



**PUBLIC WORKS COMMITTEE
AGENDA**

Online via Zoom

**Thursday, May 05, 2022
8:00 AM**

1. Call to Order
2. Roll Call
3. Public Hearing
 - a. 2022 - 2035 Barnes Lake Management District (BLMD) Assessment Increase (Dave Kangiser)
4. City Operations and Maintenance Facility (Don Carney & Ann Cook)
5. Additional Items
6. Adjourn

Remote Meeting Information

To comply with Governor Inslee's Proclamation 20-28, the City of Tumwater meetings will be conducted remotely, not in-person, using a web-based platform. The public will have telephone and online access to all meetings.

Watch Online

Go to <http://www.zoom.us/join> and enter the Webinar ID 814 0985 0531 and Passcode 571668.

Listen by Telephone

Call (253) 215-8782, listen for the prompts and enter the Webinar ID 814 0985 0531 and Passcode 571668.

Public and Written Comment for Public Hearing

Register by 7:45 a.m. the day of the meeting to provide public comment for the public hearing using the web-based meeting platform: https://us02web.zoom.us/webinar/register/WN_luRIUn6dSBu_UIJC-volMw

After registering, you will receive a confirmation email with a login to join the online meeting.

As an alternative, prior to the meeting, the public may submit comments by sending an email to CityClerk@ci.tumwater.wa.us, no later than 5:00 p.m. the day prior to the meeting. Comments are submitted directly to the Council/Committee members and will not be read individually into the record of the meeting.

Post Meeting

Audio of the meeting will be recorded and later available by request, please email CityClerk@ci.tumwater.wa.us.

Accommodations

The City of Tumwater takes pride in ensuring that people with disabilities are able to take part in, and

benefit from, the range of public programs, services, and activities offered by the City. To request an accommodation or alternate format of communication, please contact the City Clerk by calling (360) 252-5488 or email CityClerk@ci.tumwater.wa.us. For vision or hearing impaired services, please contact the Washington State Relay Services at 7-1-1 or 1-(800)-833-6384. To contact the City's ADA Coordinator directly, call (360) 754-4128 or email ADACoordinator@ci.tumwater.wa.us.

TO: Public Works Committee
FROM: David Kangiser, Water Resources Specialist
DATE: May 5, 2022
SUBJECT: 2022 - 2035 Barnes Lake Management District (BLMD) Assessment Increase

1) Recommended Action:

Staff recommends that, after taking testimony at the public hearing, the Public Works Committee recommend approval of Resolution No. R2022-008, adopting a 5% annual increase to BLMD Roll of Rates and Charges for 2022-2035.

2) Background:

On March 2, 2022, the BLMD Committee held a public listening session and invited all members of the BLMD to learn more about the proposed assessment increase and future work plans. On March 9, 2022, the BLMD Committee voted unanimously to recommend City Council take action to implement the increase, which will result in a five percent (5%) annual increase for years 2022 - 2035 to support lake management efforts for the remainder of the BLMD's approved duration. The BLMD has not increased the rate of assessments since its inception in 2005.

Policy Support:

- Refine and Sustain a Great Organization
-

4) Alternatives:

- ☐ No identified alternatives
-

5) Fiscal Notes:

The proposed assessment increase provides \$113,842 in new revenue to address long-term budget impacts due to increasing costs to manage vegetation impacts.

6) Attachments:

- A. Resolution R2022-008 – Barnes Lake Management Roll of Rates and Charges
B. 2022-2035 Barnes Lake Assessment Increase Matrix

RESOLUTION NO. R2022-008

A RESOLUTION of the City Council of the City of Tumwater, Washington, approving and confirming the updated roll of rates and charges for Barnes Lake Management District No. 2004.01.

WHEREAS, February 12, 2004, a majority of property owners within the proposed boundaries of a lake management district petitioned the City to approve a lake management district for Barnes lake; and

WHEREAS, the Barnes Lake Management District No. 200401 was created by Ordinance No. O2004-041 adopted on December 7, 2004; and

WHEREAS, the Barnes Lake Management District has been formed to conduct aquatic vegetation management activities; and

WHEREAS, an initial roll of rates and charges to support aquatic vegetation management activities was adopted by Resolution R2005-013; and

WHEREAS, the Tumwater City Council adopted Ordinance No. 02004-042, designating the Public Works Committee as the Council Committee tasked with the responsibility to conduct public hearings and hearing objections to the proposed roll of rates and charges for Barnes Lake Management District No 2004-01; and

