



**STUDY SESSION**  
**City Hall – 1104 Maple Street**  
**April 27, 2026 6:00 PM**

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below-

<https://sumnerwa-gov.zoom.us/j/85193750007>

Phone one-tap:

+12532158782,,85193750007# US (Tacoma)

+12532050468,,85193750007# US

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 253 205 0468 US

Webinar ID: 851 9375 0007

## **CALL TO ORDER**

Roll Call: Elfers, Evers, Hochstatter, Kenna, Malcolm, Reinke and Wilsey

## **REGULAR BUSINESS**

1. 2026 Water/Sewer Revenue Bond Update
2. YMCA Annual Update and 2013 Service Agreement Amendment
3. Battery Energy Storage Systems (BESS) Ordinance 2.0 - Joint Presentation

## **CITY ADMINISTRATOR REPORT**

## **AGENDA SETTING**

1. Council Meeting Agenda Calendar
2. Council, Committee and Commission Meeting Calendar

## **EXECUTIVE SESSION**

## **ADJOURNMENT**

*This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.*

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**SUBJECT:** 2026 Water/Sewer Revenue Bond Update

**CATEGORY:** Information Only

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. 2026 Water/Sewer Revenue Bond Update

**STAFF CONTACT:** Cassandra Raymond, Chief Financial Officer

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**SUMMARY BACKGROUND:**

On November 3, 2025, City Council approved Ordinance No. 2946 delegating authority for City staff representatives to finalize terms (within a specified set of parameters) and issue revenue bonds for the Wastewater Treatment Facility Biosolids Modernization Project. On April 2, 2026, staff, working with the underwriter and bond counsel, successfully priced and executed the bond sale on the bond market. The bond sale closed (proceeds deposited) on April 16, 2026. Staff will provide a report on the bond issue, including an overview of the rating process and results, market conditions, and results compared to the parameters set forth under Ordinance No. 2946.

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<p><b>COUNCIL COMMITTEE/STUDY SESSION:</b> City Council Study Session <b>MEETING/STUDY SESSION DATE:</b> 4/27/2026 <b>COMMITTEE RECOMMENDATION:</b> Informational only; no Council action required.</p>
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**STAFF RECOMMENDATIONS/MOTION:**

Informational only.

# 2026 Water Sewer Revenue Bonds WWTF Biosolids Modernization Project Ordinance No. 2946 Delegation Authority - UPDATE

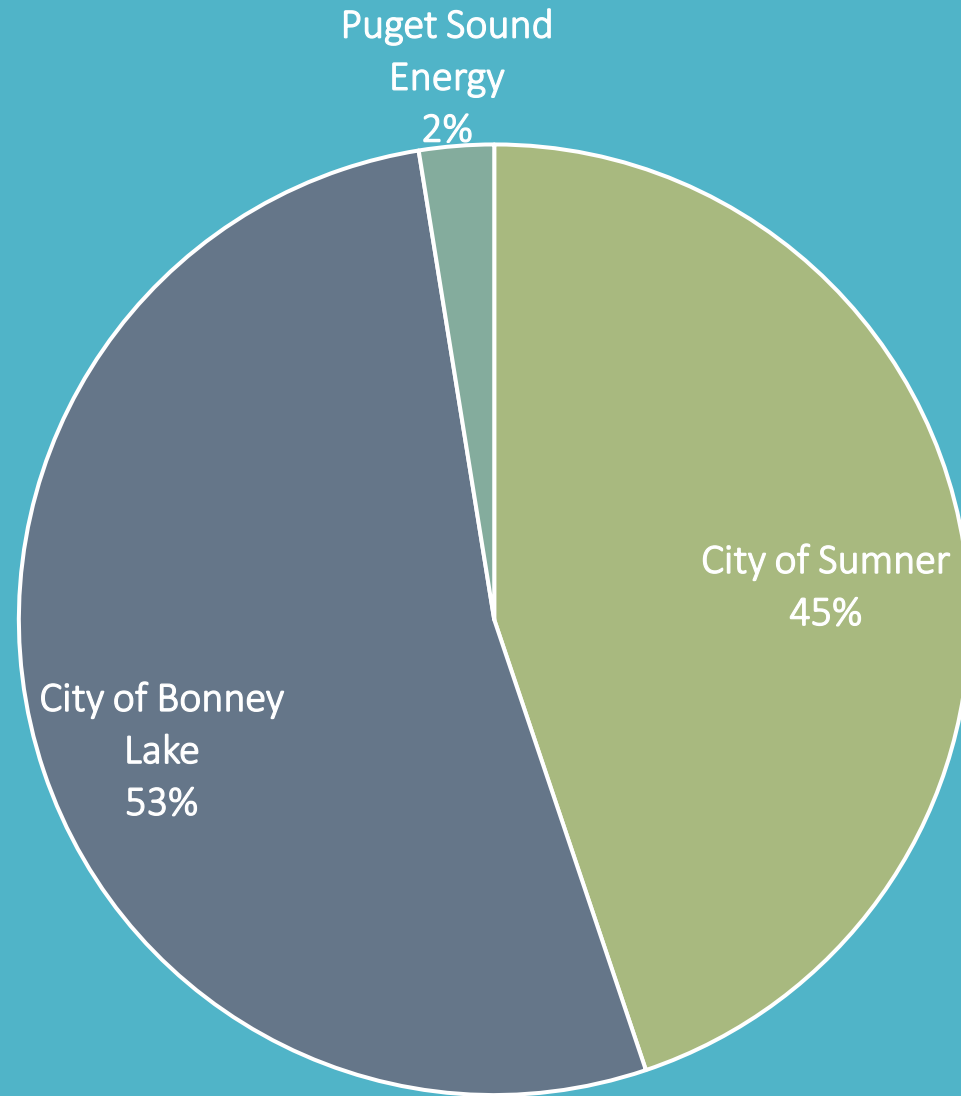
City Council

April 27, 2026



# Funding Matrix

Project Cost  
\$30,760,287



# Ordinance 2946

November 3, 2025

Provides for the issuance and sale of Water/Sewer Revenue Bonds in the aggregate principal amount not to exceed \$14,000,000 to provide funds to carry out the City's Wastewater Treatment Facility Biosolids Modernization Project...and delegating authority to approve the final terms of said bonds.

# Issuance Team

## Authorized Representatives

- Mayor, Carla Bowman
- City Administrator, Jason Wilson
- Deputy City Administrator, Jeff Steffens
- Chief Financial Officer, Kassandra Raymond

## City Ratings Team

- Authorized Representatives, +
- Public Works Director, Michael Kosa
- Deputy City Attorney/City Engineer, Alisa O'Haver-Ayala
- City Attorney, Andrea Marquez

## Underwriter

- DA Davidson

## Bond Counsel

- Foster Garvey, PC

## S&P Ratings Analysts

- Katelyn Kerley
- Chloe Weil

# Bond Rating

## 2026 Water/Sewer Revenue Bond AA

- Rating provided by Standard & Poors (S&P Global Ratings)
- Investment grade rating
- No bond insurance required
- 2025 Water/Sewer Revenue Bond (PWOF) AA

# Ordinance 2946

Term	Ordinance 2946	Issued
Maximum aggregate par	\$14,000,000	\$13,000,000
Final Maturity Date	No later than 20 years from issuance date	12/01/2045
Maximum coupon rate	6.00%	5.00%
Maximum true interest cost	6.00%	4.067%
Delegation Expiration	11/03/2026	04/16/2026
Closing Date	TBD	04/16/2026

