

**TUMWATER CITY COUNCIL
MINUTES OF MEETING
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CONVENE: 7:01 p.m.

PRESENT: Mayor Pete Kmet, Councilmembers Joan Cathey, Betsy Spath, Ed Hildreth, Nicole Hill, Tom Oliva, and Neil McClanahan.

Staff: City Administrator John Doan, City Attorney Karen Kirkpatrick, Finance Director Jim Hendrickson, Community Development Director Michael Matlock, Public Works Director Jay Eaton, Police Chief John Stines, Planning Manager Tim Smith, Contract Planner Gary Cooper, and Recording Secretary Valerie Gow.

ADDITIONS TO THE AGENDA: There were no changes to the agenda.

SPECIAL ITEMS:

**SPECIAL REPORT:
AGING READINESS,
LIVABLE
COMMUNITIES:** Dennis Mahar, Executive Director, Lewis/Mason/Thurston Area Agency on Aging, thanked the Council for its work on behalf of the community. The Area Agency on Aging has been in existence since 1976 and was created under the Federal Older Americans Act and through an agreement by the three counties to sponsor and host the organization. The agency provides information and assistance to senior citizens through a strong family caregiver support program to help individuals who care for family members. The agency operates a volunteer ombudsman program with volunteers visiting nursing homes, adult family homes, and assisted living facilities to act as the eyes and ears of the community. The agency operates a care management program for individuals who live in their homes and need assistance with daily activities. The agency contracts with a number of other organizations for services, such as Senior Services for South Sound.

Of particular interest to the agency are the demographic shifts occurring within society. The agency's Council developed a message and program for presentation to civic groups, faith-based organizations, and local city councils to encourage everyone to become more aware of the demographic shift occurring in the nation. A majority of older individuals function very well and contribute to their community. They and their families are able to handle issues without assistance and are an asset to the community. However, aging of the community presents a real opportunity.

Mr. Mahar shared a four-minute video about our aging society.

Mr. Mahar reviewed some national facts. By 2015, the 50+ population will equal 45% of the entire population. From 2000 to

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2050, the U.S. population grew by 49% and the population over the age of 65 grew by 149% or 86 million people over the age of 65. The over 50 group owns approximately 65% of the aggregate net worth of all U.S. households. In 2000, individuals under the age of 30 had a median net worth of \$7,200 and those over 65 had a net worth of \$109,000. In 2005, the statistics indicate that 81% of the elderly own their own home while only 43% of those under the age of 35 own their own homes. Approximately 40% of the elderly have computers and 25% of those over 65 years of age use the internet on a regular basis. One-third of all internet users in the U.S. are over the age of 50. Approximately 78% of the elderly still own a car and 3% have three cars in the family. Individuals over the age of 100 number approximately 65,000 people across the country. By 2040, that number will increase to 580,000. In Thurston County with a much small population, the percentages are similar. The 2010 census suggests that the county has 33,000 residents over the age of 65 growing to almost 50,000 by 2020 and over 76,000 by 2040.

The statistics should trigger some questions about how the region will handle an aging population as family members, as businesses, as civic groups, as faith-based organizations, and as governments. Simple questions to consider are whether crosswalks offer sufficient time to clear the intersection, whether print signs are large enough to read, whether there are sufficient delivery services for those with immobility impairments, whether medical schools are altering curriculums to reflect new demographics, and whether there is consideration as to how to engage the thousands of people who have left talented careers and who have the capacity to give.

Another issue is whether it's possible to afford living longer. The nation focuses on the poverty level (\$10,800 for an individual) when the nation should be focusing on a security level. A group, "Wider Opportunities for Women," has contracted with the University of Massachusetts to review data from communities across the country. The group created an Elder Economic Security Initiative that considers what it will cost to live in Thurston County. The effort considers transportation, housing, healthcare costs, and food. The information provides a better understanding of what it will cost to survive in the community to provide an individual with a planning tool to achieve that goal. Poverty level is a terrible statistical measurement and the community should consider how to make all people who live in the community, economically secure.