WHEREAS, notice of the time and place of the hearing on the roll of rates and charges for the Barnes Lake Management District, the location for public viewing of copies of the roll of rates and charges, and the procedure to appeal individual assessments was published and provided to all property owners within the district in compliance with RCW 36.61.140; and

WHEREAS, The Public Works Committee of the City of Tumwater conducted a public hearing on May 5, 2022, for the purpose of hearing objections to the proposed roll of rates and charges; and

WHEREAS, the Public Works Committee of the City of Tumwater has recommended that the City Council adopt R2022-008 approving and confirming the roll of rates and charges for Barnes Lake Management District No. 2004.01; and

WHEREAS, after consideration of the roll of rates and charges as confirmed by the Public Works Committee and any appeal, the City Council has determined to order the roll confirmed as presented.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. Assessment Roll Confirmed and Approved. The City Council of the City of Tumwater hereby confirms and approves the roll of rates and charges attached hereto as Exhibit "A". A copy of the roll of rates and charges shall be filed with the City Clerk.

Section 2. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 3. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 4. Corrections. The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener/clerkal errors, references, numbering, section/subsection numbers and any references thereto.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this ____ day of _____, 20____.

CITY OF TUMWATER

Debbie Sullivan, Mayor

ATTEST:

Melody Valiant, City Clerk

APPROVED AS TO FORM:

Karen Kirkpatrick, City Attorney

CITY OF TUMWATER RESOLUTION NO. 2022-008
EXHIBIT "A"
BARNES LAKE MANAGEMENT DISTRICT #2004.01 - ROLL OF RATES AND CHARGES