# Issuance Details

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**Sources:**

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**Bond Proceeds:**

Par Amount	\$ 13,000,000.00
Premium	1,162,719.90
Less: Underwriter Discount	(81,250.00)

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**Total Sources** \$ 14,081,469.90

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**Uses:**

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<b>Wire #1 to Issuer via LGIP</b>	<b>\$14,000,296.90</b>
<b>Wire #2 to Bond Counsel</b>	<b>\$ 55,000.00</b>
<b>Wire #3 to S&amp;P</b>	<b>\$ 26,173.00</b>
<b>Total Uses</b>	<b>\$14,081,469.90</b>

# Next Steps



Biosolids Modernization Project  
under construction Spring 2025  
through Fall 2028



Regular reporting to Municipal  
Securities Rulemaking Board (MSRB)  
through EMMA (Electronic  
Municipal Market Access) website



Debt Service schedules updated in  
Utility Rate Model

# Questions?

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**SUBJECT:** YMCA Annual Update and 2013 Service Agreement Amendment

**CATEGORY:** Motion

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. City of Sumner 2026 presentation
2. 2026-YMCA-2013-2ndAmendment

**STAFF CONTACT:** Jason Wilson, City Administrator

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**SUMMARY BACKGROUND:**

Gordon Family YMCA Executive Director Jenna Lehman will be providing the Council with an annual update on activities at the YMCA as well as service provided to the community that are consistent with the 2013 services agreement.

Staff is proposing an amendment to the 2013 services agreement to expand the types of services provided by the YMCA. The expanded services are consistent with the type of services the city received from the 2019 services agreement, and benefit more members of our community.

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<p><b>COUNCIL COMMITTEE/STUDY SESSION:</b> <b>MEETING/STUDY SESSION DATE:</b> <b>COMMITTEE RECOMMENDATION:</b></p>
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**STAFF RECOMMENDATIONS/MOTION:**



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# GORDON YMCA UPDATE

April 27, 2026



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# MEMBERSHIP AND COMMUNITY

## Membership

	2025 average	2026 average
<b>Membership</b>		
Monthly average	20,782	21,100
<b>Visits</b>		
Monthly average	69,171	81,705
<b>Scholarships</b>		
Monthly average	\$41,620	\$41,716



## Our Community

City of Sumner	10,997
City of Bonney Lake	22,205

## Top Zip Codes

Members in 98390	2,535
Members in 98391	7,567
Members in 98092	1,574
Members in 98372	1,397

# MORE THAN A GYM

## Community Support

- Sumner Resident Quarterly Guest Pass
- Community Shower Program
- Lions House for Kids – Donations
- Host Camp Possible
- Sumner-Bonney Lake Community Toy Box
- 252 Youth in Foster Care received free Memberships at the Gordon Y
- Awards at SBLSD Art and Stem Fair

## Social Groups

- Knitting Group
- Coffee Chat
- Billiards
- Book Club
- The Gathering

### GORDON FAMILY YMCA

#### Social and Engagement Calendar | April

Explore a wide variety of social groups and activities that embody emotional and spiritual support, inspire creative and expressive group, and all things active living.



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			Hand Crafted Connections 11:00am	1 Billiards 8-10am 2 Coffee Chats 11:30am	3	4
5	6 Billiards 8-10am	7 Coffee Chats 11:30am	8 Hand Crafted Connections 11:00am	9 Billiards 8-10am 10 Coffee Chats 11:30am	11	11 Mingling of Minds 9:30am
12	13 Billiards 8-10am	14 Coffee Chats 11:30am	15 Hand Crafted Connections 11:00am	16 Billiards 8-10am 17 Coffee Chats 11:30am	18	18
19	20 Billiards 8-10am	21 Coffee Chats 11:30am	22 Hand Crafted Connections 11:00am	23	24	25
26	27 Billiards 8-10am	28 Coffee Chats 11:30am	29 Hand Crafted Connections 11:00am Book club 10:30am	30		





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FOR SOCIAL RESPONSIBILITY

# PROGRAMS AT THE Y

Included Classes	Spring 1 2026
Gymnastics and Toddler Gym	543
Arts – Visual and Dance	1,229
Youth Sports	503 (Soccer, Flag Football, Cheer)
Swim Lessons	1,976
Homeschool PE	143
Skills and Drills	335
Rock Wall	542
Group Exercise and Water Fitness	8,249

## Teen Late Nite

Serving Grades 6-12 | Fridays 5:30-9:30pm

- Average Per Week: 83
- Served in 2025: 2,310
- Served in 2026: 866
- Activities: Arts & Crafts, Basketball/Volleyball, Dungeons & Dragons Club, board games, rock wall, swimming, video games, Escape Room, Leadership/Self Reflection.
- New: Boxing with a Health Coach, quarterly dances, and Banned Book Club with Pierce County Library.

# COMING SOON

## **2026 Dance Recital** at BLHS Performing Arts Center | June 12-13

- 455 Dancers and 3 Shows

### **Summer Day Camp**

- 3-4 year olds
  - Half Day Camp
- 5-12 year olds
  - Full Week Camp
  - Mid Week Camp (Tuesday-Thursday)
- 13-15 year olds
  - Counselors in Training



## 2013 Agreement

- YMCA provides services valued in excess of City's \$5M donation.
- Original term 9/2015 - 9/2025, extended by two years due to Covid-19.

## 2019 Agreement

- YMCA provided services valued in excess of City's \$700k land donation.
- Original term 2019-2022, extended through 12/2024 due to Covid-19.



# SERVICES AGREEMENT

## ORIGINAL AGREEMENT

### Community Access

Quarterly passes available to all Sumner Residents  
Free Access during Extreme Heat Advisories  
2015-2022: 548  
2023: 235 people \*\*Extreme heat advisories  
2024-2025: 66 people  
2026: 65 people

### Teen Late Night

2015-2020: 8,595 youth served  
2023: 345 youth served  
2024: 2,264 youth served  
2025: 2,310 youth served  
2026 YTD: 866

### Financial Assistance

2023: 10.53%  
2024: 12.73%  
2025: 12.41%  
2026 YTD: 11.66%

### Program Financial Assistance

Available to all members and community members participating in programs that have additional fees

### Meeting Rooms - Available for use

Library Planning Groups, Sumner Rotary Leadership, Elementary PTA groups, East Pierce Fire and Rescue Leadership, AmaZing Landscape, Communities for Families Coalition

### Annual Swim Lessons

1,090 Sumner residents participated in swim lessons in 2023  
1,182 Sumner residents participated in swim lessons in 2024  
1,012 Sumner residents participated in swim lessons in 2025  
428 Sumner residents participated in swim lessons in 2026

### Non-Member, Non-Recurring Rental Rates

Rental rates remain available for all community members

### Day-Use Guest Fees

Day-use guest fees available.  
Adult: \$20 || Family: \$35 || Youth: \$10

### Parks and Recreation Program

Continued support of program

### Art Space

Dedicated and enhanced Art space. Kelly, our Arts Leads, serves on Arts Commission. Also serves as a judge in the School District Art Show.



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# REVISED SERVICES AGREEMENT TO ORIGINAL AGREEMENT

	2025	2026 YTD *4/15/26
3-Month Membership Vouchers Family & Seniors	\$130,336 240 Vouchers 649 families 34 Seniors	\$50,485 93 Vouchers 285 families 16 Seniors
Shower Program	\$3,198 246 people served	\$1,144 88 people served
Bill Heath Sports Complex	Total Revenue: \$11,000	Estimated Revenue 6/30/26: \$10,000
TOTAL	\$144,534	

- Services provided under 2019 agreement are more relevant to today's community needs/desires than those originally contemplated in 2013.