Several years ago the state created a registry for those that had living wills because many older people were leaving their wills in the safety deposit box. The registry was unfunded last year and subsequently is no longer available. It's also important for families to use holiday

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seasons and other opportunities with families to talk about the “what ifs.” Most people shy away from those conversations; however, everyone has experiences when things go wrong and a family member has an event requiring the family to step in and try to contend with issues. That discomfort should be the motivation to talk with family about how to make sure things happen the right way.

Other questions the community should be asking are what organizations will do to attract younger members and learn from the skills of older ones, and how an aging community will impact transportation and safe roads and access to goods and services.

Prior to the 1950s, men outlived women. The leading cause of death of women for the first half of the last century was childbearing. As women had fewer children and more medical expertise improved, women began outliving men. In the 1950s, demographers could have forecasted that by leaving the workforce to care for children and not earning social security quarters it would likely lead to poverty by the mid-1960s and impacting older women. That did happen. However, it could have been possible in the 1950s to award women social security credits for caring for family and raising family as a way to ensure the economic viability of women in the future. The notion is connecting the desired policies with existing demographic realities.

Mr. Mahar said he’s a firm believer that there are two driving forces in a person’s life – demographics and finance. Demographics are who we are and what we want and financing is what the cost is and who is paying for it. Deciding on those four things makes life easier. However, they are challenging issues to resolve.

Mr. Mahar said his purpose is generating conversations by the Council and within the communities about what society will do with the fact that everyone is aging as a society and what that means in changes for everyone. As more people advance in age, dementia and Alzheimer’s often occur. Alzheimer’s was first diagnosed in 1908. As society ages, people are more likely to suffer from Alzheimer’s. If it was possible to stall the onset of Alzheimer’s by five years, half of all occurrences could be eliminated. Delaying its onset by 10 years would eliminate Alzheimer’s because people pass away before the onset of the disease. Individuals with Alzheimer’s will cost society 19 times more than a typical long-term care client.

It’s important to look at the challenges and the opportunities to determine how to take advantage of them. The important thing is to beginning that dialogue.

Mayor Kmet shared that he viewed Mr. Mahar’s presentation at a

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recent Transportation Policy Board meeting. The Board focuses on transportation and land use for the region. The presentation addressed the question of how to plan communities for the aging population in the future. It addresses the issue of how to encourage more housing on corridors that provide good transit service to avoid having to drive as people become older. With the City's recent efforts focused on Capitol Boulevard and the Brewery District, the information is timely and highlights the importance of the City, as a government agency, to consider future demographics when planning for the community.

Councilmember Cathey asked whether the organizations involved in aging are also involved in lobbying for women to receive equal pay for equal work. Much of the poverty of women in the U.S. can be attributed to not receiving equal pay. Working women who retire are affected because retirement pay is subsequently less. It appears that the work of the group in Thurston County could offer a good platform to address the issue of equal pay for equal work. Mr. Mahar said the group, Wider Opportunities for Women, is promoting the elder economic security initiative as well as looking at family wage issues and what's necessary to sustain families. Through that work, many are advocating for economic security. Councilmember Cathey commented that unless the group is considering equal pay for women, the issue of poverty in the nation will continue to be problematic. Mr. Mahar said he's not aware of any legislative efforts to tackle those issues today. However, those types of issues are on the backburner as the focus is on stabilizing the economy of the communities as a whole.

Councilmember McClanahan thanked and acknowledged Mr. Mahar for his work in supporting the community.

PUBLIC COMMENT: There were no public comments.

**CONSENT
CALENDAR:**

- a. Approval of Minutes: Regular Meeting, January 15, 2013; Special Meeting, January 8, 2013; Worksession, January 8, 2013; Worksession, January 22, 2013.
- b. Payment of Vouchers
- c. Resolution No. R2013-002, Surplus Property
- d. Homeland Security Region 3 Mutual Aid Contract Renewal
- e. City of Olympia Mark Noble Regional Training Center Use Agreement
- f. Wellhead Protection Plan Update – Service Provider Agreement
- g. 2010 Sanitary Sewer Rehabilitation Project – Settlement Agreement and Final Project Acceptance

MOTION: Councilmember Spath moved, seconded by Councilmember

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Hildreth, to approve the consent calendar, as published. Motion carried unanimously.