Parcel	Last Name	First Name	Parcel Address	Area (Acres)	Front/ Ftg.	Class	2022 RATE	30 Yr. Total*	Mailing Address	City	State	Zip
58380000300	KLEIN	MARGUERITE	1004 LAKE TERRACE DR SW	0.29	122	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1004 LAKE TERRACE DR SW	TUMWATER	WA	98512
58380000400	TALMAGE	RONALD & CHERYL	1006 LAKE TERRACE DR SW	0.28	113	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	5635 140TH AVE SW	ROCHESTER	WA	98579
58380000500	NORDSTROM	CHUCK & SHARON	1008 LAKE TERRACE DR SW	0.29	110	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	PO BOX 283	OLYMPIA	WA	98507-0283
58380001000	WEAVER	CATHY W. & CECIL G.	1009 LAKE TERRACE DR SW	0.53	121	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1009 LAKE TERRACE DR SW	TUMWATER	WA	98512
58380000600	SWARTZ	JONATHAN	1010 LAKE TERRACE DR SW	0.34	110	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1010 LAKE TERRACE DR SW	TUMWATER	WA	98512
58380000900	WORKMAN	DEANN	1011 LAKE TERRACE DR SW	2.52	178	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1011 LAKE TERRACE DR SW	TUMWATER	WA	98512
58380001600	LOFT	ED	1012 LAKE PK DR SW	0.6	71	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1012 LAKE PARK DR SW	TUMWATER	WA	98512
58380000700	SHELTON	LALANI	1012 LAKE TERRACE DR SW	0.63	159	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1012 LAKE TERRACE DR SW	TUMWATER	WA	98512
58380000800	PREE	MARK	1014 LAKE TERRACE DR SW	4.09	198	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	PO BOX 4183	TUMWATER	WA	98501
58400000700	O'HARE	ROGER	1015 DAISY LN SW	1.28	114	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	6516 39TH AVE SW	TUMWATER	WA	98512
58400000800	MCCAFFERTY	SHARIE	1023 DAISY LN SW	1.21	143	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1023 DAISY LN SW	TUMWATER	WA	98512
58400001000	BODEUTSCH	GARY P	1027 DAISY LN SW	0.93	81	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1027 DAISY LN SW	TUMWATER	WA	98512
58400001100	JODY KEYS	JOHN SWANDER	1031 DAISY LN SW	1	97	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1031 DAISY LN SW	TUMWATER	WA	98512
58400001200	ONTIVEROS	MATTHEW & CHATARA	1035 DAISY LN SW	0.66	108	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	6516 39TH AVE SW	Seattle	WA	98136
80700002000	LYON	TERRY	1202 LAKE PK DR SW	1.24	232	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1202 LAKE PK DR SW	TUMWATER	WA	98512
80700001901	PERKINS	KEVIN	1220 LAKE PARK DR SW	0.62	141	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1220 LAKE PK DR SW	TUMWATER	WA	98512
80700001907	MADISON	JANAAN	1224 LAKE PK DR SW	0.26	57	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1224 LAKE PK DR SW	TUMWATER	WA	98512
80700001909	DENNEY	CHUCK & KELLI	1228 LAKE PK DR SW	0.57	139	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	1228 LAKE PARK DR SW	TUMWATER	WA	98512
09080020000	PETERSON	KATHY & JAMES	213 LARK ST SW	0.23	90	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	213 LARK ST SW	TUMWATER	WA	98512
9080021000	HOWE	AARON	215 LARK ST SW	0.65	174	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	215 LARK ST SW	TUMWATER	WA	98512
09080022000	HUA	KEN	219 LARK ST SW	0.46	167	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	2001 LAKEWOOD DR SE	OLYMPIA	WA	98501
9080023001	KARWAL	KAREN ANN	223 LARK ST SW	0.8	144	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	223 LARK ST SW	TUMWATER	WA	98512
09080025000	DAY	DANA	231 LARK ST SW	2.07	220	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	231 LARK ST SW	TUMWATER	WA	98512
58400000300	WADDINGTON	CAROLIN	823 LINWOOD AVE SW	0.43	150	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	823 LINWOOD AVE SW	TUMWATER	WA	98512
58400000200	QUARTANO	LARRY & JENNIFER	921 LINWOOD AVE SW	0.24	65	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	921 LINWOOD AVE SW	TUMWATER	WA	98512
58400000100	FRANKEL	MINDY	923 LINWOOD AVE SW	0.26	68	1: Residential with Frontage	\$ 252.00	\$ 9,018.86	923 LINWOOD AVE SW	TUMWATER	WA	98512
80700001900	PERKINS	KEVIN	1220 LAKE PK DR SW	0.38	77	2: Undevel. Res. w/Frontage	\$ 126.00	\$ 4,509.43	1220 LAKE PK DR SW	TUMWATER	WA	98512
80700001908	GILL	DOUGLAS	1226 LAKE PK DR SW	0.26	62	2: Undevel. Res. w/Frontage	\$ 126.00	\$ 4,509.43	233 Y ST SE	TUMWATER	WA	98501
09080083006	TUMWATER METHODIST CHURCH		1401 LAKE PK DR SW	2.5	512	2: Undevel. Res. w/Frontage	\$ 126.00	\$ 4,509.43	1401 LAKE PARK DR SW	TUMWATER	WA	98512
09080011002	WA ST DEPT OF TRANSPORTATION		1655 2ND AVE SW	6.51	329	3: Public / Commercial	\$ 504.00	\$ 18,037.71	PO BOX 47365	OLYMPIA	WA	98504-7365
09080004000	TUMWATER SCHOOL DISTRICT #33		621 LINWOOD AVE SW	19.17	428	3: Public / Commercial	\$ 504.00	\$ 18,037.71	621 LINWOOD AVE SW	TUMWATER	WA	98512
09080010000	TUMWATER RH LLC			8.08	594	3: Public / Commercial	\$ 504.00	\$ 18,037.71	845 106TH AVE NE STE 100	BELLEVUE	WA	98004
33070001000	SPARKS	TOM & ANNE	1500 LAKE PK DR #10 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #10 SW	TUMWATER	WA	98512
33080001100	KIM	MINJUNG	1500 LAKE PK DR #11 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	PO Box 698	VAUGHN	WA	98394-0698
33080001200	BODEUTSCH	MEGAN R	1500 LAKE PK DR #12 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #12 SW	TUMWATER	WA	98512
33080001300	PARSONS	VALERIE	1500 LAKE PK DR #13 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #13 SW	TUMWATER	WA	98512
33080001400	ROBERTS	SUSAN M	1500 LAKE PK DR #14 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PARK DR SW, APT 14	TUMWATER	WA	98512
33080001500	LEE	JANE & ESTHER	1500 LAKE PK DR #15 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	PO BOX 117	COPALIS BEACH	WA	98535
33060001600	DOMSCHOT	DENNIS	1500 LAKE PK DR #16 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #16 SW	TUMWATER	WA	98512
33060001700	MC BRIDE	MARY E	1500 LAKE PK DR #17 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1807 MAPLELEAF CT NE	OLYMPIA	WA	98506
33060001800	PATIENCE	TROY	1500 LAKE PK DR #18 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #18 SW	TUMWATER	WA	98512
33060001900	ZION SERVICES LLC		1500 LAKE PK DR #19 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	PO BOX 26998	FEDERAL WAY	WA	98093
33060002000	SEKSMITH	WILLIAM	1500 LAKE PK DR #20 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #20 SW	TUMWATER	WA	98512
33110002100	TREPANIER	JOHN	1500 LAKE PK DR #21 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #21 SW	TUMWATER	WA	98512
33110002200	KELLAM	STEVEN	1500 LAKE PK DR #22 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #22 SW	TUMWATER	WA	98512
33110002300	LORENTZEN	KJELD	1500 LAKE PK DR #23 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #23 SW	TUMWATER	WA	98512
33110002400	CHOATE	JASON	1500 LAKE PK DR #24 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #24 SW	TUMWATER	WA	98512
33060003700	GILLETTE	ROBERT & MAUDE	1500 LAKE PK DR #37 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PARK DR SW #37	TUMWATER	WA	98512
33060003800	LENT	LINETTE IRENE	1500 LAKE PK DR #38 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #38 SW	TUMWATER	WA	98512
33060003900	TRICORD INVESTMENTS LLC		1500 LAKE PK DR #39 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	4621 LACEY BLV SE	LACEY	WA	98503
33060004000	SAWYER	DAVID	1500 LAKE PK DR #40 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #40 SW	TUMWATER	WA	98512
33060004100	MILLER	DIANE	1500 LAKE PK DR #41 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PARK DR SW APT 41	TUMWATER	WA	98512
33060004200	PARVIN	CARISSA	1500 LAKE PK DR #42 SW	7.06*	726*	4: Condo w/Frontage & View	\$ 201.60	\$ 7,215.08	1500 LAKE PK DR #42 SW	TUMWATER	WA	98512
33120000400	NAKAGAWA	STEPHANIE	1500 LAKE PK DR #4 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #4 SW	TUMWATER	WA	98512

