



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4126

Thurston County Boundary Review Board
2424 Heritage Court SW, Suite A
Olympia, WA 98502

RE: Sapp Road Island Annexation

June 19, 2018

To whom it may concern:

On June 5, 2018, the Tumwater City Council approved a resolution of intent to annex approximately 41 acres of land located in the 2400-2500 block area of Sapp Road SW. The area proposed for annexation is the entirety of an island (an area completely surrounded by the City of Tumwater). The total assessed value of the annexation area is \$3,445,670.

Enclosed are the six copies of the completed application plus one original and the required attachments.

Respectfully,

David Ginther, Senior Planner
Community Development Department
City of Tumwater



Thurston County Boundary Review Board

2424 Heritage Court SW, Suite A

Olympia, WA 98502

(360) 956-7575 / (360) 956-7815 (Fax)

Email: brbchiefclerk@trpc.org

www.trpc.org/873/Thurston-County-Boundary-Review-Board

**NOTICE OF INTENTION
THURSTON COUNTY BOUNDARY REVIEW BOARD**

APPLICATION FOR ANNEXATION/MERGER

SUBMITTAL REQUIREMENTS

**Annexation: Original + 6 copies
CD containing all documents as separated .pdf format files**

**Waiver: Original + 8 copies
CD containing all documents as separated .pdf format files**

1. Jurisdiction Requesting Annexation/Merger: Tumwater

Responsible Official: David Ginther

Phone: (360) 754-4180

FAX: (360) 754-4138

E-mail: dginther@ci.tumwater.wa.us

2. If number of parcels is less than three, please list the owners:

Nine parcels are involved. Please see attached information.

3. Method used to initiate the proposed action: Direct Petition [RCW 35A.14.120]

4. Location (address, if assigned): 2400-2500 block of Sapp Road SW.
5. Legal Description. A copy of the legal description of the perimeter boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor (attach as a separate exhibit):
6. Size in Acres: 41
7. Assessed Valuation (attach Assessor's information): \$3,445,670. See attached document titled "Calculations for Sapp Road Island Annexation Petition"

8. Please state the nature of this action and the relevant statutory citation (i.e., annexation for municipal purposes pursuant to RCW 35.13.180):

Direct Petition method pursuant to RCW 35A.14.120.

9. Current Joint Plan Designation:

Residential/Sensitive Resource (2-4 dwellings per acre)

10. Is the site currently served by sewer or water?

Sewer Water Neither

If no, specify services desired: _____

If sewer or water desired, include map showing location of nearest lines.

11. When is extension of water and sewer service planned to the area:

Water is available along Sapp Road SW in the annexation area. Sewer is located on Sapp Road at the edges of the annexation area.

12. Does this proposal affect any other interjurisdictional agreements?

Yes No

If yes, please list these agreements:

13. Does this proposal conform to adopted county-wide planning policies on annexation?

Yes. III 3.3 Cooperate on annexations in order to accomplish an orderly transfer of contiguous lands within growth areas into the adjoining cities and towns. Cooperate on developing a streamlined and efficient process for annexation, while maintaining appropriate environmental review.

The proposal conforms with this policy because removal of an unincorporated island is consistent with an orderly transfer of contiguous lands within growth areas from County to City jurisdiction.

14. Other specific Reason(s) for Annexation: _____

To eliminate an irregular boundary caused by the existence of an unincorporated island. The existing boundary was drawn along a section line about half a century ago and splits six properties and the roadway by varying amounts between the County and the City.

15. Explain how this proposal furthers the objectives of the Boundary Review Board (as applicable) (RCW 36.93.180) [attach additional pages if necessary] (Some of these items may not apply because of Growth Management Agreements.):

a. Preservation of natural neighborhoods and communities:

The proposal removes an unincorporated island. The existence of an unincorporated island can be disruptive for a neighborhood as it creates artificial divisions within the neighborhood in regards to voting, taxation, and municipal services to name a few.

b. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours:

NA

- c. Creation and preservation of logical service areas: The annexation is completely within the Tumwater Urban Growth Area (service area). The annexation eliminates an unincorporated island. Unincorporated islands represent illogical service areas.
- d. Prevention of abnormally irregular boundaries: The annexation removes the abnormally irregular boundary created by the existence of an unincorporated island.
- e. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas

NA

- f. Dissolution of inactive special purpose districts: NA

- g. Adjustment of impractical boundaries: The annexation removes the impractical boundary created by the existence of an unincorporated island.

- h. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character

NA

- i. Protection of agricultural lands:

NA

For your information, the Boundary Review Board can consider the following factors (RCW 36.93.170) in deciding whether a particular decision furthers the objectives stated above:

1. Population and territory
2. Population density
3. Land area and land use
4. Comprehensive use plans and zoning

5. Per capita assessed valuation
6. Topography, natural boundaries and drainage basins, proximity to other populated areas
7. The existence of prime agricultural soils and agricultural uses
8. The likelihood of significant growth in the area and in adjacent incorporation and unincorporated areas during the next ten years
9. Location and most desirable future location of community facilities
10. Municipal services
11. Need for municipal services
12. Effect of ordinances, governmental codes, regulations and resolutions on existing uses
13. Present cost and adequacy of governmental services and controls in area
14. Prospects of governmental services from other sources
15. Probable future needs for such services and controls
16. Probable effect of proposal or alternative on cost and adequacy of services and controls in area and adjacent area
17. The effect of the finances, debt structure, and contractual obligations and rights of all affected governmental units
18. The effect of the proposal or alternative on adjacent areas, on mutual economic and social interests, and on the local governmental structure of the county
19. Decisions of the Boundary Review Board must also be consistent with the Washington State Growth Management Act RCW 36.70A.020, 36.70A.110, and 36.70A.210.

REQUIRED ATTACHMENTS:

SUBMITTAL REQUIREMENTS

Annexation: Original + 6 copies

CD containing all documents as separated .pdf format files

Waiver: Original + 8 copies

CD containing all documents as separated .pdf format files

THURSTON COUNTY BOUNDARY REVIEW BOARD:

- I. Notice of Intention (the Boundary Review Board's Notice).
- II. Maps *(NOTE: Must have legends/Colored maps no larger than 11 x 17 inches are encouraged in .pdf format and attachments.)*

The following maps must be submitted with all notices of intention:

- A. Map of Entire City/Area. No larger than 11 x 17 inches:
 1. The general vicinity of the proposal.
 2. The area proposed for annexation, highlighted in some manner.
 3. The boundaries of other cities near the annexation area (highlighted if not readily discernable).
 4. Major streets/roads identified.
- B. Assessor's Map showing specific parcel(s) and immediate vicinity, (reduced copy is preferable). Valuable, but not required:
 1. Map showing parcel numbers for the proposal and immediate vicinity
 2. Map showing owner names for the proposal and immediate vicinity
- C. Physical Features. One or more maps showing the following (when available):
 1. Dominant physical features such as lakes, creeks, and ravines
 2. Flood plain boundaries (100-year)
 3. Railroad lines
 4. All public roads near the annexation/merger
 5. Commercial agriculture lands (when this information is available)
- D. Service Area and Other Boundaries. Map showing the proposed annexation and its relationship to the Urban Growth Boundary.

- E. Other Maps
1. Existing joint plan zoning.
 2. Location of water and sewer mains within proposed annexation, if any, and those nearby (any jurisdiction).
- III. \$50.00 check made out to “Thurston Regional Planning Council”. *(Note: fee will not be processed until application is determined complete)*
- IV. Election Method: Complete copy of minutes of the meeting during which the City Resolution calling for annexation election is adopted or the city accepted the petition for election (certified if appropriate); OR
- V. Direct Petition Method:
1. Affidavit of publication of the initial public meeting notice.
 2. Copy of minutes of the public meeting required in which the city accepts the proposed annexation.
 3. A signed copy of the decision by the city accepting the proposed annexation. The Notice on Intent to annex needs to be filed with the Boundary Review Board within 180 days of the date when the city accepts the proposed annexation.
 4. Affidavit of publication of the public hearing as required under RCW35A.14.130.
- VI. Copies of the signed petitions for annexation with parcel numbers of the properties, which are represented by the signatures – this does not apply to cities.
- VII. Copy of the Declaration of Petition Sufficiency from the Office of the Thurston County Assessor (see RCW 35.21.005(4) for non-code cities, or 35A.01.040(4) for code cities).
- VIII. SEPA Determination (except cities or towns per RCW 43.21C.222)

Sapp Road SW
ISLAND ANNEXATION DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

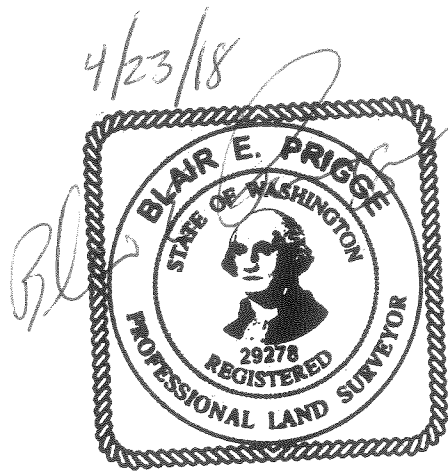
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER;
RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 290.4 FEET; THENCE EAST 150 FEET AND NORTH 290.4 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH ANY PORTION OF SAPP ROAD SW ADJACENT TO SAID DESCRIPTION NOT YET ANNEXED TO THE CITY OF TUMWATER.

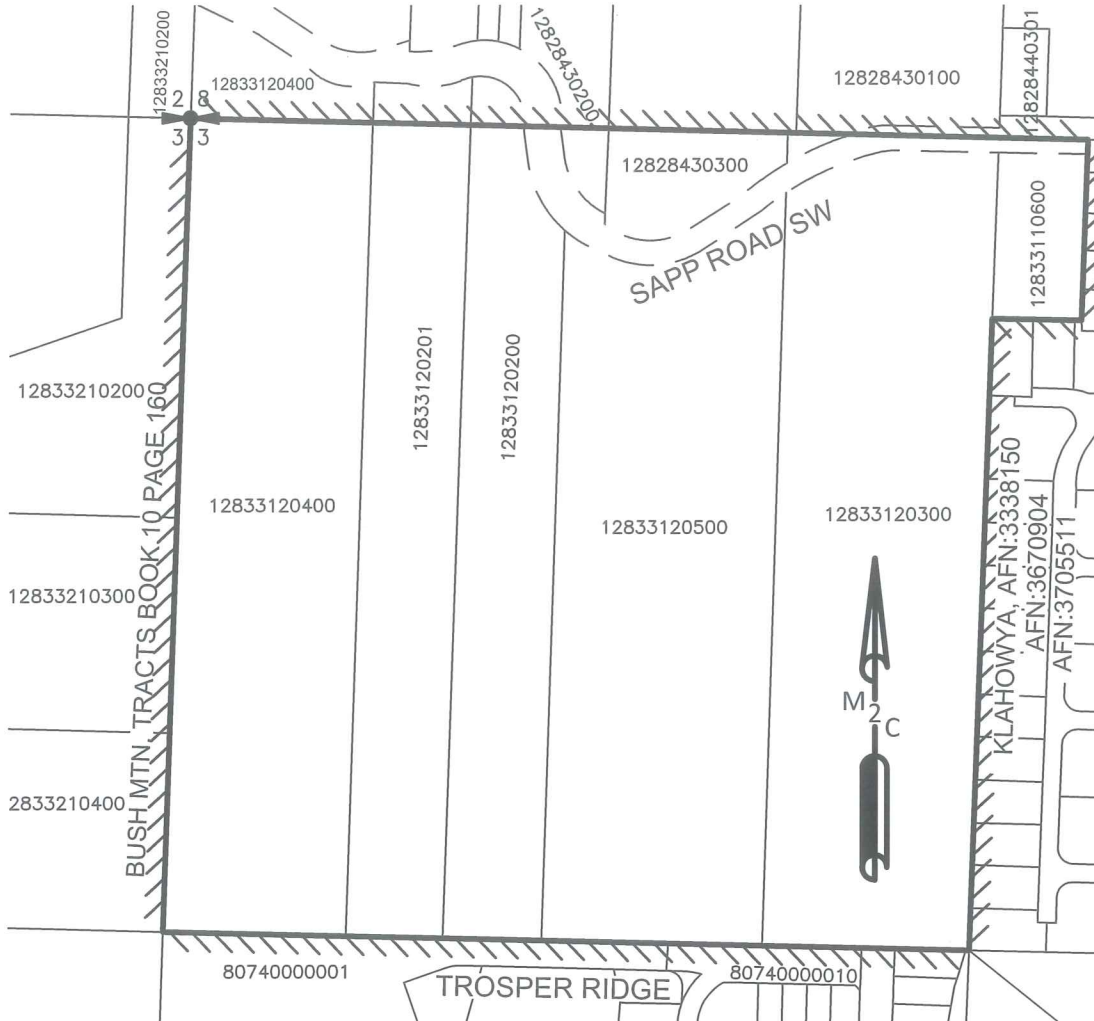
IN THURSTON COUNTY, WASHINGTON.

