



APPROVED 10/14/26

MINUTES
City of Tacoma
Public Utility Board Meeting
September 23, 2026
6:30 p.m.

Chair Claus-McGahan called the Public Utility Board meeting to order at 6:30 p.m.

Present: Anita Gallagher; John O'Loughlin; William Bridges; Elly Claus-McGahan

Excused: Devin Hampton

Minutes of the Previous Meetings

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

Public Comment

Bill Baarsma, former Mayor and member of the Tacoma Historical Society, thanked TPU for its sponsorship of Tacoma's 150th anniversary celebration in November of 2025. Mr. Baarsma also invited Board Members and TPU staff to the 100th anniversary celebration of the activation of Tacoma Power's Cushman No. 1 Dam. The event will be held on November 14 at 6:00 at the Pythian Temple.

Regular Agenda

C-1 Resolution U-11626- A resolution to award certain contracts and approve certain purchases:

1. Award three-year contract to Toba Consulting LLC to provide program management and organizational change management services in support of Tacoma Power's intended 2028 implementation of Markets+, a day-ahead energy market that will be operated by the Southwest Power Pool (\$3,000,000, plus a \$600,000 contingency, plus applicable taxes) [Rick Applegate, Principal Data Analyst];
2. Increase and extend contract to ICF International (previously known as the Applied Energy Group) for the 2028-2029 conservation and demand response potential assessments (\$469,660, plus applicable taxes. Projected contract total \$819,660, plus applicable taxes. Contract extension through June 30, 2028) [Gemma O'Connor, Power Energy Programs Analyst];
3. Increase and extend contract to Spheros Environmental (formerly Four Peaks Environmental & Data Solutions) for continued fisheries professional services to inform the three-year fish collection efficiency evaluation at the Cowlitz Falls Dam North Shore collector (\$450,000, plus applicable taxes. Projected contract total \$1,350,000, plus applicable taxes. Contract extension through June 30, 2028) [Sean Luis, Natural Resources Principal Analyst];

4. Increase and extend contract to Absher Construction Co, for the full design of the TPU Administrative Complex Parking and Storage project, and early guaranteed maximum price of the new shops building addition, south access gate, enclosed parking, canopy covered parking, and covered storage (\$15,223,225, plus applicable taxes, plus a five percent contingency. Projected contract amount \$17,285,258, plus applicable taxes. Contract extension to through October 30, 2027) [Garth Nelson, Principal Engineering Project Mgr].

Ms. Gallagher moved to adopt the resolution; seconded by Mr. O'Loughlin.

In response to a Board request for additional information on item number one, Rick Applegate, Principal Data Analyst, shared that Tacoma Power is actively monitoring the stakeholder process, including the Bonneville Power Administration's position and there are no alterations to the Markets+ implementation timeline.

Voice vote taken and carried. The resolution was adopted.

- C-2 Resolution U-11627 – Declare surplus and authorize the no-cost transfer of three vacant Tacoma Water properties; Pierce County Assessor Tax Parcel Nos. 0319031019, 0319052079, and 0319053157, to Pierce County for the development of affordable housing

Ms. Gallagher moved to adopt the resolution; seconded by Mr. O'Loughlin.

Greg Muller, Real Property Supervisor, summarized the resolution. Tacoma Water requests the Board declare surplus and authorize the no-cost transfer of three vacant properties to Pierce County for the development of affordable housing. All three properties are in a suburban location in unincorporated Pierce County and are identified as: Pierce County Assessor Tax Parcel Nos. 0319031019, comprising approximately 0.97 acres of land, at 9512 East 17th Avenue; 0319052079, comprising approximately 1.037 acres of land, at 10240 18th Avenue South; and 0319053157, comprising approximately 0.679 acres of land, at 10737 Ainsworth Avenue South. Upon transfer, easements will be reserved to both Tacoma Water and Tacoma Power for all existing on-site water and power infrastructure. The properties were originally purchased in 2002 for a potential well site as part of the Southeast Tacoma Mutual water system acquisition. The well site was never built, and Tacoma Water determined there is no foreseeable need to retain the properties. The properties were identified as potential affordable housing that supports the City's initiative under RCW 39.33.015 and the only party that has expressed an interest in the properties was Pierce County. The cost to acquire the properties in 2002 is estimated to be \$17,551 and the current combined assessed value is now \$694,500.

There were no public comments on the declaration of surplus sale.

Voice vote taken and carried. The resolution was adopted.

D. Final Board Comments

There were no final comments by the Board.

E. Adjournment

There being no further business or comments, the Public Utility Board meeting was adjourned at 6:52 p.m. until Wednesday, October 14, 2026, for a 3:00 p.m. study session followed by a 6:30 p.m. regular meeting.

Approved:

A handwritten signature in black ink, appearing to read "Elly Claus-McGahan".

Elly Claus-McGahan, Chair

A handwritten signature in black ink, appearing to read "Devin Hampton".

Devin Hampton, Secretary