

MEETING MINUTES

TUMWATER CITY COUNCIL
July 21, 2026



CONVENE: 7:00 p.m.

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

Excused: Councilmember Joan Cathey

Staff: City Administrator Paul Simmons, Assistant City Administrator Kelly Adams, Administrative Services Director Michelle Sutherland, City Attorney Karen Kirkpatrick, Community Development Director Brad Medrud, Community Engagement Specialist Andy Hobbs, Finance Director Troy Niemeyer, Information Technology Director Lance Inman, Parks & Recreation Director Chuck Denney, Police Chief Carlos Quiles, Jr., Water Resources & Sustainability Director Dan Smith, Assistant Fire Chief Sean Crimmins, Sustainability Manager Alyssa Jones-Wood, and Deputy City Clerk Tracie Core.

SPECIAL ITEMS:

PROCLAMATION: Councilmember Von Holtz read a proclamation declaring August 7, 2026, National Purple Heart Day. The proclamation calls on the people of Tumwater to join in showing appreciation for the sacrifices Purple Heart recipients have made in defending our freedoms, to acknowledge their courage, and to show them the support they have earned.

Mayor Dahlhoff presented the proclamation to Purple Heart recipient, Jim Peterson.

PUBLIC COMMENT: Public Comment was given by residents Gale, Olson, FitzHugh, Baker, Oanis, Chernut, Tamboer, Zeiger, Crawford, Huisman, Campbell, Linnemeyer, Hunter, Norton, Reed, and Reynolds.

CONSENT CALENDAR:

- a. Approval of Minutes: City Council Meeting, July 7, 2026
- b. Approval of Minutes: City Council Work Session, July 14, 2026
- c. Payment of Vouchers
- d. Ordinance No. O2026-008, Building Demolition
- e. Interlocal Agreement with Thurston County and the Cities of Lacey and Olympia for the Regional Environmental Education Partnership
- f. Interlocal Agreement (ILA) with the LOTT Clean Water Alliance (LOTT) for Mutual Services
- g. Interlocal Agreement with the Port of Olympia for the Bush Prairie Habitat Conservation Plan Amendment 4

MOTION: **Councilmember Von Holtz, moved, seconded by Councilmember Swarthout, to approve the Consent Calendar as published. A voice vote approved the motion unanimously.**

COUNCIL CONSIDERATIONS:

ORDINANCE NO. O2026-003, 2025-2026 BUDGET AMENDMENT NO. 1

Director Niemeyer presented Ordinance No. O2026-003, 2025 – 2026 Budget Amendment No. 1. The proposed amendment includes minor adjustments to cost allocations, small errors, increase in LTAC funding, Code Enforcement / Abatement, Gary Oak Tree commitment and Opioid Settlement Funds. Director Niemeyer recommended the adoption of Ordinance No. 2026-003, Budget Amendment No. 1, amending the 2025-2026 biennial budget.

MOTION: **Councilmember Sullivan moved, seconded by Councilmember Agabi, to approve the adoption of Ordinance No. 2026-003, Budget Amendment No. 1. A voice vote approved the motion unanimously.**

ORDINANCE NO. O2026-004 RESIDENTIAL ENERGY PERFORMANCE

Manager Jones Wood presented Ordinance No. O2026-004, Residential Energy Performance Rating and Disclosure. The ordinance would require that homebuyers be provided with information about residential building energy performance prior to the time of property purchase to enable more informed decisions about the full costs of operating dwelling unit and to

**RATING AND
DISCLOSURE**

encourage investment in improvements that lower utility bills, reduce carbon emission and increase the comfort, safety and health of building occupants.

Councilmembers asked questions and shared concerns as they had too many unanswered questions to be comfortable with adopting the ordinance at this time.

MOTION:

Councilmember Sullivan moved, seconded by Councilmember Weedon to have Ordinance No. O2026-004, Residential Energy Performance Rating and Disclosure to be heard by the Equity Commission within 60 days and come back to be heard by City Council within 90 days. A voice vote approved the motion unanimously.

**RESOLUTION NO.
R2026-011,
COMMUNITY
ECONOMIC
REVITALIZATION
BOARD (CERB)
GRANT
AUTHORIZATION**

Assistant Administrator Adams presented Resolution No. R2026-011, Community Economic Revitalization Board (CERB) Grant Authorization. The grant request is for \$100,000.00 to develop a redevelopment roadmap. The following are requirements:

- 20% matching funds (20,000)
- Complete site readiness requirement
- Limit scope to Warehouse and valley
- Five years of post-award tracking

Assistant Administrator Adams recommended the adoption of resolution R2026-011, authorizing the Mayor to apply for a Community Economic Revitalization Board (CERB) grant.

MOTION:

Councilmember Weedon moved, seconded by Councilmember Sullivan to approve the adoption of Resolution No. R2026-011, Community Economic Revitalization Board (CERB) Grant Authorization. A voice vote approved the motion unanimously.

**MEMORANDUM OF
UNDERSTANDING
WITH TEAMSTERS'
LOCAL UNION NO.
252**

Director Sutherland presented a Memorandum of Understanding (MOU) between the City of Tumwater and Teamsters Local Union No.252. The proposed MOU would reflect collaboration between the City and Teamsters 252 on several operational and organizational changes that have occurred since the adoption of the current Collective Bargaining Agreement.

MOTION: Councilmember Sullivan moved, seconded by Councilmember Von Holtz, to approve and authorize the Mayor to sign the Memorandum of Understanding (MOU) with Teamsters Local No. 252. A voice vote approved the motion unanimously.

MAYOR/CITY ADMINISTRATOR'S REPORT: Mayor Dahlhoff shared that the Budget and Finance Committee will meet on Friday, July 24, 2026, at 12:00 p.m.

Administrator Simmons shared that Council recess will be August 1, 2026 – August 14, 2026, and there will be no City Council or Council subcommittee meetings during this time.

ADJOURNMENT: With there being no further business, Mayor Dahlhoff adjourned the meeting at 9:02 p.m.

Prepared by Deputy Clerk, Tracie Core