**PR DAY**  
GORDON FAMILY YMCA



# THANK YOU!



## SECOND AMENDMENT TO SERVICES AGREEMENT

This SECOND AMENDMENT TO SERVICES AGREEMENT (the “Amendment”) is made and entered into as of May \_\_\_\_, 2026, by and between THE CITY OF SUMNER, WASHINGTON, a Washington municipal corporation (the “City” or “Sumner”), and the YOUNG MEN’S CHRISTIAN ASSOCIATION OF PIERCE AND KITSAP COUNTIES, a Washington non-profit corporation (the “YMCA”). The City and YMCA are referred to in this Agreement individually as a “Party” and, collectively, as the “Parties.” Except as expressly provided herein, capitalized terms in this Amendment have the meanings specified in the 2013 Services Agreement, dated as of May 7, 2013 (“2013 Services Agreement”), and First Amendment dated August 15, 2022, attached hereto.

### RECITALS

- A. The Parties entered into the 2013 Services Agreement with a common goal to identify a location for development and operation of a YMCA community center within the City (“Facility”).
- B. In lieu of operating and maintaining its own community related center, the City provided the YMCA with a monetary contribution to the Facility and desired to contract with the YMCA to operate and maintain the Facility and to provide social services, recreational programming, and other services for residents of Sumner.
- C. In consideration of the monetary contribution from the City to the YMCA as more fully set forth in the 2013 Services Agreement, the YMCA is obligated to deliver the agreed services during the term of the 2013 Services Agreement.
- D. After execution of the Agreement, the YMCA experienced, and continues to experience, substantial impacts caused by the Covid-19 worldwide pandemic, which interfered with the YMCA’s ability to timely fulfil the services obligations outlined therein and caused the cost of the project to more than double due to hyperinflation. By no fault of the YMCA, many of the deadlines and services per the Agreement were not met.
- E. The Parties entered into a First Amendment to the 2013 Services Agreement on August 15, 2022.
- F. The YMCA has been providing services pursuant to the 2013 agreement; however, the scope and effectiveness have changed with time.
- G. The Parties desire to amend the terms of the 2013 Services Agreement to ensure that the City receives full and fair consideration for the prior monetary contribution as more particularly set forth herein.

## AGREEMENT

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sumner and the YMCA hereby agree as follows:

1. Article 1, Section 1.1 – Services shall be amended to include the additional provisions as follows:

1.1.12 *Family Membership Vouchers.* The YMCA will provide 320 three-month family membership vouchers between January 1, 2025 and the term expiration date including joining fees, for low income and refugee families. Such vouchers shall be distributed by the Sumner Bonney Lake School District Family Center based upon their low income guidelines and relationships with families and may also be distributed by the YMCA membership team based on need.

1.1.13 *Senior Membership Vouchers.* The YMCA will provide 185 Active Older Adult (55+ years old) membership vouchers between January 1, 2025 and the term expiration date including joining fees for low-income seniors. Such vouchers shall be distributed by the Sumner Bonney Lake School District Family Center and Sumner Senior Center. 50% of the vouchers will be distributed to low-income older adults following a sliding scale based on the Federal Poverty Guidelines. Vouchers may also be distributed by the YMCA based on extenuating circumstances, including extraordinary economic challenges i.e., medical expenses, death, layoffs etc.

1.1.14 *Shower Program.* The YMCA will provide shower services for unhoused community members on Monday – Friday from 6-8am. The YMCA will provide a towel and toiletries for each shower guest. The City agrees to collaborate in efforts to communicate and market this service to unhoused community members.

1.1.15 *Bill Heath Sports Complex Management.* The YMCA will schedule, the complex for use by the YMCA, Sumner Bonney Lake School District and outside organizations renting use of the field. Rental fees collected will be remitted to the City no less than quarterly.

2. Article 3, Section 3.1 – Term shall be amended as follows:

Term. The term of this Agreement (“Term”) shall expire on September 14, 2027 (the 12<sup>th</sup> anniversary date of commercial operations), unless earlier terminated pursuant to Section 3.2 of the 2013 Services Agreement, or upon full and complete provision of the value of services contemplated therein, whichever is later.

The Parties agree to meet in 2027 to discuss an ongoing partnership to provide same or similar services, as listed in Article 1, to the Sumner Community.

3. Full Force and Effect. Except as expressly amended and modified hereby, the 2013

Services Agreement is and shall remain in full force and effect, and the terms and provisions of the 2013 Services Agreement are hereby ratified and affirmed in their entirety.

4. Counterparts. This Amendment may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same agreement. This Amendment shall be deemed executed and delivered upon each party's delivery of executed signature pages, which signature pages may be delivered electronically or by facsimile with the same effect as delivery of the originals.

IN WITNESS WHEREOF, the parties hereto have examined and executed this Amendment as of the date first written above.

CITY:

City of Sumner, a Washington State  
municipal corporation

YMCA:

YOUNG MEN'S CHRISTIAN  
ASSOCIATION OF PIERCE AND  
KITSAP COUNTIES, a Washington  
nonprofit corporation

By: \_\_\_\_\_  
Name: Carla S. Bowman  
Title: Mayor

By: \_\_\_\_\_  
Name: Charlie Davis  
Title: CEO

Approved as to Form:

\_\_\_\_\_  
Andrea Marquez  
City Attorney

ATTEST:

\_\_\_\_\_  
Michelle Converse  
City Clerk

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**SUBJECT:** Battery Energy Storage Systems (BESS) Ordinance 2.0 - Joint Presentation

**CATEGORY:** Information Only

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. Battery Energy Storage Systems (BESS) 2.0- Joint presentation

**STAFF CONTACT:** Chrissanda Walker, Associate Planner

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**SUMMARY BACKGROUND:**

This is a joint agency presentation on the importance and value of Battery Energy Storage Systems (BESS) in supplementing the electric grid. The Council adopted Ordinance No. 2899 in November 2024 to regulate utility-scale BESS facilities that have the capacity to store a minimum of 200 Megawatts (MW) for the sole purpose of deploying stored energy onto the grid by Puget Sound Energy (PSE). In January 2025, at a Council study session, PSE shared how BESS is an important component of renewable energy, because it enables reliability on the electric grid and serves to provide back-up power. Staff will re-introduce the topic on BESS to provide background on BESS Ordinance 1.0 and give context for new Council members.

The intent of the presentation:

- Learn more about why BESS is important to the electrical grid from our partner PSE and how smaller scale BESS will be needed in the future;
  - Learn about the Energy Facility Siting Evaluation Council (EFSEC) and the state's review process;
  - Learn how East Pierce Fire and Rescue (EPFR) plans for and responds to BESS fires and role in project review;
  - Learn how staff will approach BESS Ordinance 2.0 and address community compatibility.
- 

**COUNCIL COMMITTEE/STUDY SESSION:** Council Study Session

**MEETING/STUDY SESSION DATE:** 4/27/2026

**COMMITTEE RECOMMENDATION:**

**STAFF RECOMMENDATIONS/MOTION:**

None at this time. This is for informational purposes only.

