

TO: City Council  
FROM: Patrick Soderberg, Program Manager  
DATE: April 15, 2025  
SUBJECT: Resolution R2025-008 and Development Agreement with Tumwater 70<sup>th</sup> Ave LLC for Conversion of Onsite Septic to Public Sewer Service

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1) Recommended Action:

Adopt Resolution R2025-008 and Development Agreement with Tumwater 70<sup>th</sup> Ave LLC following the conclusion of the Public Hearing at the April 15, 2025 City Council meeting.

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2) Background:

In September 2023, City Council authorized the Mayor to sign a grant agreement with the Department of Ecology (ECY) to create a more effective septic to sewer conversion program, specifically for high-density septic systems in mobile home communities. This project evaluates the challenges of high-density septic conversions and will provide a model framework to assist other communities in charting their own courses to protect water quality. As a result, 39 units in the Velkommen Mobile Home Park will convert to city sewer. The proposed agreement provides assurances and clarity on the roles and fiscal responsibilities for both the Developer and the City as this project moves into the construction phase.

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3) Policy Support:

- Be a Leader in Environmental Health and Sustainability
  - Continue to fund and promote septic-to-sewer conversions.
    - Ensure ample drinking water supply & support water reuse opportunities.
    - Improve habitat & water quality by assessing fish passages, removing obstructions, converting urban-density septic systems, & collaborating with area Tribes.
  - ECY Grant Agreement WQC-2023-Tumwat-00050
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4) Alternatives:

- Reject or recommend revisions to the Development Agreement.
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5) Fiscal Notes:

The Agreement provides clarity for the fiscal and management responsibilities of the City and Developer and outlines both the project elements authorized for reimbursement as well as conditions necessary for the Developer to receive the reimbursement. Grant award amounts to \$500,000 from the state matched with \$166,666 dollars from the City and/or Developer. City match is funded by the Sanitary Sewer CFP, SS-08.

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6) Attachments:

- A. Resolution R2025-008 Velkommen MHP Septic to Sewer
- B. Development Agreement with 70<sup>th</sup> Ave LLC for Converting to Public Sewer Service
- C. Sanitary Sewer CFP, SS-08