PREPARED BY:





Blair Prigge, PLS
MTN2COAST, LLC
04/23/2018



NW1/4, NE1/4, SEC 33, T18N, R2W, WM



LEGEND

-  EXISTING CITY OF TUMWATER LIMITS
-  BOUNDARY OF AREA BEING ANNEXED
-  PARCEL LINES
-  RIGHT-OF-WAY

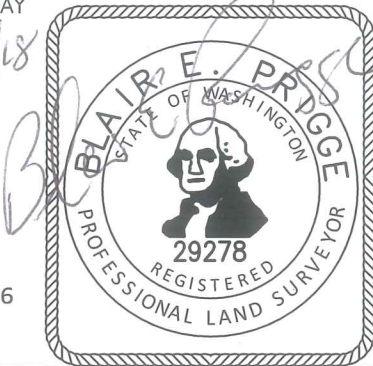


SCALE 1" = 300'

04/20/18

4/23/18

MTN 2 COAST, LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAND ROAD SW, STE 106
 TUMWATER, WA 98512
 360-688-1949



**CITY OF TUMWATER
 ANNEXATION
 SAPP ROAD
 ISLAND**

JOB NUMBER 18-703
 DATE 04/20/2018
 SCALE 1"=300'

Calculations for Sapp Road Island Annexation Petition

Table 1: Land Area and Values within Sapp Road County Island

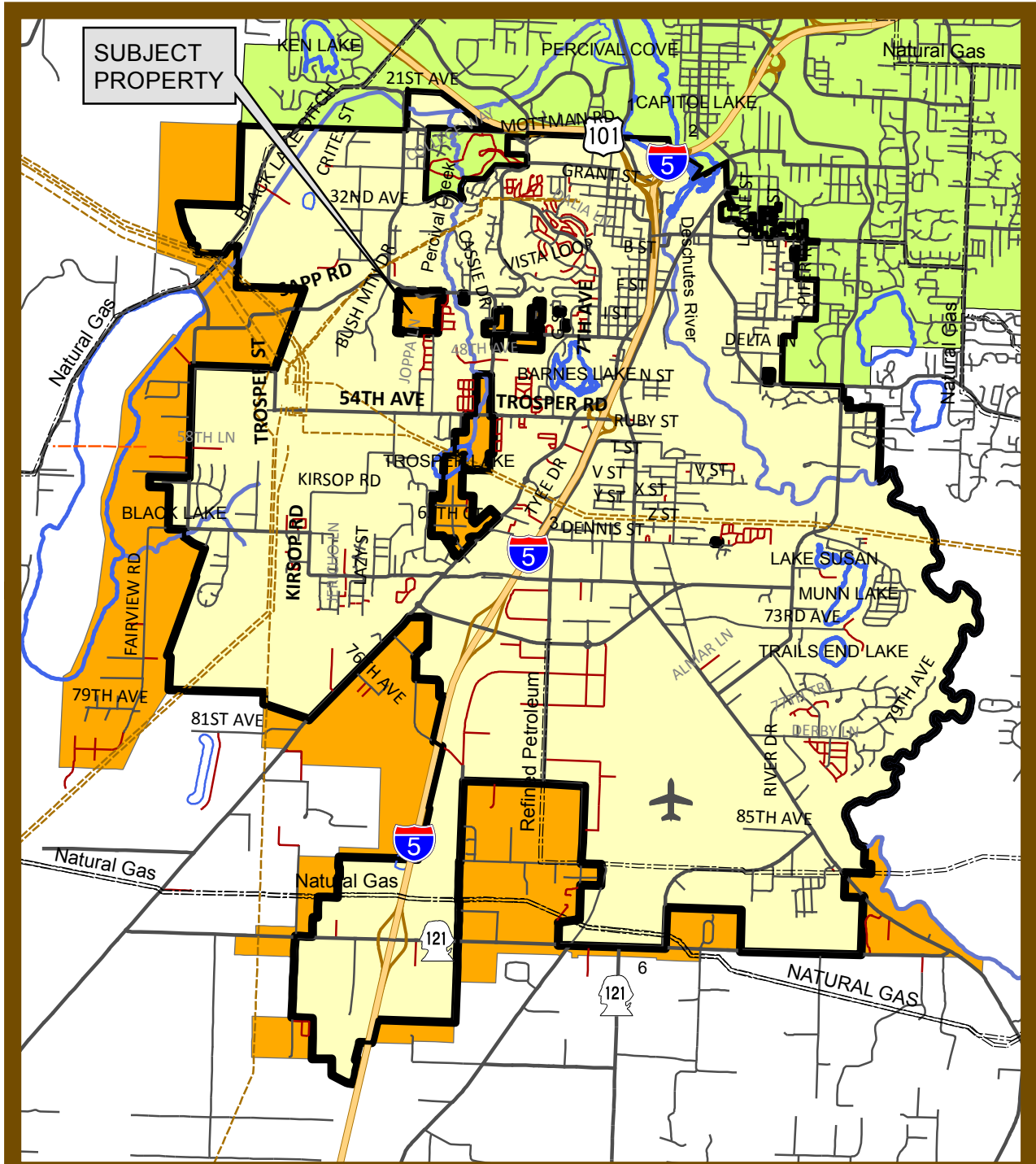
Parcel Number	Owner Name	Site Address	Split by City/ County Boundary	Annex -ation Agreement	Total Land Area (sqft)	Land Area Inside County Island (sqft)	% of site in County Island	Total Land value (\$)	Land value in County Island (\$)	Building Value in County Island (\$)	Total Value in County Island (\$)	Petitioner Value in County Island (\$)
12833120400	Echols, Don & Sue	2541 Sapp	Yes	Yes	431764	398338	92.26	134900	124459	1918900	2043359	2043359
12833120201	Echols, Don & Brittany	2537 Sapp	Yes	Yes*	221737	211658	95.45	135400	129239	243300	372539	372539
12833120200	Decker	2535 Sapp	Yes	Yes	210536	204916	97.33	109100	106187	58900	165087	165087
12833120500	Shattuck Credit Trust	2519 Sapp	No	No	411907	411907	100	138500	138500	73400	211900	0
12833120300	Pedersen	2425 Sapp	No	No	440595	440595	100	165200	165200	291300	456500	0
12833110600	Wuerth	2409 Sapp	No	No	39170	39170	100	80600	80600	79900	160500	0
12828430200	Souri	2540 Sapp	Yes	No	52096	8126	15.6	85100	13275	0	13275	0
12828430300	Huang & Penoyar	2442 Sapp	Yes	No	451490	41779	9.25	230000	21275	0	21275	0
12828430100	Shattuck, Patricia	2438 Sapp	Yes	No	441557	2825	0.64	192900	1235	0	1235	0
											3445670	2580985

*Lot created by testamentary division of 2535 Sapp Road. Annexation agreement is binding to property regardless of divisions and now covers both 2537 and 2535 Sapp Road SW. See Auditors file #4265147.

Calculations:

Petitioner Value in County Island (\$) / Total Value in County Island (\$) = (2580985 / 3445670) X 100 = 74.9%

MAP OF ENTIRE CITY/AREA SAPP ROAD ISLAND ANNEXATION



This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.

1 inch = 5,101 feet

CITY OF TUMWATER GIS AND MAPPING DISCLAIMER

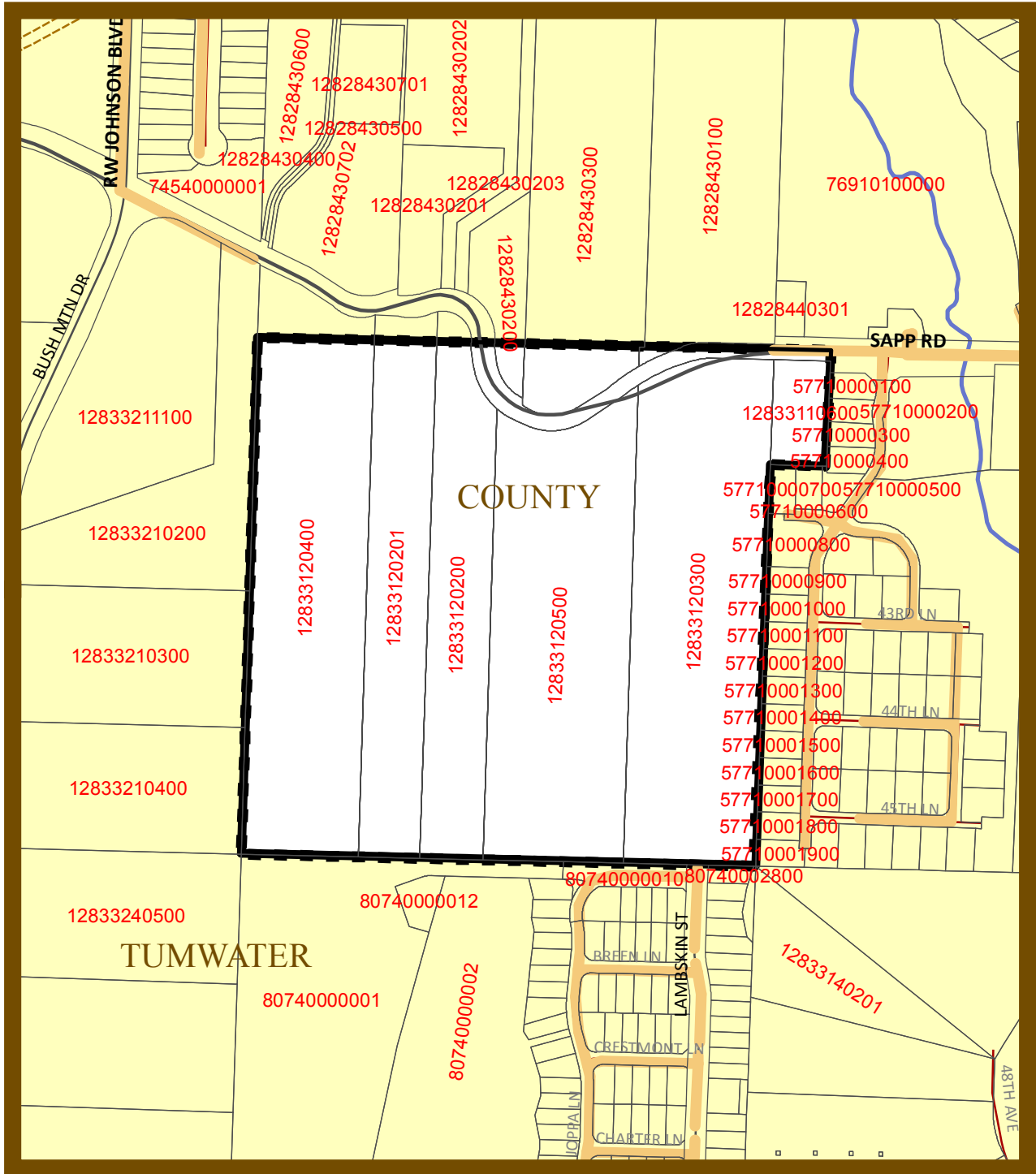
This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

- Power Line
- Tumwater City Limits
- Tumwater Urban Growth Area
- City of Olympia
- Sapp Rd Island Annexation Boundary

ASSESSORS MAP - PARCEL NUMBERS SAPP ROAD ISLAND



This map last updated: 5/17/2018
 This map was created by the City of Tumwater Community Development Department using ArcGIS 10.3.1.

1 inch = 400 feet

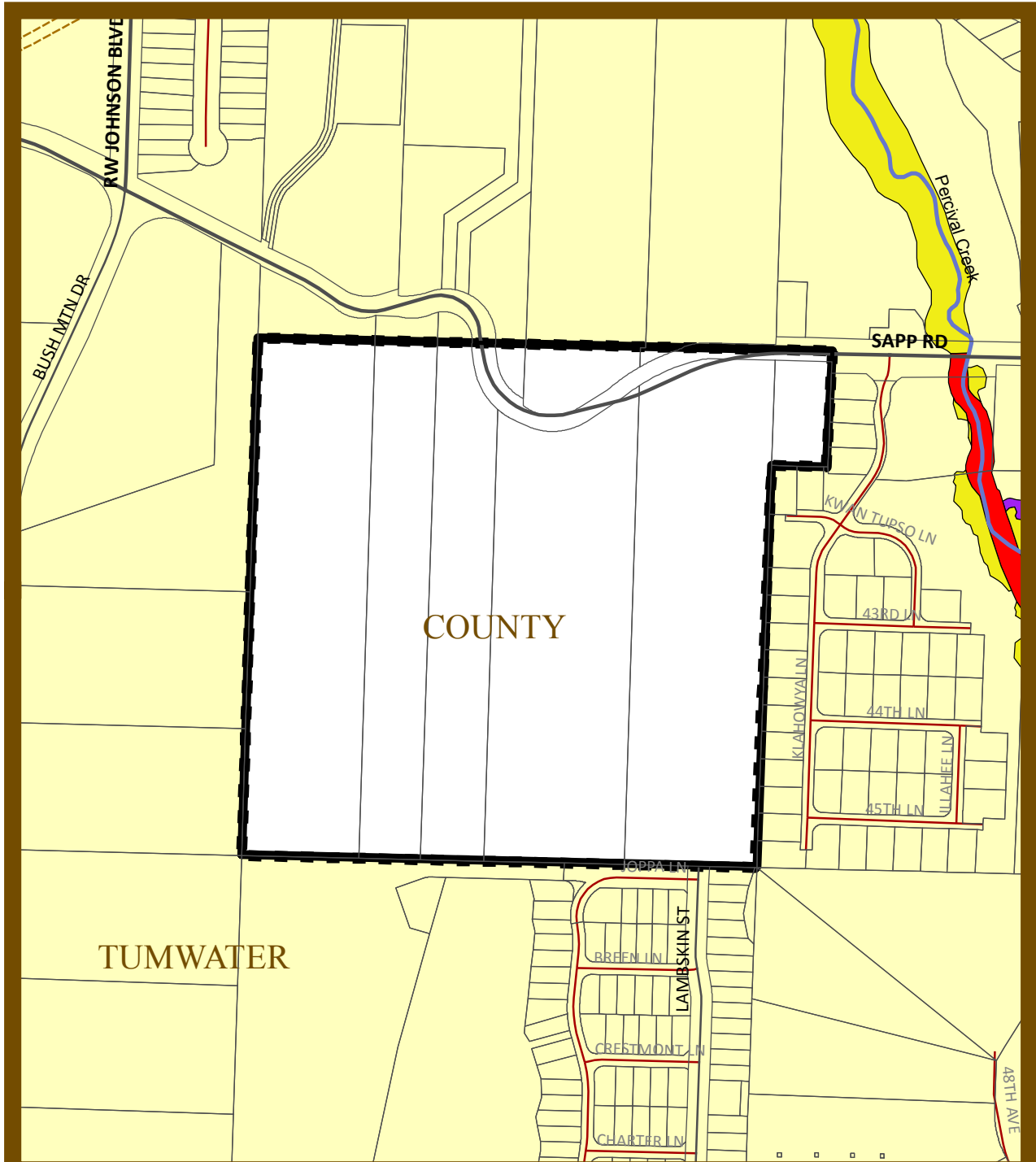
CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

- Power Line
- Tumwater City Limits
- Sapp Rd Island Annexation Boundary

PHYSICAL FEATURES SAPP ROAD ISLAND ANNEXATION



This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.