# Battery Energy Storage Systems (BESS)

## Joint Stakeholder Information Presentation

City Council Study Session – April 27, 2026

# Meeting Agenda & Introductions

- Puget Sound Energy: State clean energy goals
- Background information on BESS Ordinance 1.0 & project review
- East Pierce Fire & Rescue: Emergency planning & response
- Energy Facility Siting Evaluation Council: State review process
- Overview on BESS Ordinance 2.0 & Next Steps



# PSE's Clean Energy Transformation

Christine Nhan  
Anne Marshall  
April 27<sup>th</sup>, 2026

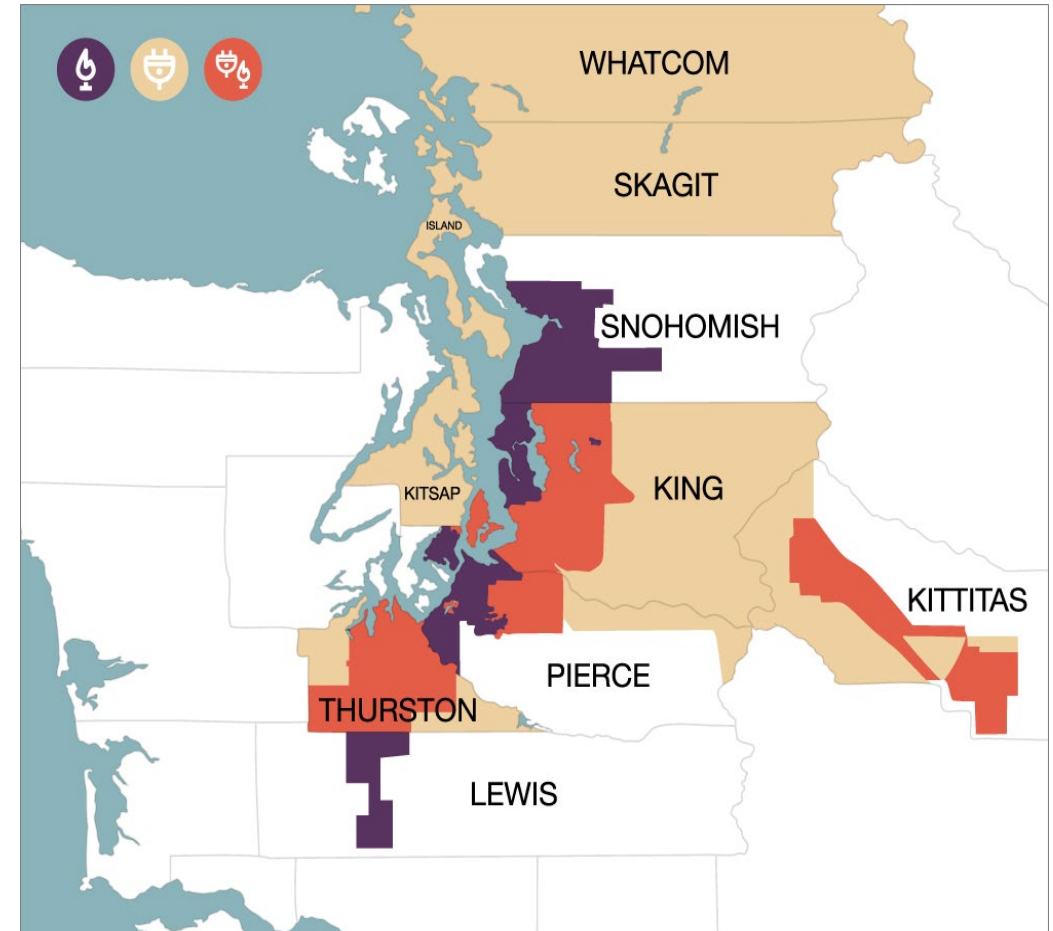


**PUGET  
SOUND  
ENERGY**

# About PSE

- Washington State's **oldest and largest utility.**
- Regulated utility serving approximately **1.7 million customers** in 10 counties in Western Washington
- **Undergoing the most significant transformation in our 150+ year history** as we strive to meet some of the most ambitious clean energy laws in the nation.
- Our core mission is to deliver **safe, reliable, and affordable** energy to our customers, under all conditions.

# Service Territory



# Washington State Climate Policies

## Clean Energy Transformation Act (SB 5116)

Passed in 2019 and commits WA state to a carbon-neutral electric supply by 2030 and 100% clean electricity by 2045

## Clean Buildings Act (HB 1257)

Passed in 2019 and adopts a new energy performance standard for existing commercial buildings over 50,000 sq. ft.

## Climate Commitment Act (SB 5126 – “Cap and Invest”)

Passed in 2021 and establishes a program aimed at capping and reducing GHGs from the largest emitting sources and industries, to work towards the state's greenhouse gas limits set in state law

## Clean Fuel Standard (HB 1091)

Passed in 2021 to curb pollution from the transportation sector, which accounts for almost 45% of state GHG emissions

## Decarbonization bill (HB 1589)

Passed in 2024, it streamlines planning processes, supporting the future energy choices of our customers in alignment with the state's clean energy goals

# Clean Energy Transformation Act Milestones



## *Coal-free electricity*

- PSE has eliminated coal-fired resources from our allocation of electricity to Washington retail electric customers at the end of 2025, **750 MW total capacity removed**



## *Carbon-neutral electric supply*

- PSE is committed to achieving a **net zero carbon emissions** electric supply for our customers by 2030, consistent with Washington State's CETA



## *100% clean electricity supply*

- PSE is committed to achieving a **100% non-emitting electric supply** by 2045, consistent with Washington State's CETA



# Battery Energy Storage Systems (BESS)

- Battery storage systems allow us to get the **most value from existing renewables** and **offset the need to build additional generation resources** that are used only at times of high demand.
- We estimate we will need approximately **1,500 MW of storage by 2030** (Distributed Energy Resources, hybrid, utility scale combined).
- We're exploring a mix of **PSE and developer-owned agreements** for battery storage projects.



# Distributed Energy Resources (DERs)

- Customer adoption of **DERs** (rooftop solar panels, batteries, EVs, and other smart appliances) is **growing rapidly**.
- DERs promote **two-way flows of energy** and offer opportunities for utilities and customers to **work together** and innovate to meet rising demand.
- PSE envisions its role in this new landscape as a “**conductor**” within the energy ecosystem, empowering customer choice and flexibility, enhancing controls and automation, and optimizing interactions to achieve our clean energy targets.

# Distributed Batteries on PSE's Grid

## Why

### Peak Load Management

- Store energy for use during times of highest demand
- Defer infrastructure upgrades

### Renewable Energy Integration

- Store excess solar / wind energy for later use
- Support CETA targets

### Community Resiliency

- Microgrids can island to provide back-up power during grid outages
- Distributed batteries at customer sites provide individuals back-up power

## How

### Distributed Solar and Storage RFPs

- Front-of-the-meter solar and storage up to 6 MW
- Developer or PSE-owned
- System-wide and targeted substation sections

### Flex Batteries

- Residential customers receive an incentive from PSE to enroll their battery
- PSE dispatches the battery during times of highest demand

### New Product Development

- Exploring and developing new offerings to enable more customers to benefit from batteries

# We Are Making Progress



- Since 2019, we've added **22 long-term clean energy resources** totaling more than **4,000 MW**.
- Achieving these goals requires balance: keeping our **electric and gas system strong and dependable**, investing in cleaner energy resources, and doing so **responsibly and thoughtfully**.

