APPROVED 3/11/26

MINUTES
City of Tacoma
Public Utility Board Study Session
February 25, 2026
3:00 p.m.

Chair O'Loughlin called the Public Utility Board study session to order at 3:00 p.m. in the third-floor conference room (LT1) of the Public Utilities Administration Building.

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

Tacoma Water: New Warehouse Shops Facility Update

Carol Powers, Associate Professional Engineer, reviewed the scope, schedule, and project goals. The scope is to have a new seismically resilient warehouse and shops building. Project goals are to improve operations with appropriate spaces, better workflow and adjacencies, and to accommodate anticipated growth. Since the last study session update in March 2025, the floor plan has been finalized, HVAC system selected, and exterior finishes selected. Next steps include building permit submittal, building alteration permit, sub-contractor buyouts, and order long-lead items. Project guiding principles: resilient; people-focused; operationally efficient; environmentally responsible; best value; forward thinking; and minimally disruptive. An overview of the HVAC system was then summarized. Ms. Powers concluded the presentation with the project schedule. A contract amendment will be brought before the Board in March for consideration. Construction mobilization is scheduled for May 2026, groundbreaking in June 2026, and construction June 2026 through December 2027.

In response to follow-up Board inquiries, Ms. Powers shared that there will be trees in the parking lot; there is no plan for additional canopies in phase one; the master plan indicates that the canopies can be solar ready in the future; the building is not carbon neutral, but it could be net zero and the contractor is running numbers on that; the plan is to install enough solar to achieve maximum energy credits and look for grants or incentives to build out more solar; all lighting will be LED fixtures per the energy code. Stuart Vaughan, Water Division Mgr, then provided an overview of how operations will take place once the building is complete.

Tacoma Power: TPU Admin Complex Storage & Parking; South Service Center Storage

The information was presented by Terry Coggins, Facilities Manager, Garth Nelson, Engineering Project Manager, and Christine Lewis, Asst. Section Manager. As background, the purpose of this project is to replace aging buildings, consolidate operations, protect equipment and vehicles, improve traffic flow and safety, improve campus layout and efficiency, and allow for future growth and needs. For both the Administrative Complex storage and parking project and South Service Center project, the progress to date, site overview, and preliminary schedule were discussed. Final completion for the Administration Complex project is estimated for May 2028 and the South Service Center June 2029. The presentation concluded with an overview of project costs and budget impacts.

Strategy Update

KayLyne Newell, Strategy Manager, reviewed the following with the Board: Strategic plan one-pager, strategic plan flipbook, Board Guiding Principles one pager, and strategic crosswalk of the TPU strategy and Board Guiding Principles with Tacoma 2035.

Board/Director Comments/Updates

Chair O'Loughlin followed up on a previous conversation about a Board self-evaluation and 360 review process. Discussion ensued; for the time being, there will be no formal process.

Director Flowers shared that the system development charges for the General Government utilities passed at Tuesday's Council meeting.

Executive Session

At 5:07 p.m. Chair O'Loughlin moved to enter into an executive session for 75 minutes to discuss the performance of a public employee [RCW 42.30.110(1)(g)]; seconded by Board Member Claus-McGahan. Voice vote taken and carried.

Chair O'Loughlin announced that the Board would conduct no business after the executive session and moved that at the conclusion of the executive session, the Clerk of the Board is authorized to adjourn the meeting; seconded by Board Member Claus-McGahan. Voice vote taken and carried.

Engel Lee, Chief Deputy City Attorney, was present. The executive session was adjourned at 6:01 p.m.

Adjournment
The study session was adjourned at 6:01 p.m.

Approved:

John O'Loughlin, Chair

Anita Gallagher, Secretary