

Minutes
Joint Municipal Action Committee Meeting
October 12, 2012

PRESENT: Lauren Walker, Chair (Tacoma City Council)
Rick Talbert, Vice-Chair (Pierce County Council)
Aaron Pointer (Metropolitan Park Board)
Tim Reid (Metropolitan Park Board)
Karen Vialle (Tacoma School Board)
Clare Petrich (Port of Tacoma)
Don Meyer (Port of Tacoma)
Alisa O'Hanlon (City of Tacoma)
Nancy Davis (Metropolitan Park District)
Brynn Brady (Pierce County)
Minutes taken by City of Tacoma

CALL TO ORDER

Chair Lauren Walker called the meeting to order at 8:09 a.m.

INTRODUCTIONS

The attendees introduced themselves. Also in attendance were Curtis Hancock, Metro Parks Tacoma; Scott Hooton, Port of Tacoma; Mark Williams, Pierce County; and John Larson, Tacoma Weekly.

ADOPTION OF AGENDA

Motion was moved by Don Meyer and seconded by Vice-Chair Rick Talbert for approval of the agenda with the following change: Foss/Hylebos Waterway Recontamination and the addition of the Point Defiance Pagoda Update. The chair declared the motion passed.

APPROVAL OF MINUTES

Motion was moved by Clare Petrich and seconded by Tim Reid for approval of the minutes of September 14, 2012 as published. The chair declared the motion passed.

FOSS/HYLEBOS WATERWAY RECONTAMINATION

Scott Hooton reported that the Port is not involved in the cleanup of the Foss waterway; however, he works with a consultant involved with the Foss and understands it has been re-contaminated.

The Hylebos waterway is a Superfund site and is divided into two segments the mouth and the head. The mouth was dredged in 2003 and the head was dredged in 2004 and 2006. Altogether approximately 800,000 cubic yards of sediment was dredged out of the waterway. The remediation construction reports were recently submitted to the EPA. The next step was to re-sample the waterway to verify the effectiveness of the cleanup. In the head, with the exception of one contaminant, the results showed it was a

very effective cleanup. Unfortunately, the results showed the re-contamination in the waterway of PCBs at levels approaching the cleanup criteria under the EPA consent decree. The challenge is to find out where those PCBs originated so that source can be stopped.

The cost to clean up the head was \$40 million dollars and an equivalent amount to clean up the mouth. Chair Walker asked if this was the 2012 or 2003 cleanup. Mr. Hooton replied that the construction happened in 2003 so from the very beginning the process was from the year 2000 to the present. The total bill for the waterways is over \$80 million dollars.

Chair Walker asked when was it discovered that there was re-contamination and what was the best guess as to where the PCBs were coming from. Mr. Hooton replied that the dredging was completed in 2006. Earlier this year there was re-sampling of the sediments in one portion of the waterway and that is when it was learned that a portion of the waterway was re-contaminated with PCBs. That re-contamination is also occurring in the Thea Foss at comparable levels although not quite as high. It is not known for sure where they are coming from. There may be other sources along the waterway that have contributed to the findings.

Chair Walker asked about the levels of the PCBs. Mr. Hooton replied that they are four times as high compared to the levels tested immediately after the dredging and in some cases exceed the clean up criteria established by EPA. There are two data points that make a line and it is unsure what EPA may require. It may depend on the ability to find and stop that source of contamination and how those levels change over time.

Tim Reid stated that he had read an article indicating that the contamination was from a sole source and asked if it was a sole source or a combination of things. Mr. Hooton replied that it was unknown where it is coming from. Aaron Pointer asked if the original dredging identified a source. Mr. Hooton replied that there were a number of PCB sources known prior to the dredging. Some were associated with shipbuilding and ship breaking and some associated with general metals.

Karen Vialle asked if the contamination in the Foss could be storm water runoff. Mr. Hooton replied that it may be from a variety of sources with storm water a part of it.

Tim Reid asked if there were provisions to deal with re-contamination on a Superfund site. Mr. Hooton replied that the EPA site manager indicated that the parties listed on the consent decrees own the success or the failure of the revenue. When other potential sources are identified, meetings with EPA would be held to develop an approach so those folks who own the sources of contamination fix those sources. Don Meyer stated that there is very little that speaks to that issue. Most likely, those who cleaned up the waterway will have to keep it clean. Also, hundreds of millions of dollars have been spent on all the waterways, both private as well as public money. Mr. Reid asked how much is going to fall back on the City and the taxpayers. Mr. Meyer replied that it was unknown until they know the results of what is happening. There is the re-contamination issue of storm water and that it is a major issue for everyone. There is some experimentation and some good success, i.e. the rain gardens. Mr. Reid stated that there is the same issue at Wapato Park and the City is working on a way to mitigate the contamination that goes into Wapato Lake from storm water.

Clare Petrich asked about the problems on the Foss. Mr. Hooton replied that both the Hylebos and the Thea Foss are close to the cleanup criteria and may exceed it.