# Sumner's Battery Energy Storage Systems (BESS) Code

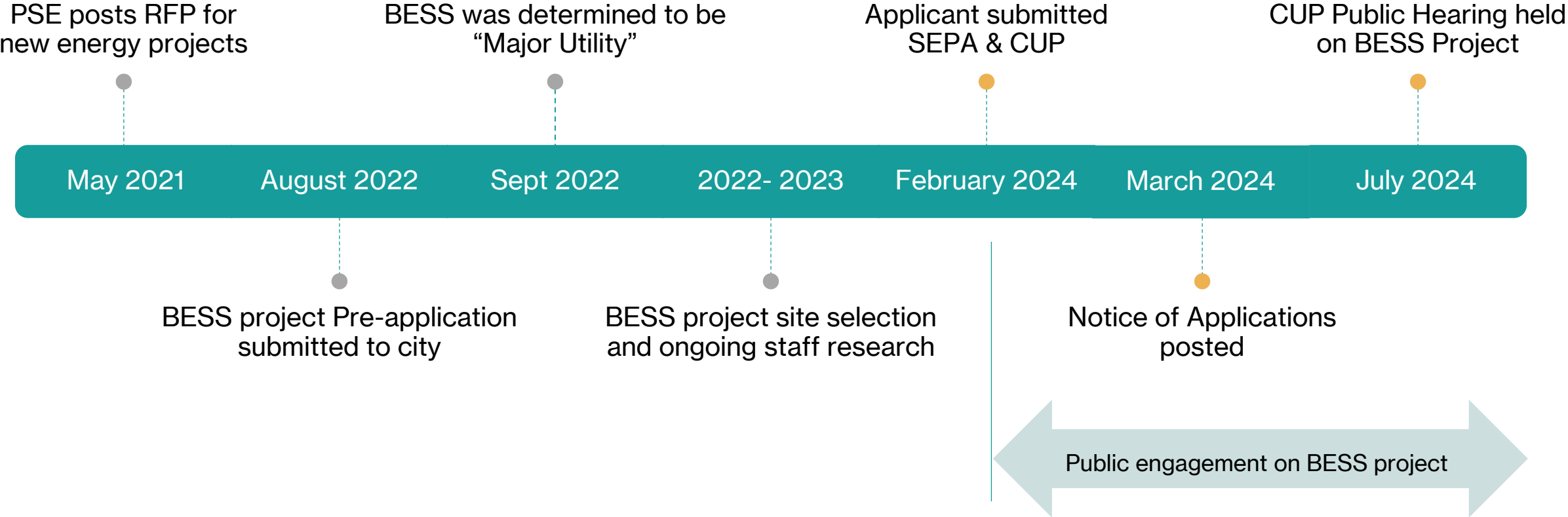
## Staff Presentation

City Council Study Session – April 27, 2026

*Chrissanda Waker, Associate Planner*

*Ryan Windish, Community and Economic Development Director*

# BESS Project Background



# BESS Project Review

## Zoning

- Light & Heavy Industrial (M1/M2)
- Major Utility permitted

City of Sumner

## Site

- Vehicle storage site along East Valley HWY
- Approximately 8 acres

## Location

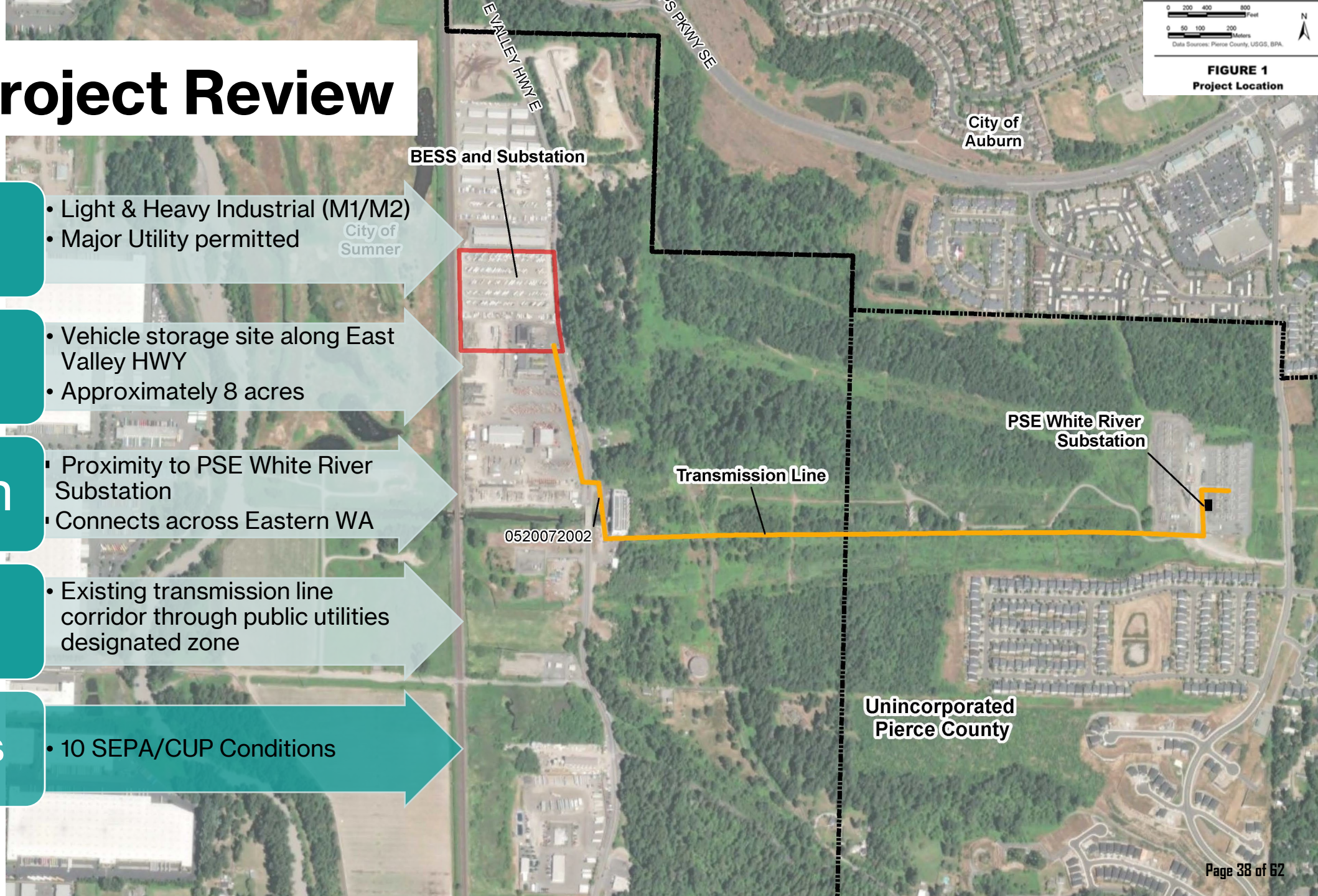
- Proximity to PSE White River Substation
- Connects across Eastern WA

## Utility

- Existing transmission line corridor through public utilities designated zone

## Conditions

- 10 SEPA/CUP Conditions



0 200 400 800 Feet  
0 50 100 200 Meters  
Data Sources: Pierce County, USGS, BPA.