Mayor Kmet reviewed items approved on the consent calendar.

PUBLIC HEARINGS:

**PRINE ROAD
ANNEXATION:**

Contract Planner Cooper presented the proposal for annexation of several properties off Prine Road. He identified the annexation area the Council approved on November 20. The direct petition was initiated by Mr. Ray Aspiri, Managing Partner, for three business entities that own all parcels to be annexed. After submittal of the application, another property owner requested inclusion in the annexation. The owner is Prine Road LLC. The annexation includes eight parcels totaling 28 acres. The petition was forwarded to the Thurston County Assessor's Office to certify ownership of the properties and to ensure a minimum of 60% of assessed valuation in ownership supported the annexation. The Assessor certified the petition.

The next step is conducting a public hearing for the public to have an opportunity to comment on the annexation. A notice of the public hearing was published in *The Olympian* on January 22, 2013. Three signs were posted at three separate sites. Planner Cooper identified the locations of the posted sites. He noted that posting signs away from the annexation area often gives the impression to the public that an activity is occurring in an area that is not affected by the annexation.

To date, no comments have been received on the annexation. Additionally, a public meeting was also held at the Tumwater Fire Department when the petition was received by the City. All properties surrounding the annexation area received notification of the meeting. No one from the community attended the meeting.

If the Council approves the annexation, the resolution is then sent to the Thurston County Boundary Review Board to review the annexation. The Board has 45 days to receive public comments. If no comments are received after the end of that period, the annexation is considered approved. The Council's next step is approval of the annexation by adoption of an ordinance.

Councilmember Cathey referred to the fiscal note reference of \$5,000 and asked whether any analysis had been completed to address costs the City incurs through the provision of City services to the annexed area. Planner Cooper advised that no analysis was completed and he's unsure of any maintenance costs the City might incur. It's likely

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that any impact to the City in terms of cost would be minimal.

City Administrator Doan added that the proposal is a small annexation. Revenue to the City is from property tax of undeveloped property. At this time, impacts to the City's budget are minimal because the property is undeveloped. However, if development occurs, there would be a significant amount of revenue from property tax and potential sales tax dependent upon the use. That revenue along with utility tax is generally sufficient to pay City costs for services.

Mayor Kmet opened the public hearing at 7:42 p.m.

PUBLIC COMMENT: **Ray Aspiri, 808, SW Glen Landing, Vashon Island,** said he believes the annexation will be great long-term benefit to the City. He thanked staff for the assistance in guiding him through the annexation process. The process was seamless and staff handled the process professionally outlining all the necessary steps and processes. The annexation will benefit the City and makes sense economically.

Mayor Kmet closed the public hearing at 7:44 p.m.

MOTION: **Councilmember Hildreth moved, seconded by Councilmember Hill, to adopt Resolution No. 2013-001, establishing the Tumwater City Council's intention to annex certain contiguous property located adjacent to Prine Road to the City of Tumwater as described in Exhibit A, and as depicted in Exhibit B, of said Resolution. Motion carried unanimously.**

ORDINANCE NO. O2012-019, BREWERY INTERIM ZONING: Director Matlock distributed a copy of a letter from George Heidgerken the City received earlier in the day. Mr. Heidgerken expressed support for interim zoning of the brewery properties.

Director Matlock reported the Council adopted interim zoning for the brewery properties on January 8, 2013. The district is considered the Former Brewery Interim Zone district. Interim zoning is effective for one year providing the City some time and opportunity to develop a zoning proposal. The zoning is consistent with the Brewery Visioning Plan, Strategic Plan, and the Economic Development Plan adopted by the Council.

Interim zoning on the Knoll requires two uses or more of allowed uses, such as breweries, wineries, hotels, and restaurants. Allowed uses in the Valley include manufacturing, wholesaling, fabricating, and warehousing as long as it is in conjunction with one of the allowed uses. Allowed zoning on the Bluff is multi-family or attached single family.

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State law allows the Council to pass the zoning and conduct a public hearing within 60 days.

