MEETING MINUTES

TUMWATER GENERAL GOVERNMENT COMMITTEE
October 21, 2026

CONVENE:	11:00 a.m.
PRESENT:	Chair Eileen Swarthout and Councilmembers Brandon Weedon and Joan Cathey. Staff: City Administrator Paul Simmions, Assistant City Administrator Kelly Adams, City Attorney Karen Kirkpatrick, Community Development Deputy Director Sharon Lumbantobing, Finance Director Troy Niemeyer, and Executive Assistant Jessica Lee. Others: Consultants Eric Bagwell and Tamar Farchy of ECO Northwest
APPROVAL OF MINUTES:	**Councilmember Cathey moved, seconded by Councilmember Weedon, to approve the minutes of July 15, 2026, as presented. A voice vote approved the motion unanimously.**
ORDINANCE NO. O2026-017, MULTIFAMILY HOUSING TAX EXEMPTION APPLICATION DEADLINE EXTENSION:	Deputy Director Lumbantobing presented Ordinance No. O2026-017, Multifamily Housing Tax Exemption application deadline extension which is proposing to extend the program by one year. The extension would allow the city time to review the program's evaluation findings and consider potential changes while continuing to accept applications under the existing program.
MOTION:	**Councilmember Weedon moved, seconded by Councilmember Swarthout, to place Ordinance No. O2026-017, Multifamily Housing Tax Exemption Application Deadline Extension on the November 2, 2026, City Council Consent calendar with a recommendation to adopt. A voice vote approved the motion unanimously.**

AFFORDABLE HOUSING FEASIBILITY STUDY: TASK 2 REGIONAL LANDSCAPE OVERVIEW:

Consultants Bagwell and Farchy of ECOnorthwest presented initial findings from Task 2 of the Affordable Housing Feasibility Study. The presentation covered affordable housing needs and supply, regional funding, local development capacity, preservation of existing lower-cost rentals, and barriers to producing affordable housing. Committee members discussed opportunities for housing at a variety of scales, including cottages, duplexes, and other smaller housing types, as well as the importance of land availability, zoning, and local support. The consultants will continue the study and present findings and recommendations to the City Council in January 2027.

SERVICE PROVIDER AGREEMENT WITH BERK CONSULTING FOR BREWERY DISTRICT PLANNED ACTION ENVIRONMENTAL IMPACT STATEMENT:

Assistant Administrator Adams presented a Service Provider Agreement with BERK Consulting to complete the Brewery District Planned Action Environmental Impact Statement (EIS) for $290,000. The EIS would evaluate development scenarios and environmental mitigation in advance, helping streamline future project review, reduce costs, and improve predictability. The committee discussed the project area, its relationship to the Brewery District Redevelopment Roadmap, and the importance of communicating the project's broader scope to the community.

MOTION:

Councilmember Weedon moved, seconded by Councilmember Cathey, to place the Service Provider Agreement with BERK Consulting for the Brewery District Planned Action Environmental Impact Statement on the November 2, 2026, City Council Considerations Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

ADDITIONAL ITEMS:

Deputy Director Lumbantobing presented a request to amend the Interagency Agreement with the Washington State Department of Fish and Wildlife for the Habitat Conservation Plan. The amendment would extend the agreement by one year without changing the contract amount or scope of work. The committee agreed to forward the amendment to the November 2, 2026, City Council meeting for placement on the Consent Calendar.

MOTION:

Councilmember Cathey moved, seconded by Councilmember Weedon, to place the Department of Fish and Wildlife agreement amendment extending the contract by one year to the November 2, 2026, City Council Consent Calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

ADJOURNMENT: **With there being no further business, Chair Swarthout adjourned the meeting at 12:23 p.m.**

Prepared by Jessica Lee Executive Assistant