**FIGURE 1**  
Project Location

# BESS Project Public Engagement

1

## Public Notices

- SEPA & CUP Notice of Applications
- Post cards mailed to properties within 1,000-foot distance from entire project site
- Notice of Decisions
- Notice of Public Hearings

2

## Community Outreach

- BESS Project applicant attended the city Spring Open House and Community Summit in 2024

3

## Project Information Night

- Mailed notice of Community Information Night June 11, 2024
- Joint Agency attendance (PSE, East Pierce Fire & Rescue)
- Applicant presentation from fire and battery technical experts
- BESS Project Information event was published in the city weekly newsletter May 16, 2024

4

## Public Hearings

- Public Hearing with the Hearing Examiner on project CUP
- Held public hearings on the ZCTA BESS 1.0 with Planning Commission

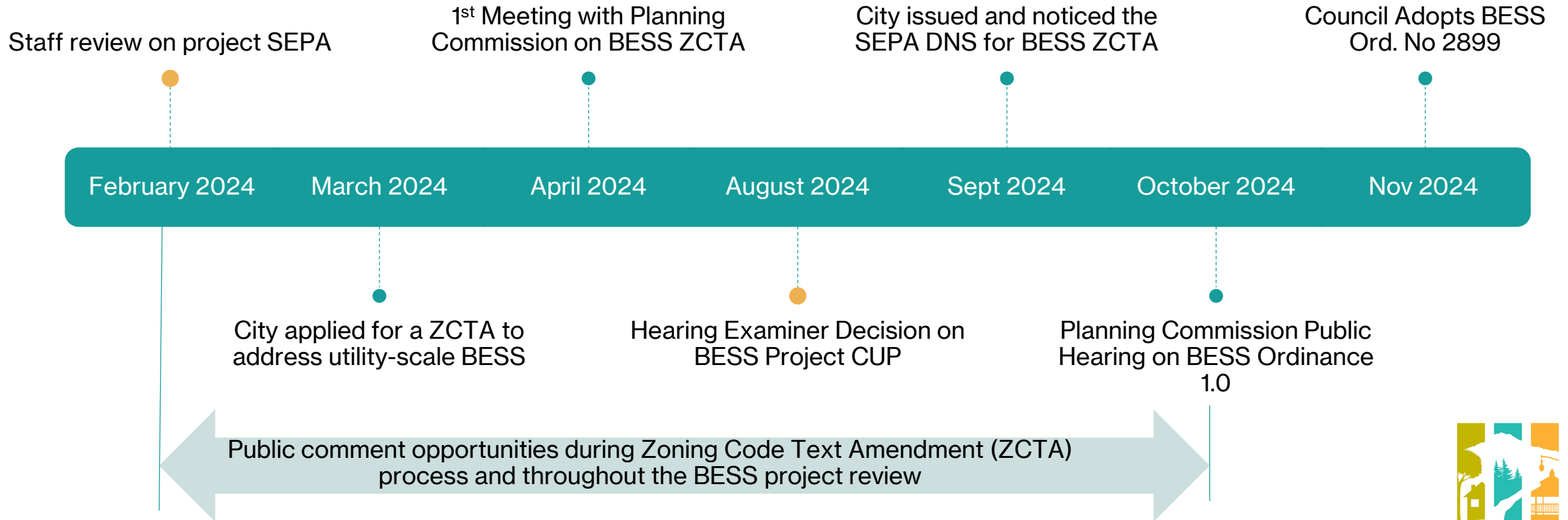
**BRIGHTNIGHT  
BATTERY STORAGE  
PROJECT**

**Q&A**

**TUESDAY JUNE 11TH**  
**4:00 PM - 7:00 PM**  
**1808 EAST VALLEY HWY E**

**CITY OF  
SUMNER  
WASHINGTON**

# BESS Ordinance 1.0 Background



# BESS Ord 2899 Definition

**SMC 18.04.0163** “Battery energy storage systems” or “BESS”:

- Refers to a large site facility
- Consists of electrochemical batteries, battery chargers, controls, associated electrical equipment and transmission lines.
- Minimum capacity at least 200 megawatt hours
- Intended to supply utility-scale energy at a future time to the electrical grid of a public utility provider.



BESS site facility. Credit: Plus Power



# BESS Ord. 2899 Zoning Regulations

	LDR	MDR/HDR	Commercial	Industrial M-1/M-2
<b>Battery Energy Storage System Facilities</b>	--	--	--	<b>CUP</b>
<b>Performance Standards</b>	--	--	--	<b>10 requirements in SMC 18.18.060(X)</b>
<b>Residential Protections</b>				<b>Prohibited within 1,000 feet of residential zones</b>



# The role of East Pierce Fire & Rescue

- Fire Safety Plan review (site specific)
- Pre-incident planning and training
- Fire response protocols
- Post-incident



Credit: North American Clean Energy

The leading provider of battery analytics software, **Electric Power Research Institute (EPRI)** and **Pacific Northwest National Laboratory (PNNL)** published their [joint study](#): the most recent, comprehensive publicly available analysis of the root causes of battery energy storage system (BESS) failure incidents.

# Why is BESS Ordinance 2.0 needed?



**The code does not allow mid-scale or small-scale BESS**



**Safely regulate BESS as Accessory Uses**



**Support Regional energy storage needs and state energy goals**



Scalable TESLA Megapack Credit: Photon Energy





# Overview of EFSEC and its Processes

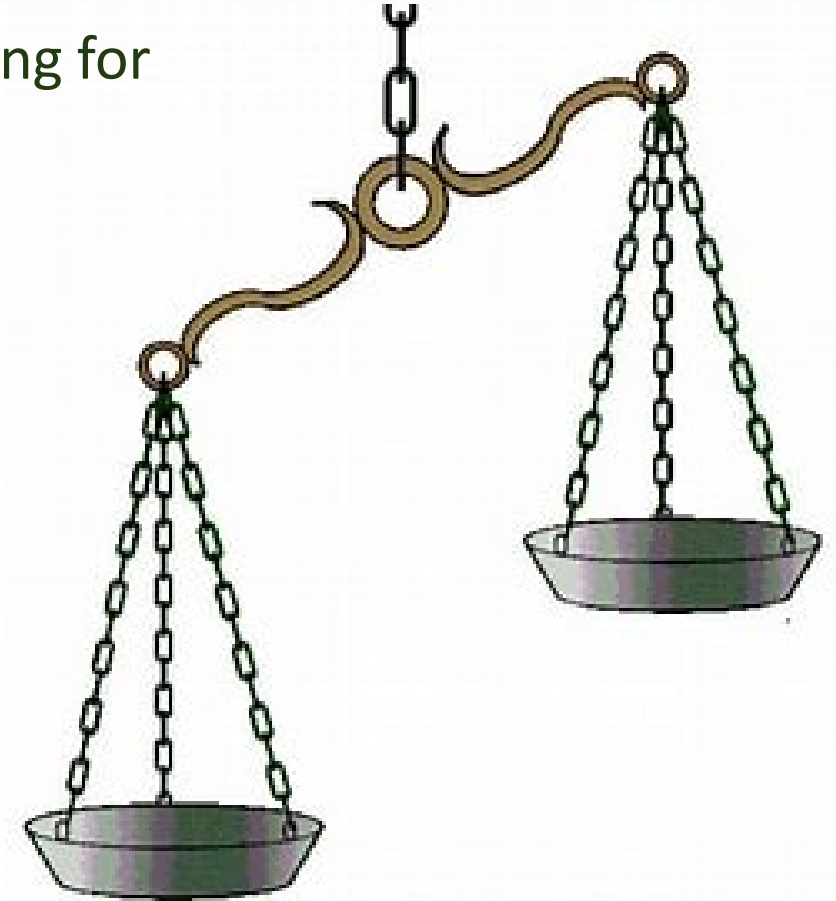
Presentation to Sumner City Council

April 27, 2026



# Brief History

- Formed in 1970 to provide centralized siting & permitting for energy facilities
  - Intended as a regulatory agency, not a policy-making agency
  - Process involved multiple layers of government
  - Required balancing of interest of various interests
  - Created single decision-making table
- Facilities **required** to site through EFSEC
  - Large-scale thermal power plants (>350,000 KW)
  - Fission Nuclear facilities
  - Natural gas and oil pipelines
  - Oil refineries
  - Underground natural gas storage fields
- All other facilities **may elect** to use EFSEC