Vice-Chair Talbert reported that the County is dealing with similar storm water and surface water related issues and projects. Ms. Vialle stated that both of the new

schools have pervious concrete and cisterns and asked if the building codes had pervious surface areas included. Vice-Chair Talbert replied that the building codes are addressing that.

Mr. Reid asked Mr. Hooton about how long it would be before there was any idea on the source and resolution. Mr. Hooton replied that the earlier the better. The longer the re-contamination continues the more expensive the solution becomes. The next step is collecting data from the mouth of the waterway, which may be collected early next year. Mr. Reid asked if it would be by March. Mr. Hooton replied that it would be early next year and the plan development would begin early next summer. It was noted this item will be added as a future agenda item.

POINT DEFIANCE PAGODA UPDATE

Curtis Hancock, Metro Parks Tacoma, presented information on the updating of the Pagoda. Built in 1914 it originally was a street car station. Since the 1970's it has been used for weddings and events. The fire in April 2011 started in the basement and went up through the wall and burned through the roof on the south end of the building. There was smoke devastation throughout the entire building. Also, when the repair process began it was discovered that a lot of the wood beams, tresses, and decorative pieces were damaged by smoke and fire or had rotted. All the tiles were taken off the roof, packaged up and stored in the basement. The walls were three bricks wide and needed to be drilled and reinforced with rebar. The wiring and lighting will be updated. The trusses were reinforced and strengthened. The front wall needed to be dug out and waterproofed. The veranda needed new concrete, waterproofing and reinforced with new rebar. Under floor heating has been added.

All the wood, tiles and materials that could be salvaged will be reused and repurposed. There were 7,000 original tiles that were washed and repainted. The copper gutters and flashing will be reused. The kitchen will be enlarged and improved. The wall in the great room will be made for projection. The downstairs area will be reconfigured, updated and improved.

Another change is no parking in the front of the building. For historical purposes, there will be tracks like the trolley used to use. The plaza will be recreated and landscaped using colored concrete. The parking will be more on the end or side of the building. There will be parking in Lot B by the ferry and along the road out the ferry lane. Chair Walker asked if there were accessible parking spaces. Mr. Hancock indicated that there were two by the building as well as others. Part of the reason for the change in parking is eventually, the waterfront walking trail will be coming up crossing a bridge over ferry road by Lot B. This becomes part of the waterfront where you can walk across a pedestrian bridge to the Zoo.

Vice-Chair Talbert asked about the final insurance coverage. Mr. Hancock replied that the cost will be up to \$7 million dollars on the renovation. There is \$1.8 million of park district funds and the rest is insurance. There was discussion on how well built the Pagoda had been. Aaron Pointer asked if the original building had up-to-date fire suppression. Mr. Hancock replied no but now it has fire sprinklers and smoke alarms.

Clare Petrich asked if there was a link with Japan that a Japanese Pagoda be built. Mr. Hancock replied that the Pagoda came about because in 1911 a master plan was developed for the Park. Part of that called for the Japanese themed architecture.

DISCUSSION OF MUTUAL INTERESTS AND CONCERNS/FOR THE GOOD OF THE ORDER

Tim Reid reminded the members that on Saturday, October 20th at the Pagoda at 10:30 the Japanese Council General will be attending a ceremony. Nancy Davis also reminded members that a combination of events will take place on that day for Green Tacoma Day. There will be a gift of cherry trees from the Japanese Council. A proclamation will be read and there will be a bus tour from Pt. Defiance to Titlow Park.

Karen Vialle reported that the school board approved a \$500 million bond issue that will be going out in February, 2013 for fourteen school constructions and renovations.

Tim Reid handed out information about the pool analysis and asked the members to come back with any questions. Chair Walker reported that there have been discussions between the City and Metro Parks regarding the operations agreement.

Chair Walker will not be in attendance at the November 9th JMAC meeting.

Clare Petrich advised that she had attended a meeting convened by the Chamber of Commerce and the seaport talking with manufacturing companies in Tacoma. The question was asked how does Tacoma train people going into the trades. Karen Vialle suggested she contact John Page who could give her an overview of various programs. Chair Walker reported that there have been collaborations with Bates, TCC, and the four year universities. It was noted that this item will be added as a future agenda item.

SETTING NEXT MEETING AGENDA

- Innovation in Schools (Tacoma School District)
- People's Pool Questions (Metro Parks Tacoma)

Future Agenda Items

Manufacturing Skills/Training in Tacoma Overview (Tacoma School District, December)
Legislative Priorities – McCleary Decision
Capital Projects
Affordable Housing Policies (Anders Ibsen)
Six Year Transportation Program (Anders Ibsen, COT)
Shoreline Management Plan Update (Brynn Brady)
Foss/Hylebos Recontamination (Port of Tacoma, Spring 2013)
Potential Collaboration on TV Broadcast Access
Brainstorm Future JMAC Meeting Topics
Use of City Facilities for School Board Meetings

NEXT MEETING

The next meeting will be held on Friday, November 9, 2012 at 8:00 a.m. in Conference Room 248. Quarterly meeting with the CEOs.

ADJOURNMENT

The meeting adjourned at 9:09 a.m.

Note: Minutes for November to be taken by City of Tacoma.