

MINUTES OF THE REGULAR COMMISSION MEETING OF MAY 26, 2026
OF
PUBLIC UTILITY DISTRICT NO. 1
OF
THURSTON COUNTY, WASHINGTON

The second regular meeting for May 2026 of the Commissioners of Public Utility District No. 1 of Thurston County was called to order on May 26, 2026. The meeting commenced at 5:00 p.m. Commissioners Jim Campbell, Russell E. Olsen, and Chris Stearns were present for the hybrid meeting hosted via Zoom video conferencing and in-person at District Headquarters, located at 1230 Ruddell Road SE, Lacey, Washington 98503. District staff present at the meeting include:

- John Weidenfeller, General Manager (GM)
- Kim Gubbe, Director of Planning and Compliance (DPC)
- TaSeana Tartt, Finance Director (FD)
- David Gruver, Director of Field Operations (DFO)
- Kurin Miller, Administrative Services Coordinator (ASC) and Clerk to the Board
- Kalelia Gipson, Customer Service Representative and Associate Clerk to the Board
- Joseph A. Rehberger, Chief Legal Counsel

Call to Order:

Commissioner Olsen called the regular meeting to order at 5:00 p.m. The Pledge of Allegiance was recited.

Approval of Agenda:

Commissioner Stearns made a motion to approve the agenda as presented: Commissioner Campbell seconded the motion; the motion passed with all in favor.

Consent Calendar:

Approval of Minutes: May 12, 2026

Prequalification of Contractors: None

Correspondence: None

Voucher Approval:

- 1) Accounts Payables: May 13, 2026, May 20, 2026
- 2) Payroll: May 20, 2026

Other:

- 1) Reminder: Employee Fund Picnic at Woodland Creek Park (Lacey), June 13, 2026
- 2) Reminder: Department of Retirement Systems Presentation, All Staff Meeting, June 25, 2026
- 3) Reminder: July Association Meetings (Okanogan), July 15-17, 2026
- 4) Resolution 26-27, Commissioners Strategic Plan 2026 Update (Moved to Action/Approval Items)

Approval of Consent Calendar:

Commissioner Stearns made a motion to move Resolution 26-27 to Action/Approval Items later in the meeting: Commissioner Campbell seconded the motion; the motion passed with all in favor.

Commissioner Stearns made a motion to approve the Consent Calendar as amended: Commissioner Campbell seconded the motion; the motion passed with all in favor.

Public Comments:

Two members of the public were present for the meeting in person; one member of the public was present for the meeting virtually. No members of the public provided public comment.

Information or Discussion of Operations/Policy Issues:

Discussion – 2027 Budget Priorities

FD Tartt presented the priorities for the 2027 Budget. Commissioner Stearns asked for clarification on the priority to analyze District building replacement values and adjust reserves if needed; Commissioners Campbell asked about the priority to invest in key staff needed to transition the District through planned retirements. FD Tartt and GM Weidenfeller addressed the Commissioners' questions.

1st Reading – Resolution 26-23, Policy on Acquisition of Water Systems Coming in Whole

GM Weidenfeller presented Resolution 26-23, adoption of which would update Resolution 13-25 and adopt a policy to require water systems acquired by the District to "come in whole," requiring new customers to pay for the improvements needed for their system in the next 25 years. Commissioner Stearns asked about development fees and how they relate to this proposed policy. GM Weidenfeller addressed the Commissioner's question.

1st Reading – Resolution 26-24, 2026 Conservation Program

DPC Gubbe introduced Resolution 26-24, adoption of which would allow District staff to offer four conservation-minded items and programs. Commissioner Campbell asked about the irrigation help line; DPC Gubbe addressed the Commissioner's question.

1st Reading – Resolution 26-25, Policies and Procedures Update

FD Tartt introduced Resolution 26-25, adoption of which would update four District policies and implement one new policy at the District. Commissioner Stearns asked if these updates bring the District into compliance with state law; FD Tartt and GM Weidenfeller addressed the Commissioner's question.

Action/Approval Item(s):

Resolution 26-27, Commissioner Strategic Plan 2026 Update

Commissioner Stearns reviewed the proposed Strategic Plan and noticed there was a rewrite of the section that states, "evaluate and pursue opportunities to acquire new systems in Thurston County where it is fiscally responsible to do so." The Commissioner asked about the relation of this statement to the new policy discussed earlier in the meeting. GM Weidenfeller addressed the Commissioner's question. Commissioner Stearns then spoke about a section in the Strategic Plan that addressed succession planning and cross training; he talked about the importance of providing cross training to maintain consistency when staff members go on leave.