Councilmember Hill asked about the timeline for creating permanent zoning for the properties. Director Matlock said staff will propose permanent zoning within the year. Permanent zoning is included on the department's annual work program.

Mayor Kmet opened the public hearing at 7:49 p.m.

**PUBLIC
TESTIMONY:**

Troy Dana said he represents the owners of the Olympia Brewery facility. He thanked the City for their work on interim zoning. The reality of the current economy suggests the action is beneficial for the properties. He shared information on the potential for warehouse uses and suggested the zoning requiring warehousing activities as an ancillary function might be challenging in attracting near-term uses. The Port of Olympia has expressed some interest in using the warehouse for storage of sand over the next several years. If the Port could use the warehouse for storage, it would be an attractive catalyst and income opportunity to help the developer transition from no uses today to potential uses in the future.

Councilmember Oliva asked whether the delivery of sand would be by truck or train. Mr. Dana indicated the sand is from China and would be delivered by truck from the Port to the warehouse. Revenue from a potential lease could ease the developer's concerns about future investment in the property.

Michael Matthias, Brewery Project Manager, expressed support for the Council's action on interim zoning. The City has the authority to establish interim zoning within the timeframes and process as identified. One of the values of interim zoning is that the community visioning project identified the importance of uses not occurring on the site that are not consistent with the community's vision. Interim zoning allows the Council to identify those attributes or uses that are consistent with the community visioning as well as preventing those uses that are not. The City is considering the long-term in the redevelopment of the brewery site. The City has expended resources, commitment, and the goodwill of the community in this process. The Council has done an excellent job.

Mayor Kmet clarified that Mr. Dana indicated that the Valley uses were tied to the Knoll. However, interim zoning stipulates that stand-alone warehousing is not allowed in the Valley unless associated with manufacturing, assembling, or repairing uses. The goal is to tie the use to a manufacturing process rather than as a stand-alone

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warehouse for storage. Mr. Matthias affirmed that was his understanding as well. It's important to ensure that the uses for the Knoll as well as the Valley are compatible to provide for an integrated development pattern.

Mayor Kmet closed the public hearing at 7:58 p.m.

Councilmember Oliva asked about the possibility of not excluding certain interim uses that wouldn't necessarily adversely affect the eventual integrated development of the site that affords some opportunity to generate some revenue that could benefit the public.

City Administrator Doan suggested that if the Council is considering an amendment, the Council should discuss the amendment to enable staff to draft an ordinance based on the Council's direction.

Councilmember Cathey said she prefers not pursuing a discussion and would rather retain the ordinance as originally adopted.

City Attorney Kirkpatrick clarified the requested action by the Council. The Council can make a change based on testimony. If the Council determines no changes are necessary, no further action is required.

Councilmember McClanahan noted that the zoning is effective for only one year.

City Administrator Doan advised that the Council can also adopt permanent zoning at any time and does not need to wait the entire year.

Mayor Kmet commented on the importance of honoring the community visioning process. Trucking of sand to and from the warehouse was not the community's vision.

Councilmember Oliva suggested the Council shouldn't exclude interim uses that might benefit the public while the City considers permanent zoning.

Councilmember Hildreth agreed with the suggestion and engaging in a discussion.

Councilmember Spath expressed interest in learning more about the Port's proposal for sand storage. However, the Council has the flexibility of amending the interim zoning if the City receives a formal proposal. She supported no changes at this time.

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Councilmember Cathey acknowledged the importance of honoring the community's desire and vision for the property.

Mayor Kmet entered the letter from Mr. Heidgerken into the public hearing record.

The Council rendered no further action.

**COMMITTEE
REPORTS:**

**PUBLIC SAFETY:
*Ed Hildreth***

The next meeting is on February 12.

**GENERAL
GOVERNMENT:
*Judith Hoefling***

The next meeting is on February 6.

**PUBLIC WORKS:
*Neil McClanahan***

The committee discussed the Wellhead Protection Plan Update and recommended the City Council consider approval of the Service Provider Agreement. The next meeting is on Friday, February 8.

**BUDGET AND
FINANCE:
*Pete Kmet***

There was no meeting.