1 inch = 400 feet

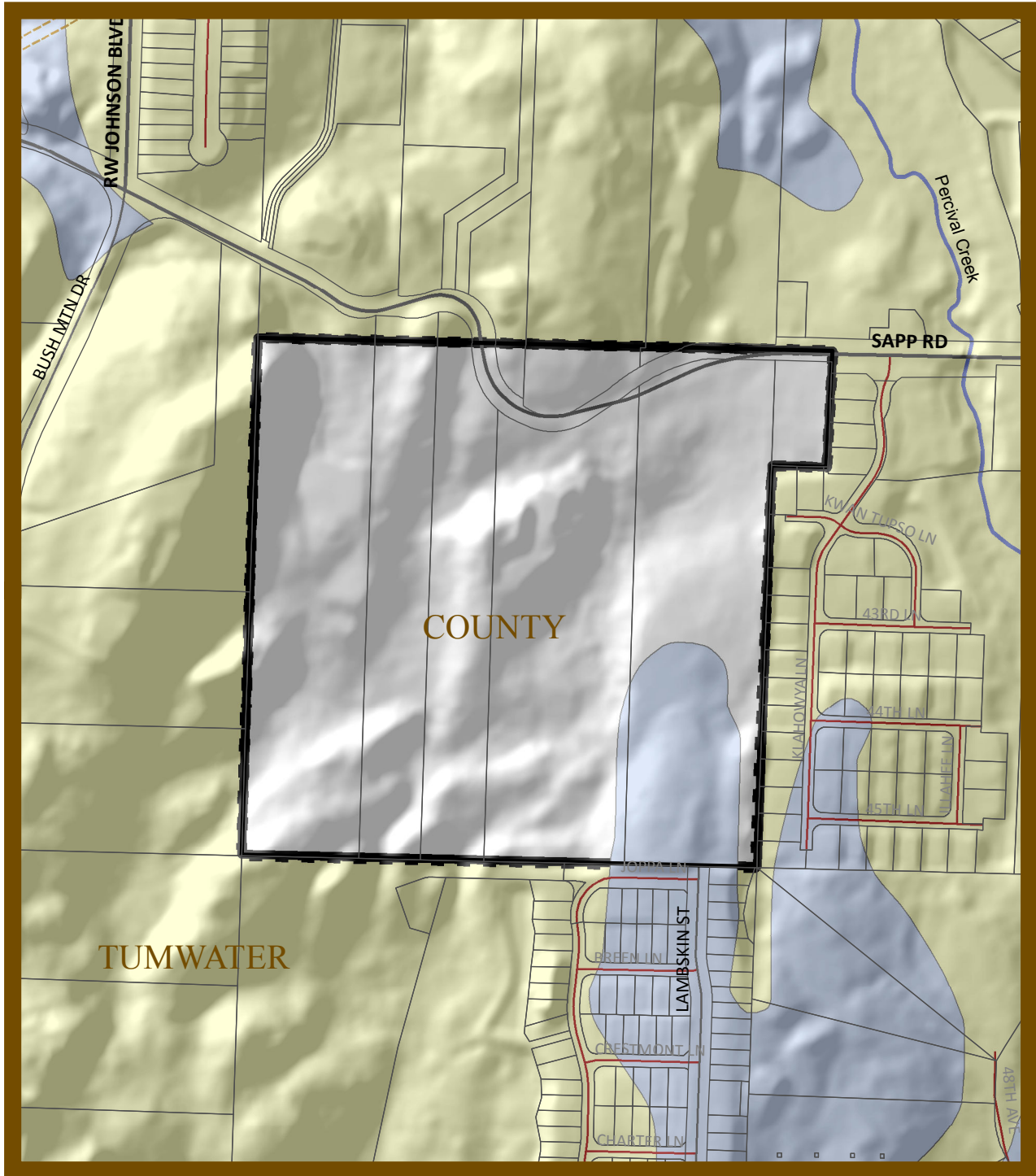
CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

- Tumwater City Limits
- Sapp Rd Island Annexation Boundary
- 0.2% (500yr) Floodplain
- 1% (100yr) Floodplain
- Floodway

PHYSICAL FEATURES - GOPHER SOILS SAPP ROAD ISLAND ANNEXATION



This map last updated: 7/2/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.





1 inch = 400 feet

CITY OF TUMWATER GIS AND MAPPING DISCLAIMER

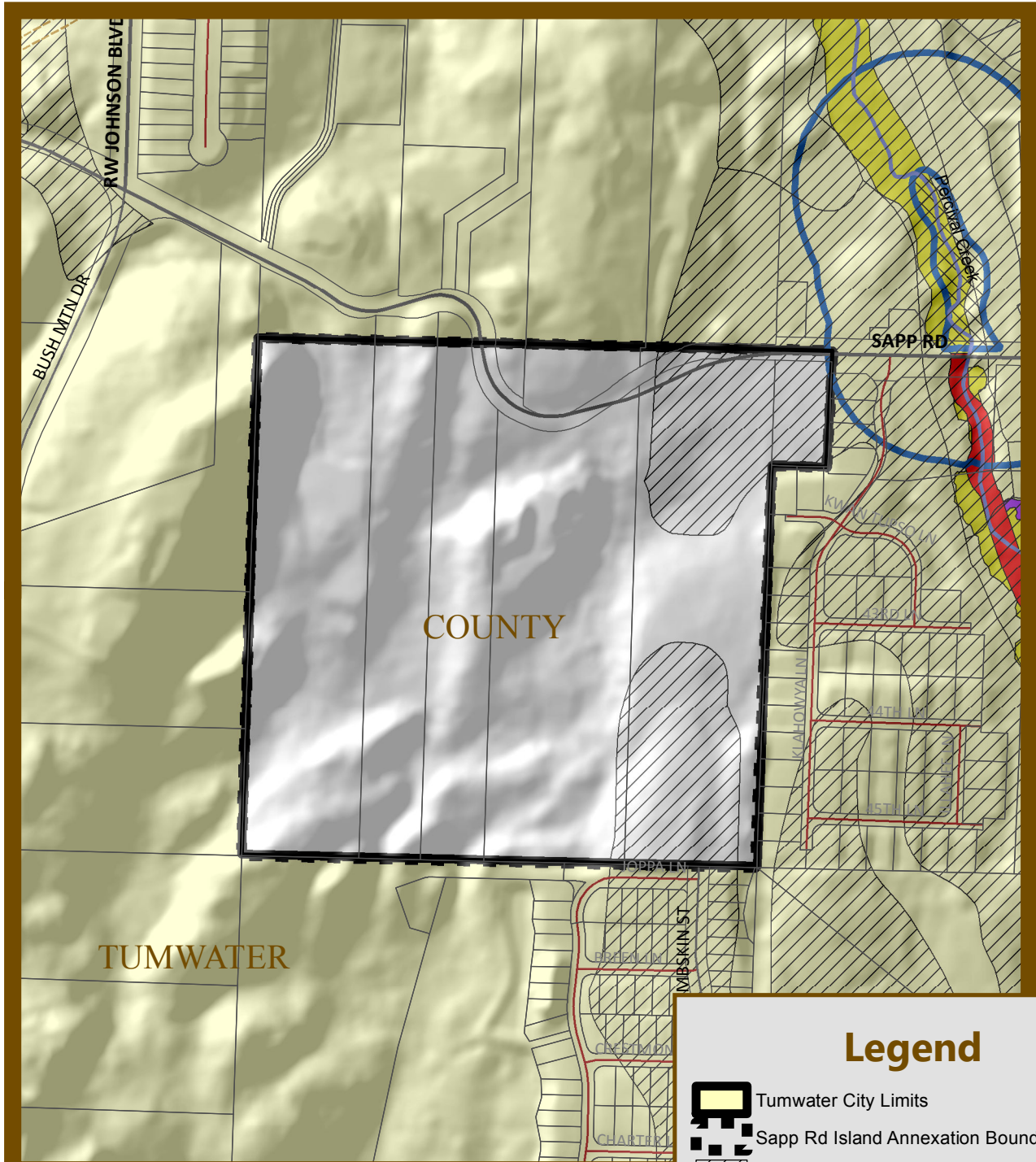
This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

-  Tumwater City Limits
-  Sapp Rd Island Annexation Boundary
-  More preferred soils 4-24-2018
-  Less preferred soils 4-24-2018

PHYSICAL FEATURES-WATER RELATED SAPP ROAD ISLAND ANNEXATION



This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.







1 inch = 400 feet



CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.





Legend

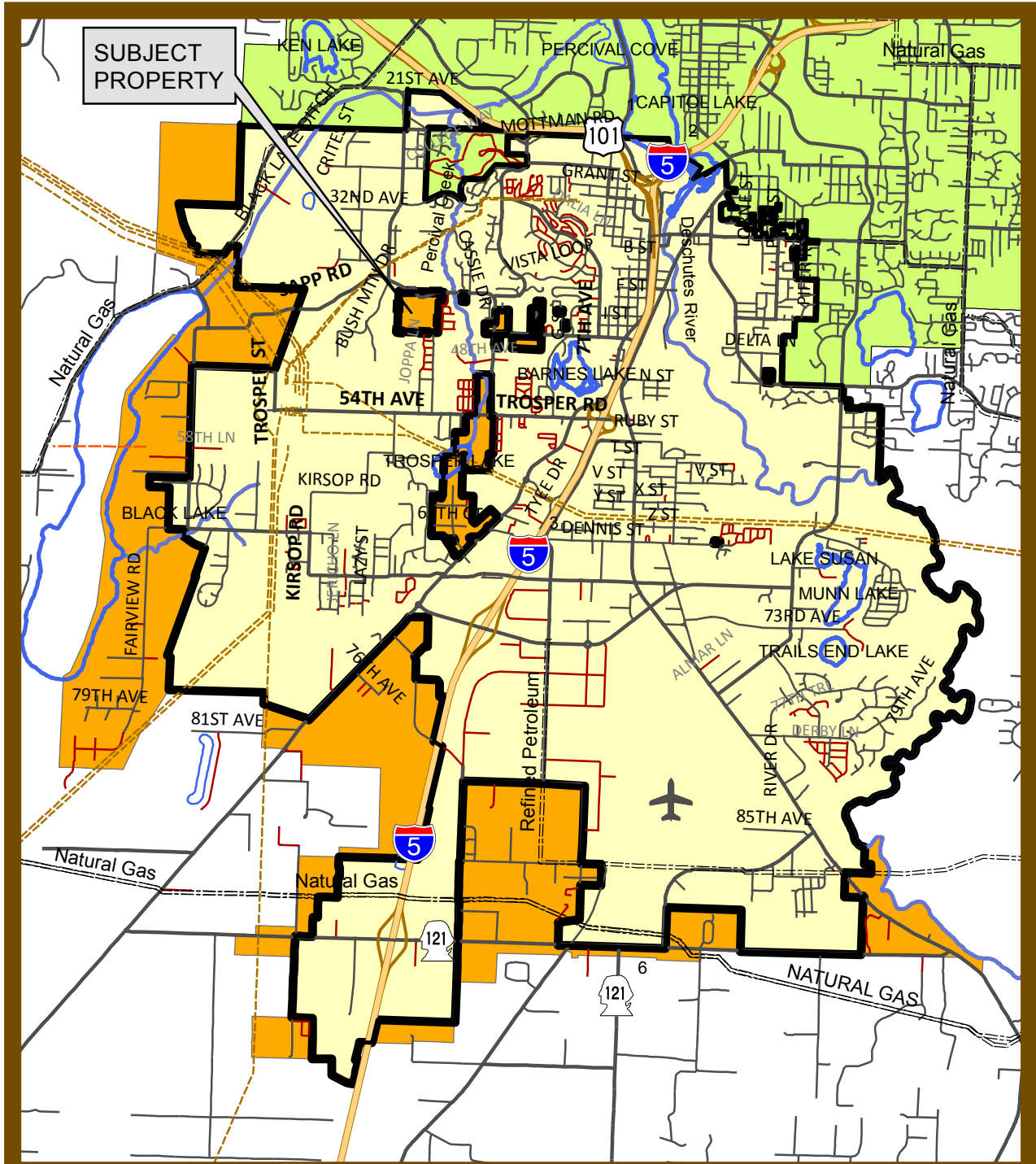
-  Tumwater City Limits
-  Sapp Rd Island Annexation Boundary
-  Critical Aquifer Recharge Areas_USDA
-  0.2% (500yr) Floodplain
-  1% (100yr) Floodplain
-  Floodway

High Groundwater Hazard Areas

Description

-  HGW Hazard
-  HGW Hazard-300' Buffer

SERVICE AREA AND OTHER BOUNDARIES SAPP ROAD ISLAND ANNEXATION



This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.






