



Meeting Agenda

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501
Information: 360.753.8441

Tuesday, August 18, 2026

6:00 PM

**Council Chambers, Online and
Via Phone**

Study Session

Watch the meeting at www.olytv3.com or
<http://olympiawa.gov/council0818>

IMPORTANT If joining the meeting on a mobile device or tablet, you will be required to
download the Microsoft Teams app

1. ROLL CALL

2. BUSINESS ITEM

2.A [26-0632](#) Waste Resources Briefing and Discussion

3. EXECUTIVE SESSION

3.A [26-0635](#) Executive Session Pursuant to RCW 42.30.110(1)(g) - Personnel Matter
(City Manager's Performance Evaluation)

4. ADJOURNMENT

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City Council

Waste Resources Briefing and Discussion

Agenda Date: 8/18/2026
Agenda Item Number: 2.A
File Number: 26-0632

Type: study session **Version:** 1 **Status:** Study Session

Title

Waste Resources Briefing and Discussion

Recommended Action

Committee Recommendation:

The Finance Committee recommended forwarding the Carpenter Road Waste Resources Maintenance Facility topic to the full City Council for a briefing and discussion at a Study Session.

City Manager Recommendation:

Receive a briefing and discuss the Carpenter Road Waste Resources Maintenance Facility.

Report

Issue:

Whether to receive a briefing and discuss the Carpenter Road Waste Resources Maintenance Facility.

Staff Contact:

Mark Russell, P.E., Director, Public Works Department, 360.753.8762

Presenter(s):

Mark Russell, P.E., Public Works Director
Ron Jones, Waste Resources Director

Background and Analysis:

On March 16, 2026, staff briefed the Finance Committee regarding the Carpenter Road Waste Resources Maintenance Facility. The briefing included why the new facility is proposed, the total cost, estimated debt service, and potential customer rate implications. The Committee requested additional research on solid waste services and customer rates in comparable cities, with the findings to be presented to the full City Council at a Study Session.

On April 21, 2026, staff took the feedback received during the March 16, 2026 Finance Committee and presented an updated briefing to the City Council at a Study Session. The City Council requested staff return with additional information comparing moving forward with Carpenter Road versus exploring other options for waste collection.

In addition to summarizing past discussions, staff will share the following:

- What we have learned since April
- Experiences from other cities
- A multi-year rate forecast
- Pros and cons of municipal and private collection
- An estimated timeline for each option

Existing Facility

Waste Resources staff are currently housed in the Public Works Maintenance Center at 1401 Eastside Street SE. While the site has served the City for almost 50 years, there are several constraints and site conditions that will require significant resources to address:

- Public Works Operations and Maintenance staff have outgrown the space.
- The building is no longer operationally efficient.
- Major systems and buildings are deficient or at the end of their useful life.
- Steep slopes and wetlands limit the amount of usable site area.
- The building does not meet seismic requirements, which could impact the City's ability to deliver 24-hour service in the event of an earthquake.

Previous building condition assessments identified more than \$15 million in needed repairs and replacements across the campus, including environmental and stormwater improvements. A 2017 feasibility assessment by Opsis Architecture concluded that the most cost-effective approach would be to relocate Waste Resources operations to a new facility at the City-owned Carpenter Road site, then construct a new maintenance center at the existing Eastside Street site to support the remaining Public Works operations.

The Carpenter Road Site

Since 2017, significant progress has been made toward a new Waste Resources facility at the Carpenter Road site:

- KPFF Consulting Engineers was hired to complete 10% conceptual design and site preparation work.
- Land-use approval received from Thurston County.
- Former firing range demolished.
- Site remediation completed and approved by the Department of Ecology.
- Miles Sand and Gravel are currently removing rock material under agreement with the City to help provide rough grading of the site.
- Site expected to be shovel ready by the end of 2026.

Climate Analysis:

Incorporation of green technology, like solar energy, and meeting design standards that mitigate climate risks will be assessed during project design.

Equity Analysis:

The project could provide opportunities for disadvantaged businesses to participate during construction and could also provide local jobs.

Neighborhood/Community Interests (if known):

There have been no neighborhood/community interests identified yet at this early project phase related to the Carpenter Road site. Since the April Study Session, the City has received several communications from community members showing support for the Waste Resources Utility.

Financial Impact:

The preliminary cost estimate for the new Waste Resources Carpenter Road Facility is approximately \$40 million. Work completed to date for conceptual design and site preparation has cost approximately \$2.6 million. Funds spent to date have come from the Waste Resources Utility capital fund.

Options:

1. Receive a briefing and discuss the Carpenter Road Waste Resources Maintenance Facility.
2. Do not receive a briefing and discuss the Carpenter Road Waste Resources Maintenance Facility.
3. Receive the briefing at a later date.

Attachments:

None



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Executive Session Pursuant to RCW 42.30.110 (1)(g) - Personnel Matter (City Manager's Performance Evaluation)

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Executive Session Pursuant to RCW 42.30.110(1)(g) - Personnel Matter (City Manager's Performance Evaluation)