



APPROVED 4-8-20

MINUTES  
City of Tacoma  
Public Utility Board Meeting  
March 11, 2020  
6:30 p.m.

Vice-Chair Flint called the Public Utility Board meeting to order at 6:30 p.m. in the auditorium at Tacoma Public Utilities.

**Present:** Bryan Flint, Christine Cooley, Carlos Watson, Mark Patterson

**Excused:** Karen Larkin

The meeting was quorate.

**Minutes of the Previous Meetings**

Mr. Patterson moved that the minutes of the previous meetings be adopted; seconded by Ms. Cooley. Voice vote was taken and carried. The minutes were declared adopted.

**Recognitions**

There were no recognitions.

**Public comment**

Kit Burns spoke in opposition to the Advanced Meter Project and the Click! lease agreement.

**Regular Agenda**

- D-1 Resolution U-11147– Award contracts and approve purchases:
1. Award contract to Schnabel Engineering, LLC for engineering services for the Cowlitz Barrier Dam structural apron repairs, new spillway weir profile, evaluation of fish collection, and permitting (\$1,679,500, plus applicable taxes) [Tim Nordstrom, Power Engineer];
  2. Award four-year contract to Thyssen Krupp Elevator Corporation for the upgrade of nine elevators and maintenance of fourteen elevators (\$4,214,510, plus applicable taxes) [Jay Madden, Power Supervisor];
  3. Award contract to Reed Trucking for the replacement of acquired asbestos cement water mains along 50<sup>th</sup> Ave East, from 131<sup>st</sup> Street East to 152<sup>nd</sup> Street East, in Pierce County (\$1,353,231.75, plus applicable taxes) [Troy Saghafi, Professional Engineer].

Mr. Patterson moved to adopt the resolution; seconded by Ms. Cooley.

In response to a Board request for additional background on item number one, Tim Nordstrom, Power Engineer, provided a description of the issues this contract will resolve. The free falling water from the dam is stirring up rocks and causing the concrete apron to erode. A new spillway profile will eliminate the root cause of this erosion in the future. The evaluation of fish collection has two purposes; one is to act as a barrier to guide fish to the fish collection facility and a barrier so that the fish don't migrate upstream. Lastly, the permitting for this project is significant.

In response to a Board request for additional background on item number two, Terry Ryan, Assistant Power Section Manager, shared that some elevators on the TPU campus are not in service and they are at the end of their useful life. An elevator study was conducted by a consultant. All were found to have antiquated equipment or needed service for ADA compliance or other motor upgrades. The renovation is spread out over a four-year period because of the expense and parts availability. The work will start in about one year as design and parts procurement have to be completed first.

Voice vote was taken and carried. The resolution was declared adopted.

D-2 Resolution U-11148 – Approve an additional three positions in support of the Advanced Meter Infrastructure Project which was established as a special project of limited duration by Resolution U-11055, which approved a total of 26 positions. [Andre Pedferri, Advanced Meter Program Manager].

Mr. Patterson moved to adopt the resolution; seconded by Ms. Cooley.

Andre Pedferri, Advanced Meter Program Manager, summarized the resolution. On January 9, 2019, the Board adopted Resolution U-11055 establishing the Advanced Metering Infrastructure (AMI) project. The AMI project will replace all non-communicating power and water meters with advanced two-way communicating meters. As a transformative initiative, the AMI program has and continues to require a significant effort across TPU to implement the new processes, applications, technologies, and integrations needed to fully enable the functions and features. To meet the anticipated needs, 26 special project of limited duration positions were previously approved; this was comprised of the transfer of 10 temporary positions to the project and hiring 16 new special project employees. After an extensive review of resource planning and in order to best meet fast-paced schedule demands, staff recommends the addition of three new special project employees, bringing the AMI related project positions to 29. These include two management analysts and one water utility worker. In response to a Board request for further clarification, Mr. Pedferri added that due to the complexity of the project and resource demand of meter deployment, the recommended course of action is to put emphasis on project coordination, administration, and customer-facing liaisons to make sure to mitigate customer issues throughout mass deployment. Board Member Flint commented that the cost of the project is something the Board has paid attention to and that the benefit far outweighs the cost. The current meters need to be replaced and the Board receives frequent briefings on cost mitigations. One of the biggest costs is purchasing the meters and that cost has been locked down through contracting, so there won't be cost escalations there.