1 inch = 5,101 feet

CITY OF TUMWATER GIS AND MAPPING DISCLAIMER

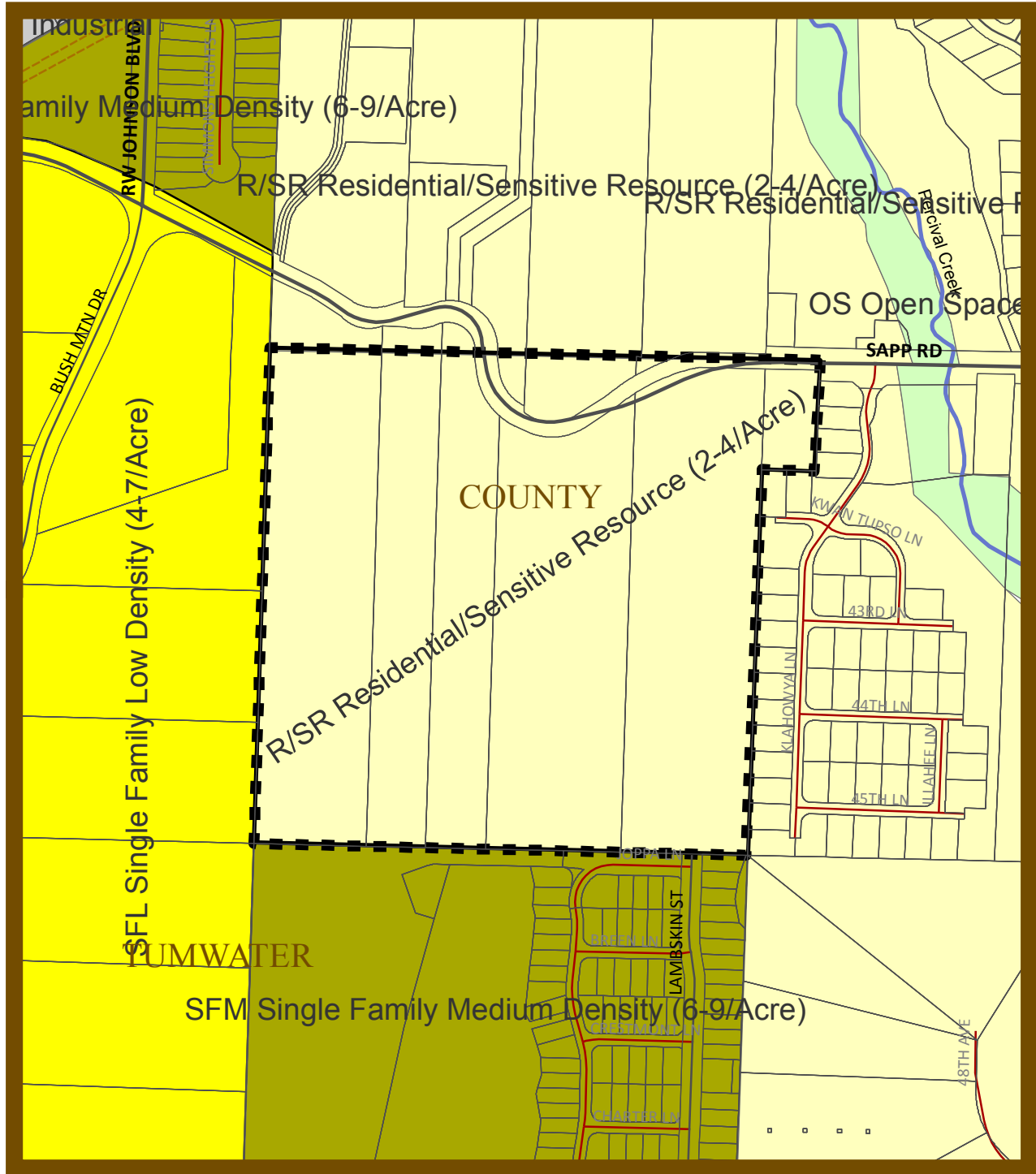
This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

-  Power Line
-  Tumwater City Limits
-  Tumwater Urban Growth Area
-  City of Olympia
-  Sapp Rd Island Annexation Boundary

EXISTING JOINT PLAN ZONING SAPP ROAD ISLAND ANNEXATION



This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.

1 inch = 417 feet

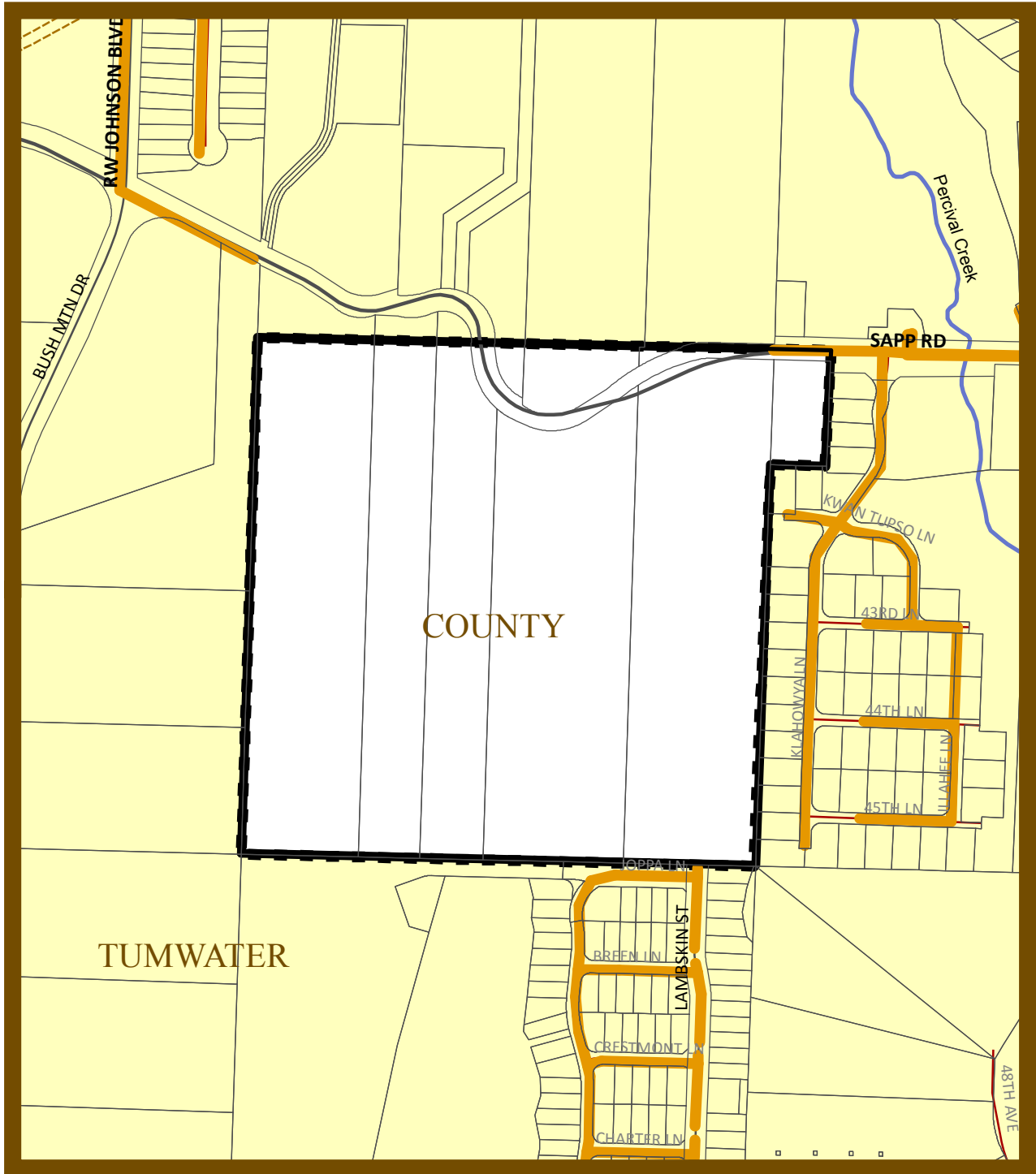
CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

- Power Line
- Sapp Rd Island Annexation Boundary

SEWER MAINS SAPP ROAD ISLAND ANNEXATION



This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.

1 inch = 400 feet

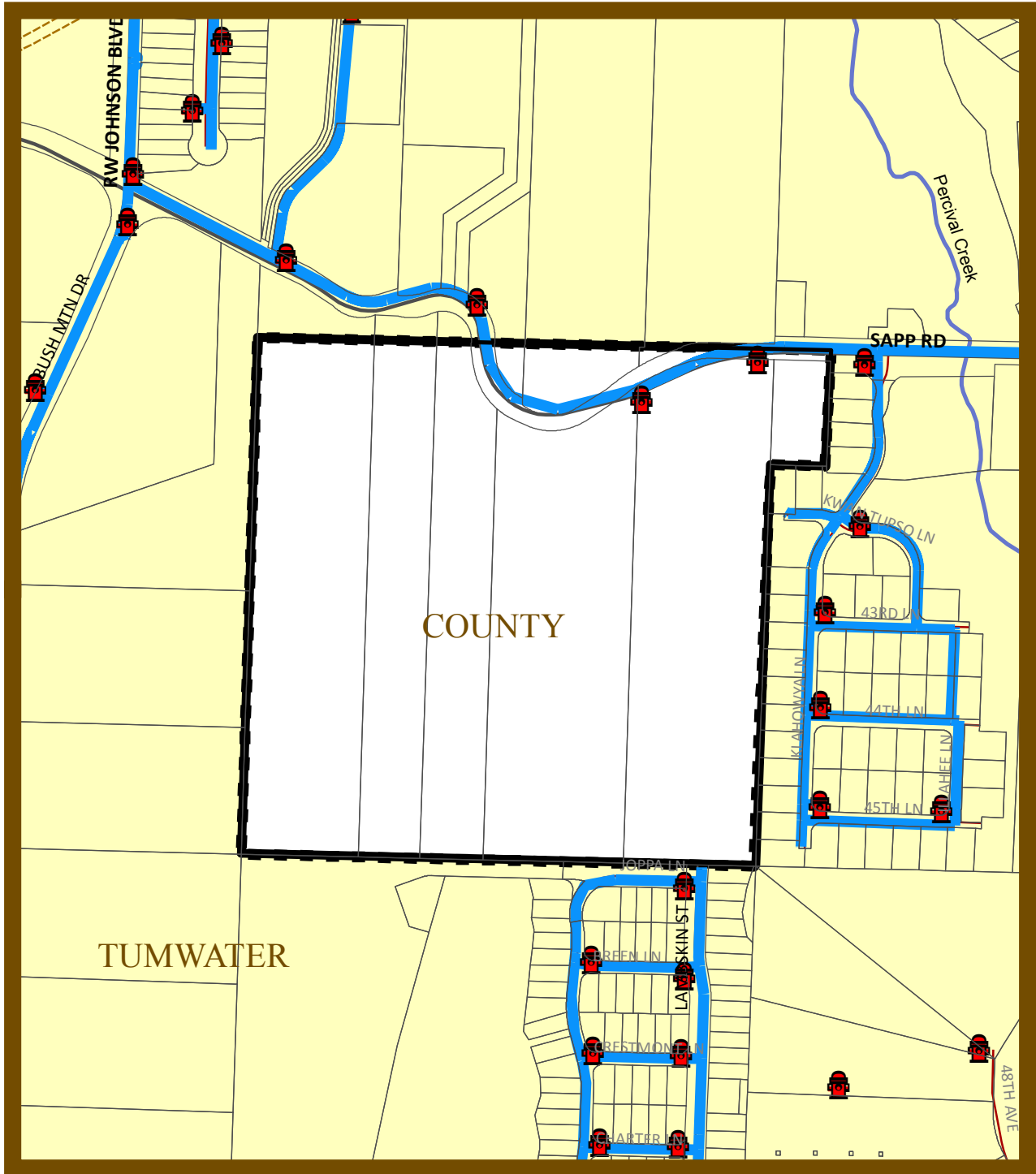
CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

- Tumwater City Limits
- Sapp Rd Island Annexation Boundary
- Sewer Mains

WATER MAINS & HYDRANTS SAPP ROAD ISLAND ANNEXATION







This map last updated: 5/17/2018
 This map was created by the City of Tumwater
 Community Development Department using ArcGIS
 10.3.1.

1 inch = 400 feet

CITY OF TUMWATER GIS AND MAPPING DISCLAIMER
 This map product is prepared by the City of Tumwater Community Development Department for and intended for internal department use. The City of Tumwater or agents thereof make no warranties, either expressed or implied in matters of a public or private access or in matters that can be confirmed by an official survey by a professional land surveyor or in the merchantability or fitness of the data included herein for a particular purpose. The user agrees to indemnify and hold the City of Tumwater harmless from any and all damage, liability, cost or loss including reasonable attorneys' fees and costs of defense that the City of Tumwater may suffer as a result of any claims, demands, costs, or judgements arising from any use of this product and any errors or omissions.



Legend

-  Tumwater City Limits
-  Sapp Rd Island Annexation Boundary
-  Water Hydrants
-  Water Mains

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 1**

CONVENE: 7:00 p.m.

PRESENT: Mayor Pete Kmet and Councilmembers Joan Cathey, Michael Althaus, Leatta Dahlhoff, Debbie Sullivan, Tom Oliva, and Neil McClanahan.

Excused: Councilmember Eileen Swarthout.

Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Assistant City Administrator Heidi Behrends Cerniwey, Police Chief Jon Weiks, Community Development Director Michael Matlock, Public Works Director Jay Eaton, Water Resources Specialist Chris Hartman, Communications Manager Ann Cook, Senior Planner David Ginther, Police Officer James Moran, and Recording Secretary Valerie Gow.

ADDITIONS TO THE AGENDA: The consent calendar was adjusted to reflect the removal of the City of Tumwater & Port of Olympia Interlocal Agreement for SEPA Lead Agency for Port Project Proposals.

SPECIAL ITEMS:

SWEARING-IN OF POLICE OFFICER JAMES MORAN: Police Chief Weiks introduced James Moran, who was hired as a Police Officer on March 6. Mr. Moran was a Police Officer with the City of Seattle for the last 13 years. During that time, he and his family continued to reside in Tumwater.

Police Chief Weiks administered the oath to James Moran.

Police Officer Moran thanked the Council and the Police Chief for affording him an opportunity to serve the Tumwater community.

GREEN BUSINESS AWARD: Specialist Hartman shared information on the City's recent receipt of the Green Business Award from Thurston Green Business Government/Municipality, a partnership between the Cities of Olympia, Lacey, and Tumwater, Thurston County, Port of Olympia, and Thurston Chamber of Commerce with support from Puget Sound Energy (PSE), Intercity Transit, Lemay, and the Thurston Climate Action Team. The award recognizes private and public entities that promote environmental sustainability through various practices. The City of Tumwater was voted as Thurston Green Business Municipality of the Year. Specialist Hartman shared information on recent sustainability efforts by the City.

LOTT'S ANNUAL REPORT BY MIKE STRUB, LOTT Mike Strub, Executive Director, LOTT Clean Water Alliance, provided an annual update on activities by LOTT Clean Water Alliance. His report included an overview of LOTT, current members

TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 2

**EXECUTIVE
DIRECTOR:**

of the Board of Directors, governmental structure of the non-profit corporation (501c3), services provided to the Thurston region, and LOTT's 2017 performance in utility management, treatment and capacity, community engagement, Class A reclaimed water, regional water conservation program, and workforce environment. LOTT provides wastewater services to 116,000 customers in north Thurston County.

Lisa Dennis-Perez, Environmental Planning & Communications Director, shared information on LOTT's strategic planning covering 2019 through 2024, the Budd Inlet and Capitol Lake Total Maximum Daily Load (TMDL) Study, sea level rise planning, and the Reclaimed Water Infiltration Study.

Ms. Dennis-Perez and Mr. Strub answered a number of questions from the Council.

Ms. Dennis-Perez reported the reclaimed water study examined groundwater and surface waters in the Hawks Prairie area of Lacey where reclaimed water is infiltrated as well as the area near the agency's property off Henderson Boulevard. The largest quantity of residual chemicals identified in the study was artificial sweeteners. A summary of the water quality characterization is published LOTT's website at www.lottcleanwater.org.

Mr. Strub advised that LOTT's employees have varied levels of background and education. Technical school programs offer training for entry level positions. The agency has a strong apprenticeship program for all divisions within the agency. LOTT is strengthening the program because it has been difficult to find employees with the skill set and background in wastewater operations.

PUBLIC COMMENT:

Mark Bowns 1849 Odegard Road, Tumwater, asked about the status for installing a six-foot high fence along his property line to protect his property from public access. Many items have recently disappeared from his property. Thirty-seven people in the neighborhood signed a petition soliciting the installation of a fence to protect properties from the recent development of the neighboring Toyota Dealership to protect the properties during evening and early morning hours. Mr. Bowns complained about a recent incident involving a backhoe operating very close to his property line. The backhoe was digging for the installation of an irrigation system. Additionally, 59 western red cedars were planted two feet from his property line. He questioned whether he has to sacrifice his land to the City because of the decision to construct a pathway along his property.

TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 3

Director Eaton responded that the City has obtained an easement for the trail. However, prior to moving forward with installation of the fence, permission is necessary from the Toyota Dealership, which he anticipates occurring within the next week followed by moving forward with installation of the fence later in the summer. Because of existing Douglas fir trees, staff will need to work with each property owner as some of the larger trees located along the fence line would likely need to be removed.

Mayor Kmet noted that the western red cedars were required as part of the buffer to buffer the dealership operation from surrounding neighborhoods.

Kelsey Hulse, Puget Sound Energy, reported on a pending press release announcing last year's tax cut and jobs act passed by Congress. PSE is achieving some savings from the legislation that will be passed on to customers. Customers should realize an average savings of \$3.50 a month on their utility bill. Total savings each month will be approximately \$7 a month to account for changes in rates recently approved by the Utility Transportation Commission (UTC) involving a federal wind power credit, revenue decoupling property tax changes, and PSE conservation program changes. PSE is committed to lowering its carbon footprint by 50% by 2040 or the 50 by 40 Initiative. Details on the plan can be obtained by visiting the website at www.pse/environment. Three major areas of emphasis include the transition from coal, new product and resource development (wind farms and pilot projects), and cleaner transportation by changing fleet vehicles to alternative fuel or electric vehicles. PSE plans to support the widespread expansion of electrical infrastructure for electric vehicles. Ms. Hulse offered to provide additional information on the savings in response to several questions from the Council.

Councilmember Cathey asked whether the reduction of 50% on coal dependency is an average for other similar utility companies in the nation. Mr. Hulse responded that PSE is reducing overall carbon emissions by 50% with the plan to eliminate coal-generated power. The first phases include the closure of the Centralia Coal Plant with no power generated after 2025. Coal Strip Units #1 and #2 in Montana will close by 2027. Units #3 and #4 have no assigned closure date at this time other than PSE is changing the financial mechanism by which PSE recovers its investment by 2033. Compared to other utility companies, PSE is the third largest owner of wind power in the country. PSE has one of the largest energy efficiency programs in the country. PSE is conducting a SEPA scoping open house on the Skookumchuck Wind Farm in the next several weeks in Lewis County. Construction on the farm is planned to begin this summer.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 4**

Pamela Hanson, 841 Israel Road, Tumwater, commented on her filming the recent UTC hearing in Olympia. The UTC considered several complex issues with several state representatives in attendance. She recently organized some paperwork into action files and identified the simplest route to accomplish things on behalf of citizens in Tumwater and throughout the state. She previously authored legislation that mirrored a substitute house bill enacted into law on regulating vehicle repair shops. She reformatted the proposed legislation to regulate lawyers. She spoke of opposition to her proposal by lobbyists representing lawyers. Everyone is affected by lawsuits. She commented on ethics and illegal billings by attorneys. She asked the Council not to approve the proposals for equipment for the Craft Brewing & Distilling Center.

Meagan Darrow, Deputy Director, TOGETHER, 1520 Irving Street, thanked the City for the Community Development Block Grant (CDBG) allocation of funds for the Community Schools Initiative in the Tumwater School District. The allocation will ensure children and families receive services that remove barriers to their success in school.

- CONSENT CALENDAR:**
- a. Approval of Minutes: Worksession, April 10, 2018
 - b. Payment of Vouchers
 - c. Planning Commission Appointment of Richard Manugian
 - d. "Item Removed"

MOTION: **Councilmember McClanahan moved, seconded by Councilmember Oliva, to approve the consent calendar as presented. Motion carried unanimously.**

Mayor Kmet reviewed the items approved on the consent calendar and introduced newly appointed Planning Commissioner Rick Manugian.

Mr. Manugian shared information on his current position in the Senate and previous work history at the Department of Revenue and Department of Ecology. He previously worked as a newspaper reporter and editor focusing on planning and zoning. He thanked the Council for the opportunity to serve on the Planning Commission. He shared information on the importance of community planning and how the City of Watertown's lack of adequate planning negatively changed the character and landscape of the city.

**COUNCIL
CONSIDERATIONS:**

SAPP ROAD ISLAND Planner Ginther reviewed details of the proposed annexation. The

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 5**

**ANNEXATION:
NOTICE OF
INTENTION TO
COMMENCE
ANNEXATION
PROCEEDINGS:**

department's 2017/2018 work program concentrates on annexation of Thurston County unincorporated islands located within the boundaries of the City. Currently, there are approximately 15 islands formed several decades ago through a number of actions and smaller annexations. County islands can no longer be created by state law. The City is working to annex the islands to reduce service conflicts.

The proposal includes several properties and is approximately 40 acres in size. The City is using annexation agreements signed in 2004 for access to City water. The initial step is acceptance of the annexation, establishing the boundary, and whether to impose City bond indebtedness. The next step is preparation of a petition for submittal to the Thurston County Assessor for certification and later consideration by the Council. A public hearing will be scheduled for the annexation followed by a review of the annexation by the Thurston County Boundary Review Board for a 45-day review period. If not appealed, the annexation will be considered by the Council for final action.

Councilmember McClanahan commented on the importance of annexing county islands to simplify and avoid confusion with respect to public services.

MOTION:

Councilmember McClanahan moved, seconded by Councilmember Sullivan, to accept the annexation, set a boundary that includes the entire incorporated Sapp Road island, and require assumption of existing City indebtedness.

In response to questions about contacts from affected property owners, Planner Ginther advised that information was mailed to each property owner. Two owners requested additional information, which staff provided. The annexation impacts nine properties with three located within the county island and six properties located partially within the City and in the county. Notification will be published prior to the public hearing on the proposal.

MOTION;

Motion carried unanimously.

**EQUIPMENT FOR THE
CRAFT BREWING &
DISTILLING CENTER
– DEPARTMENT OF
AGRICULTURE
AGREEMENT:**

City Administrator Doan reported the proposal relates to the long-term strategy of the City to promote brewing in the City. Part of that involved a partnership with South Puget Sound Community College (SPSCC) to create a two-year degree program for brewing and distilling. The course is a unique program as it is the only college course offered in the country providing a two-year degree in distilling and brewing to include food safety and science, other food-related components, and operational aspects of owning a business.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 6**

The City submitted a grant application to the state to fund the equipment. The Legislature approved the grant in the capital budget adopted earlier this year for \$500,000.

The first agreement is between the City and the Department of Agriculture for reimbursement of the equipment purchased for the college. Reimbursement is limited to equipment included on a list contained within the agreement. The second agreement is between the City and SPSCC for subcontracting the equipment purchase and the ownership and possession of the equipment to SPSCC.

Staff recommends authorizing the Mayor to sign the interlocal agreement with the Washington State Department of Agriculture.

City Administrator Doan addressed questions and explained that the grant opportunity was only available to counties and cities. The degree program includes all requirements for obtaining an AA degree.

MOTION:

Councilmember Cathey moved, seconded by Councilmember McClanahan, to authorize the Mayor to sign the Interlocal Agreement with the Washington State Department of Agriculture for funding and purchase of equipment in support of the Craft Brewing and Distilling education program in substantially similar form as approved by the City Attorney.

**EQUIPMENT FOR THE
CRAFT BREWING &
DISTILLING CENTER
SOUTH PUGET SOUND
COMMUNITY
COLLEGE
AGREEMENT:**

City Administrator Doan reported the agreement with the college is for funding and purchasing of the equipment.

MOTION:

Councilmember Cathey moved, second Councilmember McClanahan, to authorize the Mayor to sign the Interlocal Agreement with South Puget Sound Community College for funding and purchase of equipment in support of the Craft Brewing and Distilling education program in substantially similar form as approved by the City Attorney. Motion carried unanimously.

**2018 COMMUNITY
DEVELOPMENT
BLOCK GRANT
(CDBG) FUNDING:**

City Administrator Doan presented the CDBG funding proposal and requested approval of the funding allocations. The City is receiving an additional \$33,994.81 in funds beyond Plan B, which had been forecasted to increase by 10%.

Mayor Kmet described the agreement between the Cities of

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 7**

Tumwater, Lacey, and Thurston County to share federal CDBG funds. Instead of sharing the funds each year, the three jurisdictions agreed to receive the full amount every third year. This year, Tumwater received its allocation. The City previously released a Request for Proposals.

Mayor Kmet shared information on the projects proposed by each applicant. Several applicants were not funded because of questions surrounding their respective proposals.

City Administrator Doan clarified that the allocation to Homes First could be increased by another \$30,000 if the Union Gospel Mission does not require the contingency.

MOTION:

Councilmember Sullivan moved, seconded by Councilmember Cathey, to fund the Community Development Block Grant allocation as proposed in Plan C:

Plan C:

- **Homes First - \$457,629.81**
- **Union Gospel Mission - \$207,244 + \$30,000 (project contingency)**
- **Family Education and Support Services - \$120,000**
- **Boys & Girls Club - \$25,822**
- **Catholic Community Services - \$25,694**
- **Interfaith Works - \$32,236**
- **TOGETHER! - \$92,699**

Plan C is based on HUD allocations announced on 5/1/2018, which provide \$33,994.81 additional in funds beyond Plan B. The Plan assigns all of those additional funds to the Homes First project and provides \$30,000 in contingency to the Union Gospel Mission project.

City Administrator Doan addressed questions about the timing for disbursement of the funds.

MOTION:

Motion carried unanimously.

City Administrator Doan described Thurston County's role in administering the funds and contracts.

**RESOLUTION NO.
R2018-013, SUPPORT
FOR HERITAGE**

Manager Cook reported the City received a donation of the Old Brewhouse in April 2016. Over the years, weather has taken a toll on the structure. The structure has been a Council priority since 2002.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 8**

**CAPITAL PROJECT
GRANT
APPLICATION:**

The City developed a phased funding and construction plan to save and restore the Old Brewhouse. Phase 1 was funded by a state Capital Projects Heritage Grant but not released until the capital budget was approved in January 2018. In the interim, the City completed emergency repairs to protect the structure utilizing private donations and volunteer services for placement of a temporary roof and window coverings. The heritage grant is for \$1.5 million and must be expended by June 2019. Request for proposals were recently issued for architectural and engineering work with the bulk of the oversight work transitioned to the Public Works Department to enable efforts to continue on fundraising.

Phase 1 work includes installation of a permanent roof and repair and replacement of exterior bricks and exterior walls, as well as building ventilation to prevent mold.

The proposal is for a second grant application to the Heritage Capital Projects Fund for Phase 2 work, which entails full renovation at a cost of \$4.5 million with half of the cost attributed to seismic retrofitting. Phase 2 will be completed in two components with the first component focusing on interior finishes, completion of the exterior brick, some repair and replacement of the stairs, and examination of the copper roof for potential repair rather than replacement because of its good condition. The proposed resolution authorizes staff to submit a grant application for Heritage Capital Projects funds of \$750,000 for Phase 2 work estimated to cost \$2.25 million for the first component of Phase 2.

Manager Cook addressed questions on the use of the first \$500,000 grant, which required a match. The City is using donated labor and materials valued at nearly \$100,000 to help meet the match requirement.

Councilmember Oliva commended the companies and the community for donating materials and labor for the emergency repairs.

MOTION:

Councilmember Oliva moved, seconded by Councilmember McClanahan, to approve Resolution No. 2018-013 supporting the City's application for the 2019-2021 Heritage Capital Project Grant to assist in the full rehabilitation of the Old Brewhouse.

Councilmember Cathey commented on some confusion within the community in terms of the structure's description as a tower versus the Old Brewhouse. Mayor Kmet noted that the structure is only the tower (Old Brewhouse) located in front of the historic warehouse and office buildings, which are privately owned.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 9**

Manager Cook advised that the grant application is due on May 18, 2018.

MOTION: **Motion carried unanimously.**

**COMMITTEE
REPORTS:**

PUBLIC SAFETY: At the April 10 meeting, the committee received a briefing on the Rave Alert System, an email and text messaging alert system for emergency notifications to the public. The committee approved a service agreement with Thurston County for Advanced Technology Information Management System and continued its review of the Police Department.
Tom Oliva

GENERAL GOVERNMENT: There was no meeting and no report.
Joan Cathey

PUBLIC WORKS: At the last meeting, the committee recommended approval of several projects included within the consent calendar. The next meeting is scheduled on May 3 to consider water, sewer, and street improvement special assessments from the Tyee Drive / Israel Road Improvements Project.
Neil McClanahan

BUDGET & FINANCE: There was no meeting and no report.
Pete Kmet

MAYOR/CITY ADMINISTRATOR'S REPORT: Mayor Kmet reported that during the last LOTT Clean Water Alliance Board meeting, members authorized LOTT to proceed with funding to Capitol Land Trust to purchase some habitat along the upper Deschutes River basin as a component of LOTT's agreement with the Squaxin Island Tribe to reduce nutrient loading on lower Budd Inlet. However, Thurston County's representative voted against the action.

City Administrator Doan complimented staff involved in the City's energy conservation efforts. Specialist Hartman has consolidated and documented all conservation efforts by the City.

City Administrator Doan invited the Council and citizens to attend the second annual Tumwater Community Summit at Tumwater Middle School. The summit is an effort between the City, Tumwater School District, and TOGETHER! to discuss topics impacting the health and future of youth and families in the Tumwater area. The summit scheduled on May 17 will focus on housing and homelessness and begins at 3 p.m. with a workshop for those working and engaged with

TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 10

young people to share information about the impacts on young people caused by poverty. The second half features a dinner with keynote speaker, Dr. Donna Beegle, followed by breakout sessions. The event is scheduled to end at 8:30 p.m. The event is free and open to the community.

City Administrator Doan shared several notes acknowledging the actions and assistance by several employees to the community.

Mayor Kmet mentioned that with the failure of the fireworks initiative, the City plans to continue educational outreach by the Police and Fire Departments to the community emphasizing the prohibition of fireworks in the City.

**COUNCILMEMBER
REPORTS:**

Michael Althaus:

The Joint Animal Services Commission has delayed the implementation of online licensing for approximately two weeks.

Joan Cathey:

Councilmember Cathey reported on her attendance to the Dragon Boat Festival representing the City. As part of the festivities, she had the opportunity to paint the eye of the dragon for the dragon boat races.

Assistant City Administrator Behrends Cerniwey reported the City's boat finished as one of the semi-finalists.

The next meeting of the Thurston County Solid Waste Advisory Committee is on Wednesday, May 2. The Olympic Region Clean Air Agency is meeting next week. The Community Investment Partnership is reviewing RFPs for funding awards on May 11.

Leatta Dahlhoff:

The Thurston Regional Law and Justice Council reviewed design options for the new courthouse. The proposal includes five design options with 12 different sites identified. The objective is selection of a design and site no later than December for a ballot measure in August 2019. A citizen advocacy advisory group will be established. Citizens are encouraged to consider joining the committee to provide input on the proposal, such as options to include commercial and retail uses and other options other states have implemented within court complexes. Space requirements identified a need for 100,000 square feet in addition to the current facility.

At the last TCOMM 9-1-1 Administration Board meeting, the topic was a discussion on non-member fees. Negotiations are planned for non-member fees and devising a fee structure formula.

TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 11

Debbie Sullivan:

At the last Intercity Transit Authority meeting, members scheduled two public hearings on May 16 for the 2019-2022 Transportation Improvement Program and a May 23 public hearing for potential September route service changes. An Intercity Transit bus operator was recently awarded an Above and Beyond National Award for his actions in locating an elderly woman who had walked away from a group. He was able reunite the woman with the group.

The fundraising breakfast hosted by the Community Action Council was very successful. The Council plans to sponsor more opportunities to meet Astro, the service dog. A bingo night is planned in May to help raise funds for Monarch.

Tom Oliva:

At the last Thurston Regional Planning Council meeting, Roger Millar, Secretary of the Washington State Department of Transportation, was the featured speaker. Gas tax in the state is 49.4¢ per gallon, the second highest gas tax in the nation. Estimates point to the need to increase the tax to \$1.14 per gallon to fully fund roads and the transportation system. The difference between the two is an invisible tax in the form of car repairs, transportation delays caused by congestion, and other wasted efforts. By 2027, 70% of the gas tax will be committed to projects already constructed leaving less money for new projects. Mr. Millar shared a photograph of the Katy 26-lane freeway on Interstate 10 in Houston, the world's widest freeway. Three years following the widening, traffic times were 33% worse than before the construction because of induced demand. Mr. Millar also emphasized how land use decisions drive transportation decisions and how the Department is losing institutional knowledge with 46% of the Department's workforce scheduled to retire by 2022. Mr. Millar also shared that to widen I-5 to relieve congestion, the gas tax would need to be increased by another \$2.50 a gallon.

Neil McClanahan:

Councilmember McClanahan reported all his committees are meeting in the next several weeks. Governor Inslee issued a notice on the importance of saving the orcas by ensuring a healthy population of Chinook salmon. The Alliance for a Healthy South Sound will be discussing efforts to increase more habitat for Chinook and King salmon.

ADJOURNMENT:

With there being no further business, Mayor Kmet adjourned the meeting at 9:28 p.m.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 1**

CONVENE: 7:00 p.m.

PRESENT: Mayor Pete Kmet and Councilmembers Joan Cathey, Michael Althaus, Leatta Dahlhoff, Debbie Sullivan, Tom Oliva, and Neil McClanahan.

Excused: Councilmember Eileen Swarhout.

Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Assistant City Administrator Heidi Behrends Cerniwey, Police Chief Jon Weiks, Community Development Director Michael Matlock, Public Works Director Jay Eaton, Water Resources Specialist Chris Hartman, Communications Manager Ann Cook, Senior Planner David Ginther, Police Officer James Moran, and Recording Secretary Valerie Gow.

ADDITIONS TO THE AGENDA: The consent calendar was adjusted to reflect the removal of the City of Tumwater & Port of Olympia Interlocal Agreement for SEPA Lead Agency for Port Project Proposals.

SPECIAL ITEMS:

SWEARING-IN OF POLICE OFFICER JAMES MORAN: Police Chief Weiks introduced James Moran, who was hired as a Police Officer on March 6. Mr. Moran was a Police Officer with the City of Seattle for the last 13 years. During that time, he and his family continued to reside in Tumwater.

Police Chief Weiks administered the oath to James Moran.

Police Officer Moran thanked the Council and the Police Chief for affording him an opportunity to serve the Tumwater community.

GREEN BUSINESS AWARD: Specialist Hartman shared information on the City's recent receipt of the Green Business Award from Thurston Green Business Government/Municipality, a partnership between the Cities of Olympia, Lacey, and Tumwater, Thurston County, Port of Olympia, and Thurston Chamber of Commerce with support from Puget Sound Energy (PSE), Intercity Transit, Lemay, and the Thurston Climate Action Team. The award recognizes private and public entities that promote environmental sustainability through various practices. The City of Tumwater was voted as Thurston Green Business Municipality of the Year. Specialist Hartman shared information on recent sustainability efforts by the City.

LOTT'S ANNUAL REPORT BY MIKE STRUB, LOTT Mike Strub, Executive Director, LOTT Clean Water Alliance, provided an annual update on activities by LOTT Clean Water Alliance. His report included an overview of LOTT, current members

TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 2

**EXECUTIVE
DIRECTOR:**

of the Board of Directors, governmental structure of the non-profit corporation (501c3), services provided to the Thurston region, and LOTT's 2017 performance in utility management, treatment and capacity, community engagement, Class A reclaimed water, regional water conservation program, and workforce environment. LOTT provides wastewater services to 116,000 customers in north Thurston County.

Lisa Dennis-Perez, Environmental Planning & Communications Director, shared information on LOTT's strategic planning covering 2019 through 2024, the Budd Inlet and Capitol Lake Total Maximum Daily Load (TMDL) Study, sea level rise planning, and the Reclaimed Water Infiltration Study.

Ms. Dennis-Perez and Mr. Strub answered a number of questions from the Council.

Ms. Dennis-Perez reported the reclaimed water study examined groundwater and surface waters in the Hawks Prairie area of Lacey where reclaimed water is infiltrated as well as the area near the agency's property off Henderson Boulevard. The largest quantity of residual chemicals identified in the study was artificial sweeteners. A summary of the water quality characterization is published LOTT's website at www.lottcleanwater.org.

Mr. Strub advised that LOTT's employees have varied levels of background and education. Technical school programs offer training for entry level positions. The agency has a strong apprenticeship program for all divisions within the agency. LOTT is strengthening the program because it has been difficult to find employees with the skill set and background in wastewater operations.

PUBLIC COMMENT:

Mark Bowns 1849 Odegard Road, Tumwater, asked about the status for installing a six-foot high fence along his property line to protect his property from public access. Many items have recently disappeared from his property. Thirty-seven people in the neighborhood signed a petition soliciting the installation of a fence to protect properties from the recent development of the neighboring Toyota Dealership to protect the properties during evening and early morning hours. Mr. Bowns complained about a recent incident involving a backhoe operating very close to his property line. The backhoe was digging for the installation of an irrigation system. Additionally, 59 western red cedars were planted two feet from his property line. He questioned whether he has to sacrifice his land to the City because of the decision to construct a pathway along his property.

TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 3

Director Eaton responded that the City has obtained an easement for the trail. However, prior to moving forward with installation of the fence, permission is necessary from the Toyota Dealership, which he anticipates occurring within the next week followed by moving forward with installation of the fence later in the summer. Because of existing Douglas fir trees, staff will need to work with each property owner as some of the larger trees located along the fence line would likely need to be removed.

Mayor Kmet noted that the western red cedars were required as part of the buffer to buffer the dealership operation from surrounding neighborhoods.

Kelsey Hulse, Puget Sound Energy, reported on a pending press release announcing last year's tax cut and jobs act passed by Congress. PSE is achieving some savings from the legislation that will be passed on to customers. Customers should realize an average savings of \$3.50 a month on their utility bill. Total savings each month will be approximately \$7 a month to account for changes in rates recently approved by the Utility Transportation Commission (UTC) involving a federal wind power credit, revenue decoupling property tax changes, and PSE conservation program changes. PSE is committed to lowering its carbon footprint by 50% by 2040 or the 50 by 40 Initiative. Details on the plan can be obtained by visiting the website at www.pse/environment. Three major areas of emphasis include the transition from coal, new product and resource development (wind farms and pilot projects), and cleaner transportation by changing fleet vehicles to alternative fuel or electric vehicles. PSE plans to support the widespread expansion of electrical infrastructure for electric vehicles. Ms. Hulse offered to provide additional information on the savings in response to several questions from the Council.