# Basic Process



- **Application review**: EFSEC conducts environmental review, evaluates land use consistency, & develops required permits
- **Develop recommendation**: Council develops recommendation for Governor. Positive recommendation includes a site certification agreement (SCA) that lays out all conditions for construction, operation, decommissioning, and site restoration
- **Oversee life of project**: If SCA approved, EFSEC will oversee construction, operation, decommissioning, & site restoration
- **Preemption**: Final decision preempts other state & local government decisions
- **Direct appeal** of decisions to State Supreme Court (see RCW 80.50.140)

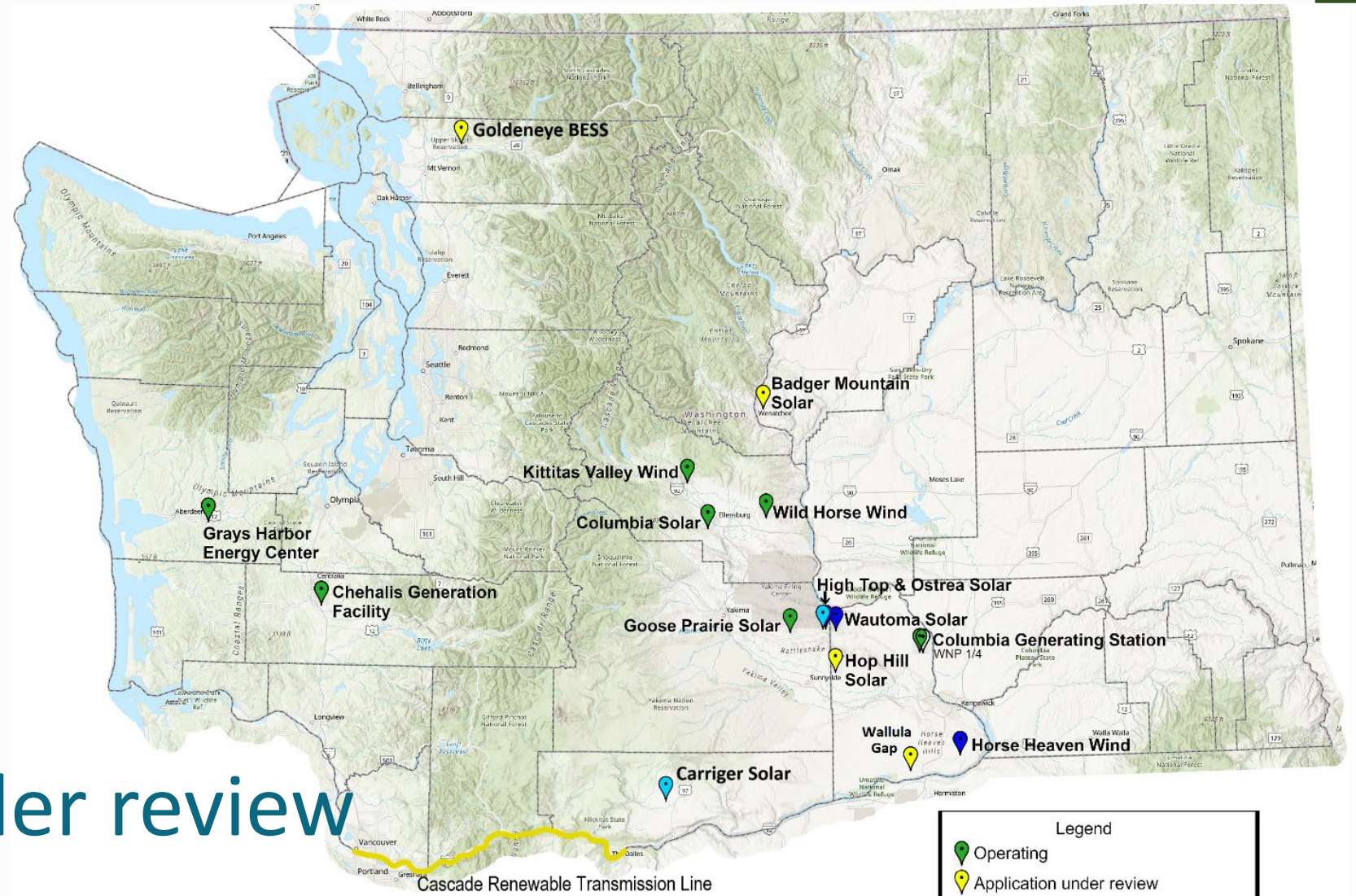


# Council Membership Structure

- **Chair – Governor Appointee**
  - Kurt Beckett
- **Department of Ecology**
  - Blake Nelson
- **Department of Fish & Wildlife**
  - Nate Pamplin
- **Department of Commerce**
  - Elizabeth Osborne
- **Department of Natural Resources**
  - Kate Dean
- **Utilities & Transportation Commission**
  - Brian Rybarik
- **Optional application review members**
  - Department of Agriculture
  - Department of Transportation
  - Department of Health
  - Military Department
- **Local Government application review (City and County)**
- **Port District application review—nonvoting**



Supported by a **staff** of **10 siting and SEPA specialists**, a **10-person administrative services division**, & **4-person administrative support** team