CITY OF TUMWATER RESOLUTION NO. 2022-008
EXHIBIT "A"
BARNES LAKE MANAGEMENT DISTRICT #2004.01 - ROLL OF RATES AND CHARGES

33120000100	FIOL	RALPH & DIANE	1500 LAKE PK DR #1 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #1 SW	TUMWATER	WA	98512
33120000200	WALSH	TREVOR	1500 LAKE PK DR #2 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LK PARK DR SW #2	TUMWATER	WA	98512
33060002600	SNOW	ANGELA	1500 LAKE PK DR #26 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #26 SW	TUMWATER	WA	98512
33060002700	BARNES	CHRISTOPHER	1500 LAKE PK DR #27 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR SW Unit #27	TUMWATER	WA	98512
33060002800	VANDEWEGE	STEPHEN & DANA	1500 LAKE PK DR #28 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #28 SW	TUMWATER	WA	98512
33060002900	LANDOWSKI	SUSAN	1500 LAKE PK DR #29 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	4112 114TH ST CT NW	GIG HARBOR	WA	98332
33120000300	KASHUK	MORGAN	1500 LAKE PK DR #3 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	2442 NW MARKET ST #61	SEATTLE	WA	98107
33060003000	ROMETT	JULIE	1500 LAKE PK DR #30 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR SW UNIT #30	TUMWATER	WA	98512
33060003100	GREGORY GRIFFITH	JULIE STIEHL	1500 LAKE PK DR #31 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #31 SW	TUMWATER	WA	98512
33060003200	DEJONG	LAURIE	1500 LAKE PK DR #32 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #32 SW	TUMWATER	WA	98512
33060003300	LISK	KENNETH & JOETTE	1500 LAKE PK DR #33 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	PO BOX 4122	TUMWATER	WA	98501
33060003400	IVANCHICH	TYLER	1500 LAKE PK DR #34 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #34 SW	TUMWATER	WA	98512
33060003500	BEAN	KARL R	1500 LAKE PK DR #35 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #35 SW	TUMWATER	WA	98512
33060003600	YOUNG	TINA MARIE	1500 LAKE PK DR #36 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #36 SW	TUMWATER	WA	98512
33090004300	PEARSON	KATHERINE & PAUL	1500 LAKE PK DR #43 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #43 SW	TUMWATER	WA	98512
33090004400	FELLING	MEGAN	1500 LAKE PK DR #44 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #44 SW	TUMWATER	WA	98512
33090004500	HOFF	BRADLEY	1500 LAKE PK DR #45 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PARK DR SW APT 45	TUMWATER	WA	98512
33140004800	TILT	JESSE	1500 LAKE PK DR #48 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	23807 60TH AVE W	MOUNTLAKE TERRACE	WA	98043
33140004900	BELUGA	YURIY & SVITLANA	1500 LAKE PK DR #49 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	22240 24TH AVE S UNIT E40	DES MOINES	WA	98198
33120000500	GRAHAM	JACK D.	1500 LAKE PK DR #5 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	0208 SW SWEENEY ST	PORTLAND	OR	97239
33140005000	FOSTER III	STANBERY	1500 LAKE PK DR #50 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #50 SW	TUMWATER	WA	98512
33140005100	GIBBS	STEVE	1500 LAKE PK DR #51 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	855 TROSPER RD #108-308 SW	TUMWATER	WA	98512
33140005200	TRUAX	LILLIAN	1500 LAKE PK DR #52 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #52 SW	TUMWATER	WA	98512
33140005300	SMITH	KATHERINE	1500 LAKE PK DR #53 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #53 SW	TUMWATER	WA	98512
33140005400	PURYEAR	LAURA	1500 LAKE PK DR #54 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #54 SW	TUMWATER	WA	98512
33140005500	COX, PATRICIA	PATRICIA	1500 LAKE PK DR #55 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #55 SW	TUMWATER	WA	98512
33140005600	ROEMHILD, WILLIAM	WILLIAM	1500 LAKE PK DR #56 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	16022 123RD AVE CT E	PUYALLUP	WA	98374
33140005700	HABERMAN, KEITH - MELISSA	KEITH & MELISSA	1500 LAKE PK DR #57 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	2323 SWECKER AVE SE	OLYMPIA	WA	98501