Councilmember Cathey asked whether the reduction of 50% on coal dependency is an average for other similar utility companies in the nation. Mr. Hulse responded that PSE is reducing overall carbon emissions by 50% with the plan to eliminate coal-generated power. The first phases include the closure of the Centralia Coal Plant with no power generated after 2025. Coal Strip Units #1 and #2 in Montana will close by 2027. Units #3 and #4 have no assigned closure date at this time other than PSE is changing the financial mechanism by which PSE recovers its investment by 2033. Compared to other utility companies, PSE is the third largest owner of wind power in the country. PSE has one of the largest energy efficiency programs in the country. PSE is conducting a SEPA scoping open house on the Skookumchuck Wind Farm in the next several weeks in Lewis County. Construction on the farm is planned to begin this summer.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 4**

Pamela Hanson, 841 Israel Road, Tumwater, commented on her filming the recent UTC hearing in Olympia. The UTC considered several complex issues with several state representatives in attendance. She recently organized some paperwork into action files and identified the simplest route to accomplish things on behalf of citizens in Tumwater and throughout the state. She previously authored legislation that mirrored a substitute house bill enacted into law on regulating vehicle repair shops. She reformatted the proposed legislation to regulate lawyers. She spoke of opposition to her proposal by lobbyists representing lawyers. Everyone is affected by lawsuits. She commented on ethics and illegal billings by attorneys. She asked the Council not to approve the proposals for equipment for the Craft Brewing & Distilling Center.

Meagan Darrow, Deputy Director, TOGETHER, 1520 Irving Street, thanked the City for the Community Development Block Grant (CDBG) allocation of funds for the Community Schools Initiative in the Tumwater School District. The allocation will ensure children and families receive services that remove barriers to their success in school.

- CONSENT CALENDAR:**
- a. Approval of Minutes: Worksession, April 10, 2018
 - b. Payment of Vouchers
 - c. Planning Commission Appointment of Richard Manugian
 - d. "Item Removed"

MOTION: **Councilmember McClanahan moved, seconded by Councilmember Oliva, to approve the consent calendar as presented. Motion carried unanimously.**

Mayor Kmet reviewed the items approved on the consent calendar and introduced newly appointed Planning Commissioner Rick Manugian.

Mr. Manugian shared information on his current position in the Senate and previous work history at the Department of Revenue and Department of Ecology. He previously worked as a newspaper reporter and editor focusing on planning and zoning. He thanked the Council for the opportunity to serve on the Planning Commission. He shared information on the importance of community planning and how the City of Watertown's lack of adequate planning negatively changed the character and landscape of the city.

**COUNCIL
CONSIDERATIONS:**

SAPP ROAD ISLAND Planner Ginther reviewed details of the proposed annexation. The

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 5**

**ANNEXATION:
NOTICE OF
INTENTION TO
COMMENCE
ANNEXATION
PROCEEDINGS:**

department's 2017/2018 work program concentrates on annexation of Thurston County unincorporated islands located within the boundaries of the City. Currently, there are approximately 15 islands formed several decades ago through a number of actions and smaller annexations. County islands can no longer be created by state law. The City is working to annex the islands to reduce service conflicts.

The proposal includes several properties and is approximately 40 acres in size. The City is using annexation agreements signed in 2004 for access to City water. The initial step is acceptance of the annexation, establishing the boundary, and whether to impose City bond indebtedness. The next step is preparation of a petition for submittal to the Thurston County Assessor for certification and later consideration by the Council. A public hearing will be scheduled for the annexation followed by a review of the annexation by the Thurston County Boundary Review Board for a 45-day review period. If not appealed, the annexation will be considered by the Council for final action.

Councilmember McClanahan commented on the importance of annexing county islands to simplify and avoid confusion with respect to public services.

MOTION:

Councilmember McClanahan moved, seconded by Councilmember Sullivan, to accept the annexation, set a boundary that includes the entire incorporated Sapp Road island, and require assumption of existing City indebtedness.

In response to questions about contacts from affected property owners, Planner Ginther advised that information was mailed to each property owner. Two owners requested additional information, which staff provided. The annexation impacts nine properties with three located within the county island and six properties located partially within the City and in the county. Notification will be published prior to the public hearing on the proposal.

MOTION;

Motion carried unanimously.

**EQUIPMENT FOR THE
CRAFT BREWING &
DISTILLING CENTER
– DEPARTMENT OF
AGRICULTURE
AGREEMENT:**

City Administrator Doan reported the proposal relates to the long-term strategy of the City to promote brewing in the City. Part of that involved a partnership with South Puget Sound Community College (SPSCC) to create a two-year degree program for brewing and distilling. The course is a unique program as it is the only college course offered in the country providing a two-year degree in distilling and brewing to include food safety and science, other food-related components, and operational aspects of owning a business.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 6**

The City submitted a grant application to the state to fund the equipment. The Legislature approved the grant in the capital budget adopted earlier this year for \$500,000.

The first agreement is between the City and the Department of Agriculture for reimbursement of the equipment purchased for the college. Reimbursement is limited to equipment included on a list contained within the agreement. The second agreement is between the City and SPSCC for subcontracting the equipment purchase and the ownership and possession of the equipment to SPSCC.

Staff recommends authorizing the Mayor to sign the interlocal agreement with the Washington State Department of Agriculture.

City Administrator Doan addressed questions and explained that the grant opportunity was only available to counties and cities. The degree program includes all requirements for obtaining an AA degree.

MOTION:

Councilmember Cathey moved, seconded by Councilmember McClanahan, to authorize the Mayor to sign the Interlocal Agreement with the Washington State Department of Agriculture for funding and purchase of equipment in support of the Craft Brewing and Distilling education program in substantially similar form as approved by the City Attorney.

**EQUIPMENT FOR THE
CRAFT BREWING &
DISTILLING CENTER
SOUTH PUGET SOUND
COMMUNITY
COLLEGE
AGREEMENT:**

City Administrator Doan reported the agreement with the college is for funding and purchasing of the equipment.

MOTION:

Councilmember Cathey moved, second Councilmember McClanahan, to authorize the Mayor to sign the Interlocal Agreement with South Puget Sound Community College for funding and purchase of equipment in support of the Craft Brewing and Distilling education program in substantially similar form as approved by the City Attorney. Motion carried unanimously.

**2018 COMMUNITY
DEVELOPMENT
BLOCK GRANT
(CDBG) FUNDING:**

City Administrator Doan presented the CDBG funding proposal and requested approval of the funding allocations. The City is receiving an additional \$33,994.81 in funds beyond Plan B, which had been forecasted to increase by 10%.

Mayor Kmet described the agreement between the Cities of

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 7**

Tumwater, Lacey, and Thurston County to share federal CDBG funds. Instead of sharing the funds each year, the three jurisdictions agreed to receive the full amount every third year. This year, Tumwater received its allocation. The City previously released a Request for Proposals.

Mayor Kmet shared information on the projects proposed by each applicant. Several applicants were not funded because of questions surrounding their respective proposals.

City Administrator Doan clarified that the allocation to Homes First could be increased by another \$30,000 if the Union Gospel Mission does not require the contingency.

MOTION:

Councilmember Sullivan moved, seconded by Councilmember Cathey, to fund the Community Development Block Grant allocation as proposed in Plan C:

Plan C:

- **Homes First - \$457,629.81**
- **Union Gospel Mission - \$207,244 + \$30,000 (project contingency)**
- **Family Education and Support Services - \$120,000**
- **Boys & Girls Club - \$25,822**
- **Catholic Community Services - \$25,694**
- **Interfaith Works - \$32,236**
- **TOGETHER! - \$92,699**

Plan C is based on HUD allocations announced on 5/1/2018, which provide \$33,994.81 additional in funds beyond Plan B. The Plan assigns all of those additional funds to the Homes First project and provides \$30,000 in contingency to the Union Gospel Mission project.

City Administrator Doan addressed questions about the timing for disbursement of the funds.

MOTION:

Motion carried unanimously.

City Administrator Doan described Thurston County's role in administering the funds and contracts.

**RESOLUTION NO.
R2018-013, SUPPORT
FOR HERITAGE**

Manager Cook reported the City received a donation of the Old Brewhouse in April 2016. Over the years, weather has taken a toll on the structure. The structure has been a Council priority since 2002.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 8**

**CAPITAL PROJECT
GRANT
APPLICATION:**

The City developed a phased funding and construction plan to save and restore the Old Brewhouse. Phase 1 was funded by a state Capital Projects Heritage Grant but not released until the capital budget was approved in January 2018. In the interim, the City completed emergency repairs to protect the structure utilizing private donations and volunteer services for placement of a temporary roof and window coverings. The heritage grant is for \$1.5 million and must be expended by June 2019. Request for proposals were recently issued for architectural and engineering work with the bulk of the oversight work transitioned to the Public Works Department to enable efforts to continue on fundraising.

Phase 1 work includes installation of a permanent roof and repair and replacement of exterior bricks and exterior walls, as well as building ventilation to prevent mold.

The proposal is for a second grant application to the Heritage Capital Projects Fund for Phase 2 work, which entails full renovation at a cost of \$4.5 million with half of the cost attributed to seismic retrofitting. Phase 2 will be completed in two components with the first component focusing on interior finishes, completion of the exterior brick, some repair and replacement of the stairs, and examination of the copper roof for potential repair rather than replacement because of its good condition. The proposed resolution authorizes staff to submit a grant application for Heritage Capital Projects funds of \$750,000 for Phase 2 work estimated to cost \$2.25 million for the first component of Phase 2.

Manager Cook addressed questions on the use of the first \$500,000 grant, which required a match. The City is using donated labor and materials valued at nearly \$100,000 to help meet the match requirement.

Councilmember Oliva commended the companies and the community for donating materials and labor for the emergency repairs.

MOTION:

Councilmember Oliva moved, seconded by Councilmember McClanahan, to approve Resolution No. 2018-013 supporting the City's application for the 2019-2021 Heritage Capital Project Grant to assist in the full rehabilitation of the Old Brewhouse.

Councilmember Cathey commented on some confusion within the community in terms of the structure's description as a tower versus the Old Brewhouse. Mayor Kmet noted that the structure is only the tower (Old Brewhouse) located in front of the historic warehouse and office buildings, which are privately owned.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 9**

Manager Cook advised that the grant application is due on May 18, 2018.

MOTION: **Motion carried unanimously.**

**COMMITTEE
REPORTS:**

PUBLIC SAFETY:
Tom Oliva

At the April 10 meeting, the committee received a briefing on the Rave Alert System, an email and text messaging alert system for emergency notifications to the public. The committee approved a service agreement with Thurston County for Advanced Technology Information Management System and continued its review of the Police Department.

**GENERAL
GOVERNMENT:**
Joan Cathey

There was no meeting and no report.

PUBLIC WORKS:
Neil McClanahan

At the last meeting, the committee recommended approval of several projects included within the consent calendar. The next meeting is scheduled on May 3 to consider water, sewer, and street improvement special assessments from the Tyee Drive / Israel Road Improvements Project.

BUDGET & FINANCE:
Pete Kmet

There was no meeting and no report.

**MAYOR/CITY
ADMINISTRATOR'S
REPORT:**

Mayor Kmet reported that during the last LOTT Clean Water Alliance Board meeting, members authorized LOTT to proceed with funding to Capitol Land Trust to purchase some habitat along the upper Deschutes River basin as a component of LOTT's agreement with the Squaxin Island Tribe to reduce nutrient loading on lower Budd Inlet. However, Thurston County's representative voted against the action.

City Administrator Doan complimented staff involved in the City's energy conservation efforts. Specialist Hartman has consolidated and documented all conservation efforts by the City.

City Administrator Doan invited the Council and citizens to attend the second annual Tumwater Community Summit at Tumwater Middle School. The summit is an effort between the City, Tumwater School District, and TOGETHER! to discuss topics impacting the health and future of youth and families in the Tumwater area. The summit scheduled on May 17 will focus on housing and homelessness and begins at 3 p.m. with a workshop for those working and engaged with

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 10**

young people to share information about the impacts on young people caused by poverty. The second half features a dinner with keynote speaker, Dr. Donna Beegle, followed by breakout sessions. The event is scheduled to end at 8:30 p.m. The event is free and open to the community.

City Administrator Doan shared several notes acknowledging the actions and assistance by several employees to the community.

Mayor Kmet mentioned that with the failure of the fireworks initiative, the City plans to continue educational outreach by the Police and Fire Departments to the community emphasizing the prohibition of fireworks in the City.

**COUNCILMEMBER
REPORTS:**

Michael Althaus:

The Joint Animal Services Commission has delayed the implementation of online licensing for approximately two weeks.

Joan Cathey:

Councilmember Cathey reported on her attendance to the Dragon Boat Festival representing the City. As part of the festivities, she had the opportunity to paint the eye of the dragon for the dragon boat races.

Assistant City Administrator Behrends Cerniwey reported the City's boat finished as one of the semi-finalists.

The next meeting of the Thurston County Solid Waste Advisory Committee is on Wednesday, May 2. The Olympic Region Clean Air Agency is meeting next week. The Community Investment Partnership is reviewing RFPs for funding awards on May 11.

Leatta Dahlhoff:

The Thurston Regional Law and Justice Council reviewed design options for the new courthouse. The proposal includes five design options with 12 different sites identified. The objective is selection of a design and site no later than December for a ballot measure in August 2019. A citizen advocacy advisory group will be established. Citizens are encouraged to consider joining the committee to provide input on the proposal, such as options to include commercial and retail uses and other options other states have implemented within court complexes. Space requirements identified a need for 100,000 square feet in addition to the current facility.

At the last TCOMM 9-1-1 Administration Board meeting, the topic was a discussion on non-member fees. Negotiations are planned for non-member fees and devising a fee structure formula.