Commissioner Stearns also spoke to his concern about operating in other counties without memorandums of understanding. Commissioner Olsen and Commissioner Campbell expressed their support for Commissioner Stearns to work with GM Weidenfeller to develop MOUs with elected officials and county staff. **Commissioner Stearns made a motion to adopt Resolution 26-27 as presented; Commissioner Campbell seconded the motion; the motion passed with all in favor.**

Resolution 26-08, 1st Amended 2026 Capital Budget

FD Tartt presented Resolution 26-08, adoption of which would incorporate several changes to the 2026 Capital Budget. Commissioner Stearns addressed the Tanglewilde-Thompson Place 600 mainline replacement project and asked if there are provisions to cover any issues that may arise from older

systems. GM Weidenfeller addressed the Commissioner's question. **Commissioner Campbell made a motion to adopt Resolution 26-08 as presented: Commissioner Stearns seconded the motion; the motion passed with all in favor.**

Resolution 26-22, Authorization to Surplus Equipment

FD Tartt presented Resolution 26-22, adoption of which would grant District staff the authority to surplus and dispose of District equipment. **Commissioner Campbell made a motion to adopt Resolution 26-22 as presented: Commissioner Stearns seconded the motion; the motion passed with all in favor.**

Presentations:

GM Weidenfeller provided an update on the potential acquisition of the Shadow Creek water system and other potential acquisitions. The GM also reported on the water rights analysis process for water system planning through the Washington State Department of Ecology, an ongoing rate design study, and funding for two current projects.

FD Tartt presented AGM Parker's written report; the FD did not have anything to add to the report.

DFO Gruver reported briefly on recent work performed by Field Operations staff members.

DPC Gubbe reported on several items, including bidding for PFAS remediation projects for a few District-owned water systems, bidding for Phase 2 of the Tanglewilde-Thompson Place 600 mainline replacement project, travel by District staff to inspect PFAS treatment vessels for the Tanglewilde-Thompson Place 600 water system, and an issue with the PFAS treatment media at the Lazy Acres 351 water system. Commissioner Stearns asked several questions about the new electromagnetic flow meter at the Keanland Park 761 water system; Commissioner Olsen asked about implementing watering schedules for water systems with higher usage. DPC Gubbe and GM Weidenfeller addressed the Commissioners' questions.

FD Tartt presented the finance report, and she provided a brief highlight regarding the District's revenue and expenses.

Commissioner Topics, Discussions, and Reports:

Commissioner Campbell recently attended the Thurston County Chamber Annual Meeting at St. Martin's University. The Commissioner briefly spoke about the topics discussed at that meeting.

Commissioner Stearns did not have anything to report.

Commissioner Olsen spoke about a meeting he attended with AGM Parker and Napoli Law, a law firm seeking to represent the District for PFAS collections. The Commissioner spoke about the firm's fee and sales pitch, and he also discussed his experience working on cleanup, the long-term strategy for collecting remediation and maintenance funding, and funding at the state level. Commissioner Olsen proposed to direct the District's lobbyist to assist in getting funding for the District's operations and maintenance costs related to PFAS contamination through the state's capital budget. Commissioner Stearns agreed with Commissioner Olsen's concerns regarding long-term costs, and he cautioned what a heavy lift it may be to secure funding.

Commissioner Olsen also proposed creating an opportunity and/or group to address contaminant issues, that would not fall under other organizations like WPUDA or WWUC. GM Weidenfeller spoke to the Board and asked if this was a direction the Board would like to move towards, since the current budget for expenses related to PFAS treatment approximately equates a two percent rate increase. Commissioner Olsen discussed mitigation and responsibility for ongoing costs, and he reiterated the need to plan and act sooner, especially if future District boards may not vote for increases related to contaminant operations and maintenance costs. Commissioner Olsen asked to add a discussion item to a future Commission meeting to further discuss funding for PFAS remediation and operations and maintenance costs. Commissioner Stearns added that certain state agencies have been clear about sticking with regulations created, even if federal regulations are eliminated or dismantled.

Commissioner Olsen made a request for an expedited meeting on June 9, 2026; he will be leaving at 6 p.m. for a personal matter.

At 5:52 p.m., Commissioner Olsen announced a break for eight minutes until 6:00 p.m. At 6:00 p.m., the regular meeting resumed.

Executive Session: At 6:00 p.m., Commissioner Olsen announced that the Board would enter into an Executive Session to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price, in accordance with the provisions of RCW 42.30.110 (1)(b), and to discuss with legal counsel representing the agency matters relating to litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency, in accordance with the provisions of RCW 42.30.110 (1)(i), for 10 minutes until 6:10 p.m. At 6:10 p.m., it was announced that the Executive Session would be extended for 10 more minutes until 6:20 p.m. At 6:20 p.m., the Executive Session ended, and the regular meeting resumed. The District's attorney was present for the Executive Session, but no final action was taken during the Executive Session.

Adjournment: Commissioner Campbell made a motion to adjourn the meeting; Commissioner Stearns seconded the motion; the motion passed with all in favor. The meeting adjourned at 6:20 p.m.

Assignments:

- 1) Forward to the Board for review a copy of the proposed agreement with Napoli Law Firm.
- 2) Schedule a discussion item at a future Commission meeting to discuss strategy for funding for PFAS contaminant remediation and ongoing operations and maintenance costs.

Russell E. Olsen
Russell E. Olsen (Jun 9, 2026 19:04:28 PDT)

Russell E. Olsen, Commissioner and President

Attest:

Christopher Stearns
Christopher Stearns (Jun 23, 2026 11:54:11 PDT)

Christopher Stearns, Commissioner and Secretary










Minutes 05262026

Final Audit Report

2026-06-23

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-  Document emailed to Russell E. Olsen (rolsen@thurstonpud.org) for signature
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