retrofitting parking lot lights to LED lights to achieve some cost savings. Roofs will be added to the dugouts.

At Historical Park, projects include restoration of the gazebo located in the eastern area of the park, installation of asphalt speed bumps in the parking lot to increase safety for park users, and replacement of parking lot lights. The City ordered historical replica streetlights to replace existing lights installed in 1980. The lights have been ordered.

TUMWATER PARKS AND RECREATION COMMISSION
MINUTES OF HYBRID MEETING
February 15, 2023 Page 2

Isabella Bush Park houses the Tumwater FRESH Farm for students from Tumwater High School and Black Hills High School. The park serves multiple purposes to include the farm, a stormwater treatment facility, and as a City park, which is currently undeveloped. The design for the park has been completed. The farm program serves students who are having difficulty functioning in a typical school environment or are on the edge of leaving school and not graduating. Students enrolled in the FRESH program have an opportunity to learn about gardening as well as working with other students and teachers and receiving instruction on planning, financing, and improving communication skills. Each year, new students enroll in the program with most successfully completing the program and graduating. The City has invested \$150,000 in the barn with another \$8,500 allocated this year to upgrade the electrical system in the barn. The Tumwater School District funds the teacher for the program.

Chair Carrier asked about the design of the park. Director Denney said the park is designed as a passive park with the development located near a creek extending to Linwood Avenue. The park will feature paths, a parking area, and planting areas. No formal recreation opportunities are designed for the park. The park is approximately 9.2 acres in size.

The Preserve Park has suffered from material shipping delays. A concrete pad was recently poured. The park includes a picnic shelter, which has not been received. The play toy was ordered in October 2022 because of the supply delays. The Preserve Park is located south of the Olympia Regional Airport off Old Highway 99 in the Preserve subdivision of 600 homes. The neighborhood park will serve the neighborhood as well as the surrounding area. The park includes some climbing boulders in addition to a three-person concrete slide with a zip line. Approximately 1.5 acres of adjacent land will serve as a storm treatment pond. The pond will be irrigated and hydro-seeded. The park does not include a restroom.

Jim Brown Park is located on the City's former public works site. The park is located on Tumwater Hill off Bates. The park houses an underground stream flowing to the tennis courts. A French curtain drain was installed to divert flows to the play toy where it drains to the storm sewer. Often the drain becomes plugged flooding the play toy. Funding was provided to correct the problem.

Tumwater Hill Park includes a new trail connecting the west side of Tumwater Hill to the top of the hill and the five-trailhead system surrounding the entire hill from the bottom to the top. The trail is used by children to travel to school and by adults for exercise. The trail was funded through park impact fees. City GPS staff are adding the new trail to the Tumwater Hill Park trail system for the trailhead maps. The land for the trail was previously owned by the Somerset Neighborhood Association, which donated the land to the City.

TUMWATER PARKS AND RECREATION COMMISSION
MINUTES OF HYBRID MEETING
February 15, 2023 Page 3

Chair Carrier noted that the Commission approved spending funds for the trailhead signs for the park. The City allocated another \$20,000 to the Commission for 2023 and \$20,000 for 2024 park projects.

Director Denney reported the Tumwater Hill Neighborhood Park is nearly 35 acres in size. Development of the park began in 1994 with nine acres. The City purchased or was able to receive donated land over the years. The park enabled the City to preserve many older trees. An original trail was completed in 1994. This year, the department is spending approximately \$30,000 to improve the trail.

Approximately five years ago, the City purchased the Trails End horse arena and surrounding property to serve as a neighborhood park and a new public works facility to house staff, equipment, and vehicles. Director Denney displayed the design of the proposed new park and the public works facility. A public meeting is planned with neighborhoods surrounding the proposed development. The City contracted with landscape architect Bob Droll to work with the City to design a new park facility. Neighborhood parks are designed not to attract people outside the immediate neighborhoods. The park planning process includes the public meeting, social media postings, and direct mailers to everyone who lives near the Trails End property. The meeting is intended to solicit input from the neighborhoods on the desired design and features of the park. Director Denney invited members to attend the public meeting and staff some of the stations to receive feedback from the community on what they would like the park to feature. A number of community members are adamantly opposed to the public works facility. The public meeting is scheduled at the end of March and may be combined with the Commission's March meeting.

Director Denney responded to questions about the extent of the mailing. The mailing will likely include homes and businesses located from Henderson Boulevard to Old Highway 99 to the City limits. A parking facility will be constructed to serve the public works facility for staff and visitor parking. The parking area will be located across the road and will be gated. The property contains a large kettle along the rear of the property. The park will be approximately 9 acres in size. The City's ability to develop a nine-acre park in one phase is financially not feasible. The City plans to develop a master plan with construction phases to complete the park. The two-acre park at the Preserve cost over \$1 million. As a cost saving measure, the public works facility and the first phase of the park will be constructed concurrently. The project includes improvements to 79th Avenue as well as installation of a roundabout at 79th Avenue and Old Highway 99. The park project is scheduled to begin in 2025 and will be funded by Metropolitan Park District funds.

TUMWATER PARKS AND RECREATION COMMISSION
MINUTES OF HYBRID MEETING
February 15, 2023 Page 4

Director Denney reported on January 21, 2023, the Brewmaster's House/Museum was the target of arson at approximately 6 a.m. The house sustained damage to the exterior, interior, and some contents within the house. The fire was started by a man living across the street near the freeway wall. The City has video of the man walking across the street with a torch, lighting the torch, and setting the fire at the rear of the house. The man was arrested and admitted to the arson.

Director Denney shared photographs of the house. Damage occurred at the rear of the house to three rooms. The first is a basement room containing event supplies and computer/electronic equipment. Directly above the basement room is the back porch. The third story includes a room serving as an office for volunteers to work on archiving materials and information. Tumwater police officers and firefighters responded quickly closing Deschutes Parkway to the public and controlling the fire. The Fire Department was able to extinguish the fire quickly limiting damage primarily to the three rooms and four doors.

Facilities staff has visited the site, completed some clean-up of the site, and secured the house with plywood, as well as securing all doors. The building is secure at this time.

The back porch room was the main area affected by the fire destroying most of the room. The upstairs room sustained damage to furniture and to walls after firefighters removed interior siding to check on the potential spread of fire within the wall cavity. The lower storage room with supplies, equipment, and materials was damaged by fire and water. Staff is evaluating other rooms in the house to assess damage to the structure and existing furniture and stored materials.

A Declaration of Emergency was signed by the Mayor on January 31, 2023, and ratified by the City Council on Tuesday, February 7, 2023. The declaration enables staff to immediately contract for the necessary repair and restoration services. Securing the property and repairing the house immediately is necessary to curtail further damage. The Emergency Declaration and Waiver of Competitive Bidding Requirements enabled staff to act quickly.

Director Denney reported he met with representatives from the Washington Cities Insurance Authority on two different occasions at the house. The house is insured up to \$1 million for both the structure and contents. The City contracted with Heritage Restoration from Chehalis. Staff and representatives of the company met earlier in the day to review the timeline and scope of work. The house has partial power restored with full power restored as soon as possible to enable the operation of both the fire alarm system and security cameras. Repairing the structure should not be too expensive or difficult, as it will entail some flooring, joist

TUMWATER PARKS AND RECREATION COMMISSION
MINUTES OF HYBRID MEETING
February 15, 2023 Page 5

replacements, and siding replacement. All rooms in the house were affected by smoke from the fire damaging contents, floors, carpets, and some clothing stored within the house. Staff plans to evaluate all contents. The City was instructed to complete test borings in walls to ascertain the extent of smoke damage. The State Department of Archeology and Historical Preservation is overseeing the work as the house is listed on the Tumwater Register of Historic Places and the National Register as part of the Tumwater Historic District.

Director Denney said he has been in contact with the state about potential grants for restoration through National Parks as the custodian of historical properties program. Events scheduled in 2023 have been cancelled. Based on the extent of damage, staff anticipates restoring the house at the earliest within nine months.

Director Denney reported the Crosby House is one of the oldest houses in Tumwater. The house built in 1865 is owned by the City and located across from the Brewmaster's House. Last year, the City contracted a study with Sergeant Engineering to determine if the house continues to settle. The study confirmed the house is continually settling. The vibration from Interstate 5 and the construction of the house create conditions that are conducive to settling activities. The floors within the house are uneven. The foundation is not in good condition and consequently, a new foundation will be built in the summer at a cost of approximately \$180,000. The scope includes locking the house in its current location with no leveling. Subsequent internal work will repair wallpaper and furnishings. A new roof and gutters are scheduled in 2024. The house is currently not open to the public. The City has an agreement with the Daughters of the Pioneers to offer programs at the houses.

OTHER BUSINESS:

Director Denney reviewed pending action items. The Commission is scheduled in March to participate in park planning at the Trails End property and select a name for the new park at the Preserve. He outlined the City's formal naming process. The Commission selects three top names to forward to the City Council. Commissioner Culley recommended including the reason for each name be forwarded to the Council.

Another work product underway is the design for the new community center. Chair Carrier and Commissioner Kallappa are members of the committee to select an architect to design the community center. Following selection of the architect, the process will expand to a community-wide process leading to the City's largest and most expensive capital project ever completed. Funds have been allocated for the property; however, property has not been identified at this time. The project requires approximately 10 acres. Some property options include leasing port property, as some parcels with trees typically do not contain pocket

TUMWATER PARKS AND RECREATION COMMISSION

MINUTES OF HYBRID MEETING

February 15, 2023 Page 6

gophers. The presence of pocket gophers on parcels can add approximately \$51,000 per acre to the cost of development. Another potential parcel is property owned by the Tumwater School District of approximately 10 acres across the street from the Department of Labor and Industries that was previously identified for a new school. Another property is the former site of the Washington State Department of Transportation off Capitol Boulevard.

Discussion ensued on other potential properties for a new community center.

Director Denney confirmed he would provide new members with a notebook of pertinent information, City codes, and a current copy of the Parks, Recreation and Open Space Plan, as well as information on the Metropolitan Park District. The MPD generates approximately \$1 million annually based on the property levy of \$.45 per \$1,000 of property valuation. In 2025, the property levy increases to \$.75 per \$1,000 property valuation.

Chair Carrier suggested staff provide a tour to new members of all City parks.

Commissioner Culley reported on his recent visit to the Lacey dog park located near the Thurston County Landfill. He was asked when the City of Olympia and City of Tumwater plan to open a dog park. Director Denney described the importance of having the necessary resources and funding to support a dog park. Additionally, it is likely the skate group will approach the Board about the need to construct a skate park. Commissioner Culley said he visited the skate park in Olympia and discovered not all the information shared with the Board was accurate. Not all skaters wore helmets and numerous individuals were smoking.

NEXT MEETING DATE:

The next meeting is scheduled on March 15, 2023.

ADJOURNMENT:

With there being no further business, Chair Carrier adjourned the meeting at 8:16 p.m.

Prepared by Valerie L. Gow

President, Puget Sound Meeting Services, psmsoly@earthlink.net