33140005800	SNELL, TAM	TAM	1500 LAKE PK DR #58 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	12413 W COCOPAH ST	AVONDALE	AZ	85323-3122
33140005900	DIMENSION TOWNHOUSES LLC		1500 LAKE PK DR #59 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1900 SOUTH PUGET DR STE 203	RENTON	WA	98055
33070000600	DOMSCHOT	DENNIS & LESA	1500 LAKE PK DR #6 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #16 SW	TUMWATER	WA	98512
33070000600	MATTHEW D & DIANA MACQUARRIE	MATTHEW KAMMINGA	1500 LAKE PK DR #60 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1699 ANTHEM LN SW	TUMWATER	WA	98512
33140006100	ZARAIAN	MOHAMMAD MEHDI	1500 LAKE PK DR #61 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #61 SW	TUMWATER	WA	98512
33140006200	SMITH	CHUCK & PERI	1500 LAKE PK DR #62 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	3503 SOUTHAMPTON CT SE	OLYMPIA	WA	98501
33140006300	LORENTZEN	KJELD	1500 LAKE PK DR #63 SW	7.06*	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #63 SW	TUMWATER	WA	98512
33070000700	TENNANT	JACOB & JASMINE	1500 LAKE PK DR #7 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #7 SW	TUMWATER	WA	98512
33070000800	WEDIN	ALLISON M.	1500 LAKE PK DR #8 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PARK DR SW APT 8	TUMWATER	WA	98512
33130000600	CULLEY	BRIDGET	1500 LAKE PK DR #80 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR SW UNIT #80	TUMWATER	WA	98512
33130000500	K CLEVELAND	ALFRED PAPAS	1500 LAKE PK DR #81 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PARK DR SW APT 81	TUMWATER	WA	98512
33130000400	GARRIDO	RAUL & LYNETTE	1500 LAKE PK DR #82 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #82 SW	TUMWATER	WA	98512
33130000300	KLEIBER	MICHAEL	1500 LAKE PK DR #83 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	55 CAMBRIDGE WAY	PIEDMONT	CA	94611-4320
33130000200	HOPSTAD	MICHAEL & TERENCE	1500 LAKE PK DR #84 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	4119 WOODLAND RETREAT BLVD	NEW PORT RICHEY	FL	34655-4597
33130000100	WEDIN	ALLISON	1500 LAKE PK DR #85 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PARK DR SW UNIT #8	TUMWATER	WA	98512
33070000900	BRECHWALD	PAMELA	1500 LAKE PK DR #9 SW	7.06	726*	5: Condo w/Frontage, No View	\$ 100.80	\$ 3,607.54	1500 LAKE PK DR #9 SW	TUMWATER	WA	98512
58380000100	BROWNELL	MATTHEW & LIDIA	1000 LAKE PK DR SW	0.38	0	6: Residential with View Only	\$ 100.80	\$ 3,607.54	1000 LAKE PK DR SW	TUMWATER	WA	98512
58380000200	KANE	MICHAEL T.	1002 LAKE PK DR SW	0.18	0	6: Residential with View Only	\$ 100.80	\$ 3,607.54	1002 LAKE PK DR SW	TUMWATER	WA	98512
58400001300	MARCHEL JR.	ROBERT E.	1039 DAISY LN SW	0.28	0	6: Residential with View Only	\$ 100.80	\$ 3,607.54	1039 DAISY LN SW	TUMWATER	WA	98512
58400000600	ANDERSON	ROBBI D.	819 LINWOOD AVE SW	0.19	0	6: Residential with View Only	\$ 100.80	\$ 3,607.54	819 LINWOOD AVE SW	TUMWATER	WA	98512
58400000500	LEE	MARTI J	821 LINWOOD AVE SW	0.24	0	6: Residential with View Only	\$ 100.80	\$ 3,607.54	821 LINWOOD AVE SW	TUMWATER	WA	98512
09080024002	BARNES LAKE EAST CONDOMINIUM ASSOCIATION		229 LARK ST SW	0.23	0	7: Undevel. Res. w/View Only	\$ 50.40	\$ 1,803.77	227 LARK ST SW UNIT C	TUMWATER	WA	98512
33030000100	KRENIK	KIM M	227 LARK AVE SW, UNIT A	0.36	95*	8: Condo with View Only	\$ 80.85	\$ 2,893.55	227 LARK AVE SW UNIT A	TUMWATER	WA	98512
33030000200	ARCEYUZ	GLORIA	227 LARK AVE SW, UNIT B	.36*	95*	8: Condo with View Only	\$ 80.85	\$ 2,893.55	227 LARK AVE SW UNIT B	TUMWATER	WA	98512
33030000300	OLIVA	THOMAS MATTHEW	227 LARK ST SW, UNIT C	.36*	95*	8: Condo with View Only	\$ 80.85	\$ 2,893.55	PO BOX 15000	OLYMPIA	WA	98511-5000
33030000400	MCGILL	DONNA S	227 LARK ST SW, UNIT D	.36*	95*	8: Condo with View Only	\$ 80.85	\$ 2,893.55	227 LARK AVE SW APT D	TUMWATER	WA	98512
33030000500	KEMPH	AMANDA C	227 LARK ST SW, UNIT E	0.36*	95*	8: Condo with View Only	\$ 80.85	\$ 2,893.55	227 LARK ST SW UNIT E	TUMWATER	WA	98512