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

Tumwater University is now enrolling. For the second consecutive year, the City of Tumwater is offering Tumwater University, *Bringing Neighbors Together to Build Community*. The program provides an interactive informal classroom-style setting for participants to learn how their local government works, about its services, and a chance to contribute to City priorities. Classes will be held on two Monday evenings, February 25, and March 4, 2013, from 6:00 p.m. to 9:00 p.m. at Tumwater City Hall, 555 Israel Road SW, Tumwater, WA. The University-themed program, with a syllabus, curriculum, faculty, and classrooms, offers participants (students) a unique and fun learning opportunity. Each student receives a Tumwater University t-shirt and diploma at "graduation."

Course offerings include:

- Crime Prevention at Home
- How the City Pays for Things
- Neighborhood Traffic Control
- Brewery Neighborhood and Capitol Boulevard Plans
- Meet Our Neighbors-An Overview of JBLM, and more.

Citizens are encouraged to sign up by calling 360-754-4128.

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Mayor Kmet reported on his attendance of the opening of the Hawks Prairie Park and Ride Lot as well as a reopening of a local business, Champion Center, located above Inferno's Pizza at Old Towne Center.

**COUNCILMEMBER
REPORTS:**

NEIL MCCLANAHAN

Partners in Prevention (PIP) is hosting a Mardi Gras celebration at South Sound Manor on Saturday, February 9 from 5 p.m. to 10 p.m. The event will feature music, food, crafts, and activities. Councilmember McClanahan is the emcee for the event. Children are welcome and are free if 13 years of age and under. The event will feature a craft of creating Mardi Gras masks. The funds are used to help prevent youth homelessness.

TOM OLIVA:

The Thurston Regional Planning Council received a report on the upcoming fall Household Travel Survey. The survey tracks vehicles from beginning and ending points during a travel day. Motorists will be asked to complete travel surveys. The last survey was completed in 1998. More information will be published on TRPC's website. Councilmember Oliva said he encouraged TRPC to consider providing the data to other organizations in the community that might benefit from the data.

TRPC elected officers. Councilmember Oliva was elected as Secretary.

NICOLE HILL:

The Thurston County Economic Development Council (EDC) is hosting the Alliance Northwest Conference on March 14 at the Puyallup Fairgrounds on the EDC's WA Procurement Technical Assistance Center to help connect businesses with state and federal agencies who are procuring services and goods. Registration information is available at www.alliancennwconference.org.

ED HILDRETH:

Councilmember Hildreth reported on new changes in the region's recycling program impacting Thurston County residents. The composting company is not accepting some paper products, which is creating some concerns. The county has sent a letter requesting further study prior to implementing any changes.

Councilmember Hildreth reported on his upcoming meeting with *The Olympian* editorial board on behalf of the Solid Waste Advisory Committee.

Intercity Transit recently held its grand opening of the new Hawks Prairie Park and Ride Lot. The lot includes 350 parking spaces. It's estimated the facility will remove 155,000 vehicle trips during the

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first year of operation. No bus service is available to the site at this time. Intercity Transit has applied for a grant to provide bus service.

TCOMM is informing citizens about an important safety issue concerning location identity from a cell phone call. At this time, TCOMM can locate a cell phone caller within a 600-foot radius of the person's location. It's important for cell phone callers to remain on the line and provide proper location details.

BETSY SPATH:

The next meeting of the Emergency Medical Services Council is February 20. The Human Services Review Council is working on the consolidation of the different organizations. A joint meeting is planned with the HOME Consortium to discuss details of the consolidation.

JOAN CATHEY:

Councilmember Cathey asked about City representation to the Thurston County Family Justice Center. Mayor Kmet advised that the organization is not an interjurisdictional organization. Councilmember McClanahan provided additional clarification on the organization, which utilizes space in the lower level of the Family Support Center.

ADJOURNMENT:

With there being no further business, Mayor Kmet adjourned the meeting at 8:24 p.m.

Prepared by Valerie L. Gow, Recording Secretary/President
Puget Sound Meeting Services, psmsoly@earthlink.net