Voice vote was taken and carried. The resolution was declared adopted.

## **F. Unfinished Business**

F-1 Resolution U-11144 – Adopt a surplus real property disposition policy to provide direction for the disposition of TPU real property; to better align with the Council’s approved policy for the sale/disposition of city-owned General Government Real Property; and enact affordable housing transfer rules consistent with RCW 39.33.015. [Dylan Harrison, Sr. Real Estate Officer]

Mr. Patterson moved to adopt the resolution; seconded by Ms. Cooley.

Dylan Harrison, Sr. Real Estate Officer, summarized the resolution. On September 12, 1990, the Board adopted Resolution U-8459 approving various policies, which directed the department to continue to manage surplus property in a manner that is determined to be in the department’s best interest. On November 6, 1991, the Board adopted Resolution U-8640 to create additional guidelines regarding disposal of property, including compliance with code, charter, and state law, assuring equal opportunity and establishing limited disposition procedures. On June 7, 2018, Washington House Bill 2382 went into effect authorizing public agencies to transfer real property for no cost for affordable housing. The bill was codified as RCW 39.33.015 and was contingent upon the governing body or legislative authority of a municipally or political subdivision enacting rules to regulate the disposition. Subsequent to the bill’s adoption, the City/TPU received various inquiries regarding plans for implementing rules for disposition of property for affordable housing. Further, Real Property Services (RPS) and other stakeholders began reviewing options to update the almost 30-year old surplus disposition policy and to implement said affordable housing rules. On September 17, 2019, the Council adopted a revised disposition policy with the primary purpose of placing the highest priority on dispositions which increase affordable housing. The policy gave the Puyallup Tribe of Indians first right of refusal to any general government property within their historical boundaries existing prior to the Medicine Creek Treaty. At the October 9, 2019 Board study session, staff presented a surplus real property disposition policy to support: Assigning priority to affordable housing on all in-city properties zoned for housing; Affordable housing options for other jurisdictions if in compliance with the RCW; Providing advanced notice to Tribal partners and other land use authorities; and Continued public use when offers are comparable. The draft policy was revised to incorporate this support and RPS now recommends the adoption to provide direction for the disposition of TPU real property; better align with Council-approved policy for the sale/disposition of city-owned property; and enact affordable housing transfer rules consistent with RCW 39.33.015.

Mr. Flint made positive remarks on this resolution as it provides for public good and prioritizes affordable housing. Mr. Flint also expressed appreciation for collaboration and coordination with the General Government to serve the public.

Voice vote was taken and carried. The resolution was declared adopted.

## **H. Reports of the Director**

The day’s earlier study session presentations were summarized: Renewable fuels; Board policy review; Stakeholder engagement; Covid-19 Update.

Mr. Flint provided all TPU contact information and provided an overview of where payment kiosks are located in case any customer needs to reach out during the Covid-19 situation. Director Flowers added that TPU is continuing its work on continuity of

operations planning and the safety and wellbeing of employees and customers. Staff is working on maintaining excellent service and reliability and that the drinking water is safe. Director Flowers summarized how TPU has identified continuity personnel and that they are in place to continue operations. Work is being done to minimize exposure of employees and the public and to mitigate and minimize risk. TPU's emergency manager has been working in close coordination with General Government and all teams identified in the continuity of operations plan.

**I. Comments by the Board**

Ms. Cooley announced that the T-Town Event and Sustainability Expo have been postponed.

Mr. Flint encouraged the public to not panic over Covid-19 and to look to the Health Department for direction and information.

**J. Adjournment**

There being no further business or comments, the Public Utility Board was adjourned at 7:12 p.m. until Wednesday, March 25, 2020 for a study session is at 3:00 p.m. at Tacoma Public Utilities, followed by the regular meeting at 6:30 p.m. at Tacoma Public Utilities.

Approved:



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Karen Larkin, Chair



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Mark Patterson, Secretary