* Includes all amounts paid 2005-2021, plus 5% annual increases 2022 through 2035.

TO: Public Works Committee
FROM: Don Carney, Capital Projects Manager and Ann Cook, Communications Manager
DATE: May 5, 2022
SUBJECT: City Operations and Maintenance Facility

1) Recommended Action:

No action recommended; this is for discussion only.

2) Background:

The City began searching for a new site to house Public Works Operations, Parks, and Facilities (“Operations & Maintenance”) in 2011 and purchased 18 acres of property at 7842 Trails End Drive and 1500 79th Avenue SE in 2014. The City hired an architect to develop a Master Plan and complete the pre-design work necessary to determine space needs, site alternatives, conceptual building designs, and project estimates.

A public meeting was held in 2018 to provide information about the new facility and solicit input from the neighborhoods near the site.

Several changes have been made to the plan in response to increased costs and to incorporate public input. Planned staffing and vehicle trips in the facility have been reduced by nearly 30 percent, buildings sizes have been reduced, noise-limiting strategies have been included, a roundabout at the intersection of Old Highway 99 and 79th Avenue has been added, and a neighborhood park.

Staff presented a financial plan for design and construction of the facility at the December 9, 2021 City Council Worksession. Council directed staff to re-engage the neighborhoods. Staff will discuss the engagement plan, specifically the May 18 Community Meeting.

3) Policy Support:

- Build a Community Recognized for Quality, Compassion and Humanity - Provide high-quality municipal facilities and parks
 - Refine and Sustain a Great Organization - Develop and implement a strategy for construction of a new public works operations and maintenance facility.
-

4) Alternatives:

☐ N/A

5) Fiscal Notes:

This item is informational only.

6) Attachments:

- A. Vicinity Map
- B. Site Concept

new M&O facility site and
neighborhood park
7842 Trails End Drive and
1500 79th Ave SE.

City Hall



Vicinity Map



CITY OF TUMWATER

MAINTENANCE AND OPERATIONS FACILITY

aerial rendering | 03.22.22