# Facilities under review & operating



# Fundamental Principles of Process

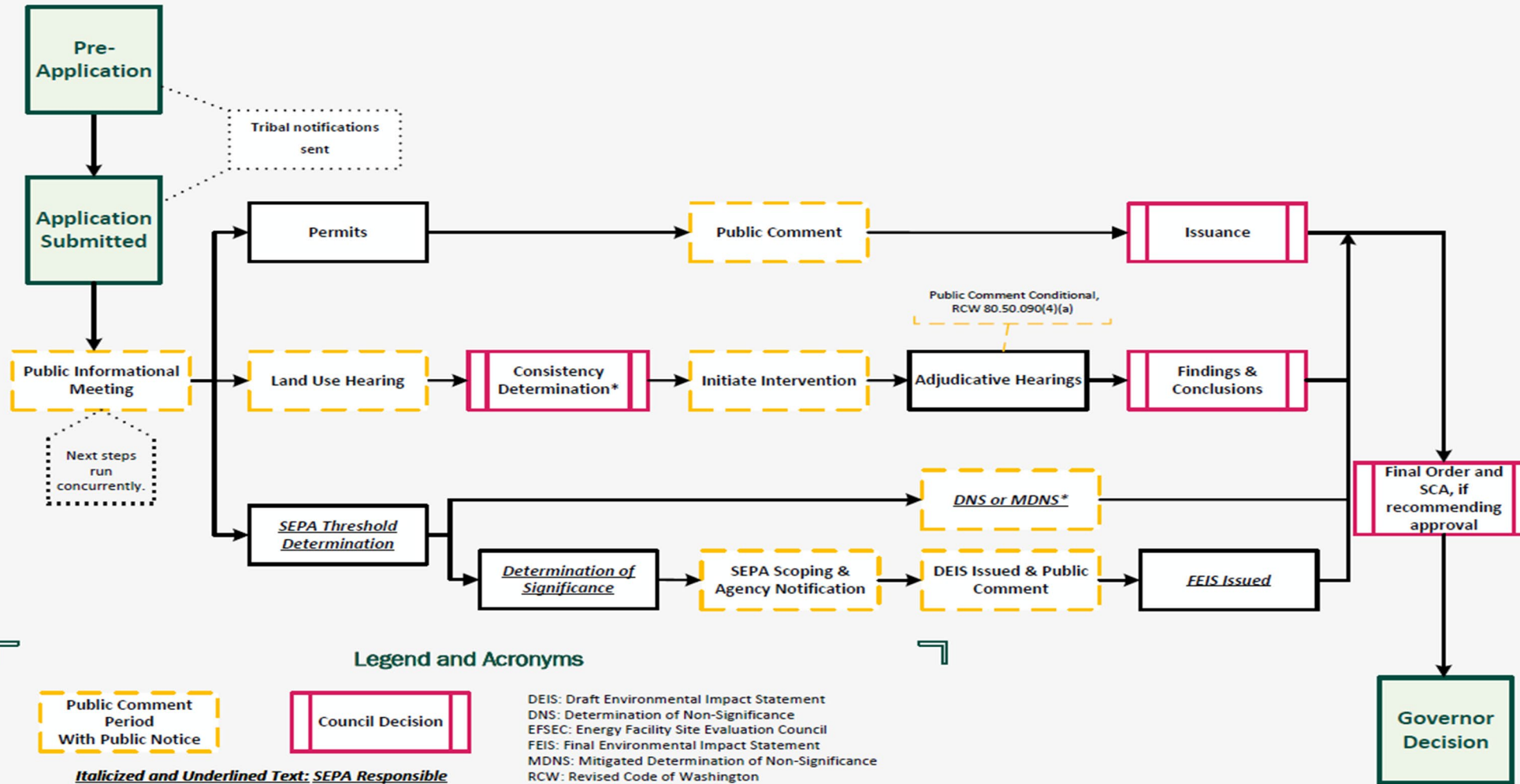


- EFSEC does **not** propose facilities. It reviews applications from private companies or utility districts.
- “It is the policy of the state of Washington to:
  - **recognize the pressing need for increased energy facilities**, and
  - **to ensure through available and reasonable methods** that the location and operation of all energy facilities ...
  - **will produce minimal adverse effects on the environment**, ecology of the land and its wildlife, & the ecology of state waters and their aquatic life.” (RCW 80.50.010)
- All projects:
  - Undergo SEPA environmental review.
  - Offer tribal consultations to affected Tribes
  - Provide opportunity for public comment throughout
- Required to make recommendation to governor within 12 months of “an application **deemed complete by the director...**” [RCW 80.50.100(1)(a)]





## EFSEC Pre-Application through Site Certification Process



### Legend and Acronyms

Public Comment Period With Public Notice

Council Decision

*Italicized and Underlined Text: SEPA Responsible Official Decision*

\*Asterisk: May be eligible for Expedited Process

DEIS: Draft Environmental Impact Statement  
 DNS: Determination of Non-Significance  
 EFSEC: Energy Facility Site Evaluation Council  
 FEIS: Final Environmental Impact Statement  
 MDNS: Mitigated Determination of Non-Significance  
 RCW: Revised Code of Washington  
 SCA: Site Certification Agreement  
 SEPA: State Environmental Policy Act

Version 1.7, June 2025



# Local Government Engagement

- Staff engages as early as possible with local government & encourages developers to do the same
- Multiple bodies within local government may have interest
  - Planning department
  - Fire districts
  - Conservation districts
  - Utilities
- Interagency agreements available to support local government during application review and construction & operational oversight
- Capacity & political pressures can impact local government engagement



# Recommendation to the Governor

- Council makes recommendation to approve or reject an application
- Recommendation explains in detail Council deliberation process

If for approval includes draft Site Certification Agreement (SCA) with proposed conditions for construction, operation, & decommissioning

- Within 60 days of receiving Council recommendation, Governor must:
  1. Approve the application and execute the draft certification agreement;
  2. Reject the application; or
  3. Remand the recommendation to the council for reconsideration.
- Any application rejected by the Governor is FINAL





# Public Input Pathways

## ■ Provide comments

- Email [comments@efsec.wa.gov](mailto:comments@efsec.wa.gov)
- Mail to:  
621 Woodland Square Loop SE  
PO Box 43172  
Olympia, WA 98503-3172
- Call 360-664-1345

## ■ During comment periods, online portal will be prominent on website

- <https://comments.efsec.wa.gov>

## ■ Subscribe for updates on facility webpage

## ■ Attend a public media – in-person/virtual





# Questions?

Amí Hafkemeyer

Director of Siting & Compliance

[ami.hafkemeyer@efsec.wa.gov](mailto:ami.hafkemeyer@efsec.wa.gov)

# Summary Background

## **PSE Clean Energy Transformation Act**

Increasing battery storage across the region.

## **EFSEC Review Process**

How utility-scale BESS projects can be approved at the state level.

## **City Adopted BESS Ordinance 1.0**

Ord 2899 regulates utility-scale BESS as a CUP in the industrial zones. Under SMC 18.18, 10 performance standards were codified to regulate site, design, location and performance and decommissioning.

## **Next Steps: BESS Ordinance 2.0**

Address small and mid-scale BESS in all other zoning districts, and propose new standards to regulate size, quantity, location, and community impacts.

# Safeguard Compatibility:



**East Pierce Fire  
& Rescue  
coordination &  
Fire code  
compliance**



**SEPA to mitigate  
environmental  
impacts &  
concerns**



**Adopt standards  
to address light  
and glare, noise,  
location &  
aesthetics**

# Proposed BESS Tier Classifications

	<b>Tier-1</b>	<b>Tier-2</b>	<b>Tier-3</b>	<b>Tier-4</b>
	<b>Residential</b>	<b>Commercial</b>	<b>Infrastructure</b>	<b>Utility- Scale</b>
<b>Use Case</b>	Accessory residential uses only.	Intended as accessory for on-site energy use and/or co-located with solar.	Intended for accessory to substations or standalone BESS in only IC and industrial zones.	A “major” BESS utility facility requires CUP.

# Next Steps

**BESS ZCTA Discussion with  
Planning Commission**



**January 5, 2026**

**Complete SEPA review and draft  
BESS Ordinance 2.0**



**March-May**

**Planning Commission discussion  
BESS Ordinance 2.0**



**June 5, 2026**

**July-August**

**Council SS: BESS Information  
Meeting**



**Upcoming Public Notice on SEPA  
Decision**



**Notice for and hold Public  
Hearing with Planning  
Commission**



<b>CA – CONSENT AGENDA</b>	<b>ES – EXECUTIVE SESSION</b>	<b>NB – NEW BUSINESS</b>	
<b>UB – UNFINISHED BUSINESS</b>	<b>P – PRESENTATION</b>	<b>PH – PUBLIC HEARING</b>	<b>PR - PROCLAMATION</b>

**MAY 4 (RCM) —Cancelled for Council Budget Retreat**

@ Farm 12

**MAY 11 (SS)—Cancelled for Council Budget Retreat**

@ Holiday Inn

**MAY 18 (RCM)**

Invocation – Pastor Chris Lumsden Gateway Chapel Church

UB Ordinance no. XXXX – Street Vacation - 63<sup>rd</sup> Street East

CA Valley Ave Water System Improvements – Construction Contract Award

CA PSE Gas Line Easement

CA Heritage Park Remediation – Design Consultant Contract Award

CA YMCA Services Agreement Amendment

NB Ordinance No. XXXX – Sewer ERU Calculations

NB LTAC Appointment

NB F-PAC Commissioner Appointment

ES Qulifications of public employee

**MAY 25 (SS) Cancelled due to Memorial Day**

**JUNE 1 (RCM)**

NB Ordinance No. XXXX – