

**TUMWATER PUBLIC WORKS COMMITTEE
MINUTES OF VIRTUAL MEETING
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CONVENE: 8:01 a.m.

PRESENT: Chair Eileen Swarthout and Councilmembers Michael Althausser and Angela Jefferson.

Staff: City Administrator Lisa Parks, Assistant City Attorney Davis Abbott, Finance Director Troy Niemeyer, Transportation and Engineering Department Director Brandon Hicks, Engineering Services Manager Bill Lindauer, Program Manager Patrick Soderberg, Community Engagement Specialist Marnie McGrath, Water Resources Specialist Dave Kangiser, and Administrative Assistant Bonnie Hale.

Others: Meridith Greer, Environmental Consulting.

**GRANT
AGREEMENT WITH
THE DEPARTMENT
OF ECOLOGY FOR
THE BEEHIVE
INDUSTRIAL AREA
STORMWATER
RETROFIT DESIGN
PROJECT:**

Consultant Meridith Greer briefed members on the grant agreement for the Beehive Industrial Area stormwater retrofit project design and the service provider agreement, which is currently undergoing legal review.

The project is based on stormwater planning over the last several years. The goal of the planning was identifying receiving waters in Tumwater and the creeks and rivers receiving stormwater flows from within the City to assess and prioritize projects and program efforts to improve the health of streams and rivers. One of the first steps in 2023 was prioritizing receiving water with a goal to determine what areas in the City would be most impacted by stormwater runoff, surrounding land uses, and potential improvements for substantial impacts. Following the study and assistance from another consultant, staff identified Percival Creek located through the center of Tumwater as an area heavily influenced by Tumwater in terms of the health of the creek. Subsequently, staff focused and prioritized some actions. Many of the actions include land management strategies, programmatic enhancements (outreach on lawn care, street sweeping), and stormwater retrofits. Two priority areas were identified within the Trosper Lake subbasin that would help improve the health of Percival Creek.

Councilmember Jefferson asked that future presentations include a map of Percival Creek. Ms. Greer acknowledged the request.

Ms. Greer identified the location of Percival Creek which originates from Trosper Lake and flows through the center of Tumwater prior to entering Capitol Lake.

The Beehive Industrial Area is 55 acres of industrial zoned land located along Trosper Road west of the I-5 intersection incorporating a number of different types of land uses such as welders, car mechanics, and self-storage facilities. The area essentially has little to no stormwater infrastructure except for roadside ditches with some ditches entirely filled. The area experiences flooding during rain events. As the area provides no stormwater treatment, the area is a high

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priority because it drains to Percival Creek.

The project entails installation of a series of linear bio retention facilities. The facilities are long linear cells with a specific mix of soil, media, and plants to treat stormwater and capture water from roadways while enhancing curb appeal. The proposal is to work with a consultant to install some of the facilities. Tumwater was able to secure grant funding from the Department of Ecology last year to complete 90% design and permitting for stormwater facilities. The grant expires in January 2027. Tumwater was able to secure the 85% grant with a 15% match provided from the City's Stormwater Utility Fund. The project design phase estimated cost is \$220,000.

Ms. Greer presented the grant agreement for the committee's consideration to move forward. Staff plans to present the service provider agreement for the design team at the committee's next meeting. The design team scope of work includes data collection, engineering and design, permitting, and creating specification documents. The service provider agreement expires in July 2027 to account for additional time for any updates or other issues to enable completion of the design. The goal is to complete the design in October 2025. The Department of Ecology offers the grants each year enabling the City to apply for another grant in October 2026 dependent upon the status of the project and staff capacity.

Chair Swarthout asked whether the walking path along Somerset Drive is another area of consideration for sidewalk improvements. Ms. Greer advised that the scope of stormwater improvements is located in the area north of Trosper Road within the right-of-way. The Transportation and Engineering Department has some plans to improve Trosper Road to include sidewalks. However the timing of those project plans and the Department of Ecology grant did not align and is not included in the proposed retrofit.

Chair Swarthout reviewed the requested action.

MOTION:

Councilmember Jefferson moved, seconded by Councilmember Althausser, to place the Grant Agreement with the Department of Ecology for the Beehive Industrial Area Stormwater Retrofit Design Project on the February 4, 2025 Council consent calendar with a recommendation to approve and authorize the Mayor to sign. A voice vote approved the motion unanimously.

**RESOLUTION NO.
R2025-002, 2025 FEE
RESOLUTION:**

Director Niemeyer reported the request is an amendment to the Fee Resolution adopted at the end of 2024. Occasionally, some fees are overlooked, which speaks to the reason for the proposed resolution.

Table 1 includes an additional Hearing Examiner fee that would be applicable in code enforcement cases. Another proposed change in Table 1 pertains to GIS maps representing a small increase for the production of larger maps. Table 4

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includes some fees not previously included. The fees are for contractors and would not normally apply to individuals. The fees include right-of-way license fees, right-of-way access, utility permits, street and alley vacations, and street construction and restoration. Other fees are for utility plan check and inspection fees, water mains, and sewer mains.

Staff recommends the committee recommend placing Resolution R2025-002 on the Consent Calendar at the February 4, 2025 City Council meeting.

Councilmember Jefferson asked how the oversight was discovered. Director Niemeyer said one engineer who was reviewing the fee schedule realized that some fees were missing.

Councilmember Althauser cited the charge for an event application fee. He asked about the purpose of the fee. Director Niemeyer said the fee is required for anyone sponsoring an event at a City park or on private property.

City Administrator Parks added that residents hosting a large event on private property require an event permit. One example was last summer when the Toyota Dealership sponsored a large music event on vacant property next to the facility. The event permit is issued by the police department and is circulated to the Community Development Department and Transportation and Engineering Department for potential issues related to traffic and traffic control during the event.

Assistant Attorney Abbott noted that the event fee is a change to the event permit policy and was initiated after an annual audit by the City's insurance carrier. The City was asked to revise the policy. The legal department revised the policy and added insurance requirements, clean-up requirements, clean-up fees, and stricter requirements for other safety issues. The Council is scheduled to consider the new event fee in February.

MOTION: Councilmember Jefferson moved, seconded by Councilmember Althauser, to place Resolution R2025-002 on the February 4, 2025 Council consent calendar with a recommendation to adopt. A voice vote approved the motion unanimously.

ADJOURNMENT: With there being no further business, Chair Swarthout adjourned the meeting at 8:22 a.m.