**TUMWATER CITY COUNCIL MEETING
MINUTES OF MEETING
May 1, 2018 Page 11**

Debbie Sullivan:

At the last Intercity Transit Authority meeting, members scheduled two public hearings on May 16 for the 2019-2022 Transportation Improvement Program and a May 23 public hearing for potential September route service changes. An Intercity Transit bus operator was recently awarded an Above and Beyond National Award for his actions in locating an elderly woman who had walked away from a group. He was able reunite the woman with the group.

The fundraising breakfast hosted by the Community Action Council was very successful. The Council plans to sponsor more opportunities to meet Astro, the service dog. A bingo night is planned in May to help raise funds for Monarch.

Tom Oliva:

At the last Thurston Regional Planning Council meeting, Roger Millar, Secretary of the Washington State Department of Transportation, was the featured speaker. Gas tax in the state is 49.4¢ per gallon, the second highest gas tax in the nation. Estimates point to the need to increase the tax to \$1.14 per gallon to fully fund roads and the transportation system. The difference between the two is an invisible tax in the form of car repairs, transportation delays caused by congestion, and other wasted efforts. By 2027, 70% of the gas tax will be committed to projects already constructed leaving less money for new projects. Mr. Millar shared a photograph of the Katy 26-lane freeway on Interstate 10 in Houston, the world's widest freeway. Three years following the widening, traffic times were 33% worse than before the construction because of induced demand. Mr. Millar also emphasized how land use decisions drive transportation decisions and how the Department is losing institutional knowledge with 46% of the Department's workforce scheduled to retire by 2022. Mr. Millar also shared that to widen I-5 to relieve congestion, the gas tax would need to be increased by another \$2.50 a gallon.

Neil McClanahan:

Councilmember McClanahan reported all his committees are meeting in the next several weeks. Governor Inslee issued a notice on the importance of saving the orcas by ensuring a healthy population of Chinook salmon. The Alliance for a Healthy South Sound will be discussing efforts to increase more habitat for Chinook and King salmon.

ADJOURNMENT:

With there being no further business, Mayor Kmet adjourned the meeting at 9:28 p.m.

RESOLUTION NO. R2018-012

A RESOLUTION of the City Council of the City of Tumwater, Washington, establishing intent to annex certain contiguous property located within the Tumwater Urban Growth Area along Sapp Road SW, in Thurston County, Washington, to the City of Tumwater.

WHEREAS, on May 1, 2018, at a regularly scheduled meeting, the Tumwater City Council accepted the annexation, approved the proposed annexation boundaries, and determined that properties within the newly annexed area will assume a proportionate share of indebtedness; and

WHEREAS, on May 4, 2018, the Thurston County Assessor certified that the petition to annex meets the sufficiency requirements of RCW 35A.01.040, including the requirement that it be signed by owners of more than sixty percent (60%) in value according to the assessed valuation for general taxation of said property; and

WHEREAS, the City Clerk of the City of Tumwater caused Notice of Public Hearing on the petition for annexation to be posted and published in the manner provided by law; and

WHEREAS, the annexation is consistent with the City of Tumwater adopted annexation policies, the County-wide Planning Policies, and the Joint Plan adopted by Thurston County and the City of Tumwater; and

WHEREAS, on June 5, 2018, a public hearing on said petition for annexation was held in the Council chambers at Tumwater City Hall; and the Tumwater City Council, having determined that the annexation of the hereinafter described property to the City of Tumwater would be in the public interest and for the public welfare and in the best interest of the City of Tumwater and the citizens thereof;

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

Section 1. The Tumwater City Council hereby declares its intent to annex the property described in Exhibit A and depicted in Exhibit B attached hereto and by this reference incorporated herein as fully set forth,

Section 2. It is hereby further declared that upon annexation, the property described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater. Zoning and land use designations of Residential/Sensitive Resource (2-4/acre) shall be applied which are consistent with the Tumwater Comprehensive

Plan. The Aquifer Protection Overlay Zone shall also be applied to the property described in Section 1 above.

Section 3. Upon the Thurston County Boundary Review Board's approval of this annexation, the city attorney is directed to prepare an ordinance for council consideration annexing said property to the City of Tumwater.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 5. 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 6. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this 5th day of June, 2018.

CITY OF TUMWATER



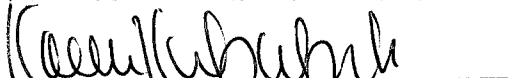
Pete Kmet, Mayor

ATTEST:



Melody Valiant, City Clerk

APPROVED AS TO FORM:



Karen Kirkpatrick, City Attorney

Sapp Road SW
ISLAND ANNEXATION DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN;
TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

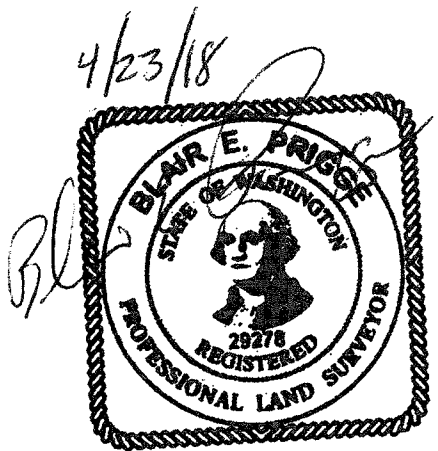
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF NORTHEAST QUARTER;
RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION 290.4 FEET; THENCE EAST 150 FEET AND NORTH 290.4 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

TOGETHER WITH ANY PORTION OF SAPP ROAD SW ADJACENT TO SAID DESCRIPTION NOT YET ANNEXED TO THE CITY OF TUMWATER.

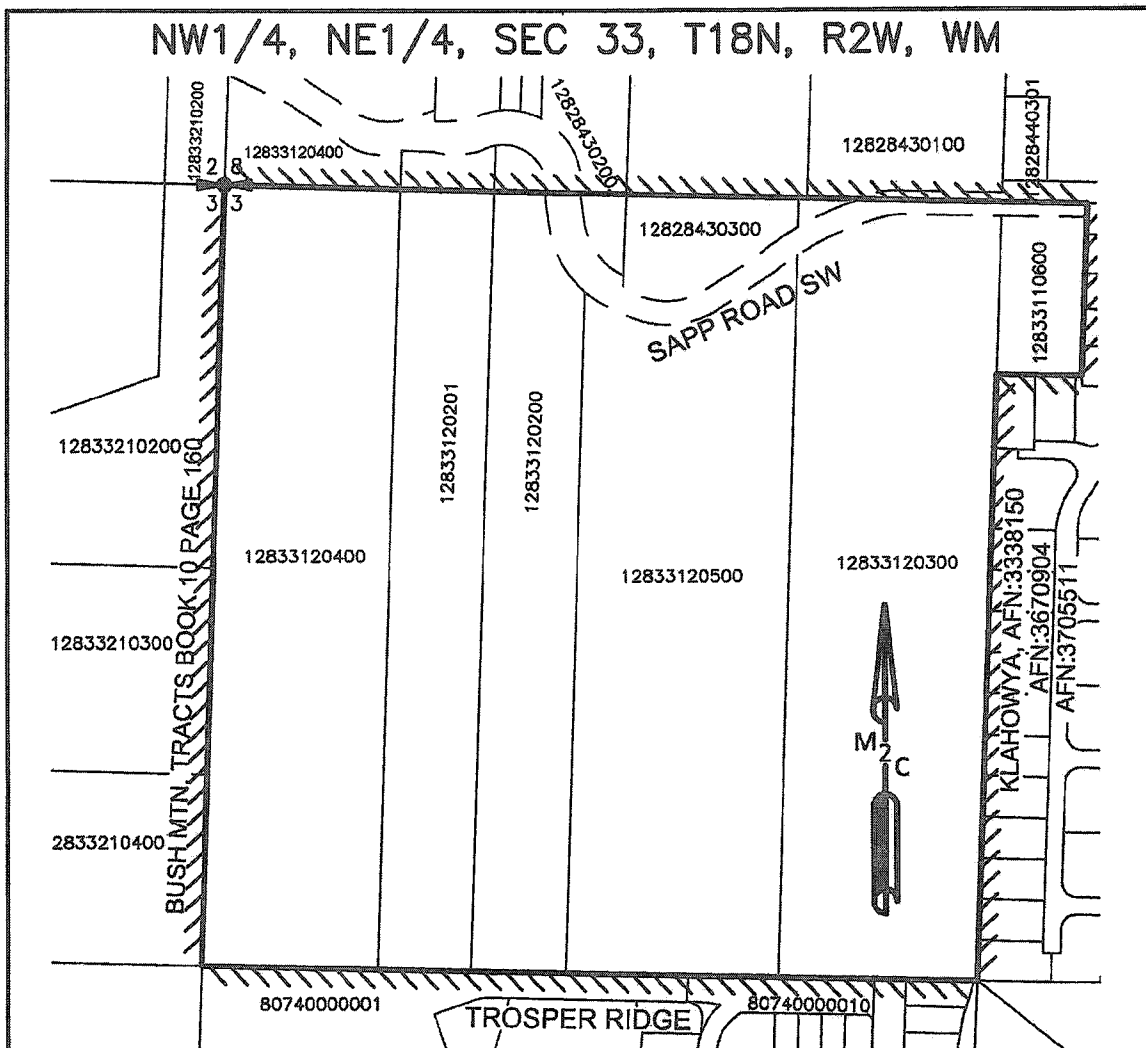
IN THURSTON COUNTY, WASHINGTON.

PREPARED BY:





Blair Prigge, PLS
MTN2COAST, LLC
04/23/2018



NW1/4, NE1/4, SEC 33, T18N, R2W, WM



LEGEND

-  EXISTING CITY OF TUMWATER LIMITS
-  BOUNDARY OF AREA BEING ANNEXED
-  PARCEL LINES
-  RIGHT-OF-WAY

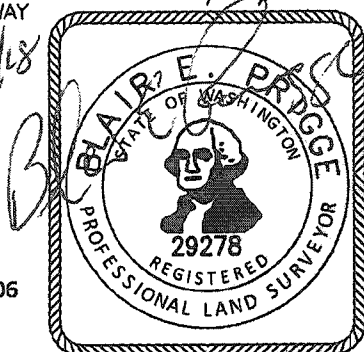


SCALE 1" = 300'

04/20/18

4/23/18

MTN & COAST, LLC
 PROFESSIONAL LAND SURVEYORS
 2320 MOTTMAND ROAD SW, STE 106
 TUMWATER, WA 98512
 360-688-1949



**CITY OF TUMWATER
 ANNEXATION
 SAPP ROAD
 ISLAND**

JOB NUMBER 18-703
 DATE 04/20/2018
 SCALE 1" = 300'

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
258811	0003668965	#3980 CITY OF TUMWATER NOTICE OF ANNE		\$116.12	1	24

Attention:

CITY OF TUMWATER
555 ISRAEL RD SW
OLYMPIA, WA 985016515

#3980

**CITY OF TUMWATER
NOTICE OF ANNEXATION**
NOTICE IS HEREBY GIVEN that on Tuesday, June 5, 2018, the Tumwater City Council will hold a public hearing regarding the annexation of 41 acres of property located in the 2400-2500 blocks of Sapp Rd SW to the City of Tumwater.
If you have any questions, please contact Senior Planner David Gintler at (360) 754-4180. Copies of the petition for annexation are available for review in the Community Development Department at Tumwater City Hall during regular business hours.
TUMWATER CITY COUNCIL
Melody Valliant, City Clerk
POSTED: May 25, 2018

Publish: May 25, 2018

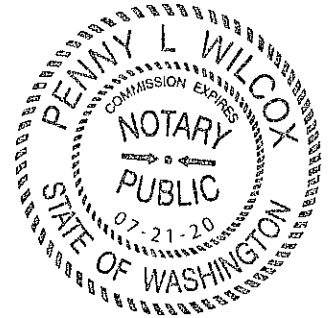
ELIZABETH BROWN, being duly sworn, deposes and says: That she is the Principal Clerk of The Olympian, a daily newspaper printed and published at Olympia, Thurston County, State of Washington, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Olympian in accordance with RCW 65.16.020 and RCW 63.16.040, as amended, for:

1 Insertions

Published On:
May 25, 2018

Elizabeth Brown
(Principal Clerk)

Subscribed and sworn on this 25th day of May in the year of 2018 before me, a Notary Public, personally appeared before me Elizabeth Brown known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.



Penny Wilcox
Notary Public in and for the state of Washington, residing at Olympia, Thurston County, Washington

Note: The above affidavit and fee is in compliance with RCW 63.16.030 and Sec. 3 Chapter 34, Laws of 1977



STEVEN J. DREW

Assessor

OFFICE OF THE ASSESSOR

Service, Integrity, Fairness,
Internationally Recognized for Excellence



DECLARATION OF PETITION SUFFICIENCY

I, Daniel Janiga, do hereby certify, pursuant to RCW 35A.01.040,

That petition for annexation to the City of Tumwater, Sapp Rd Island Annexation submitted to this Office by David Ginther, City of Tumwater on 5/4/2018 bears the names and purported signatures of persons who are owners or part-owners of parcels of real property lying within the proposed annexation area, collectively having an assessed value of not less than **sixty percent** in value according to the assessed valuation for general taxation of the property for which annexation is petitioned.

The undersigned cannot certify the authenticity of the signatures of such named owners, because authenticated signatures of such owners are not required to be kept in the records of Thurston County for such real property.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this 7th day of May, in Olympia, Washington.

Steven Drew
Assessor

by

Daniel Janiga
Senior Property Control Analyst Lead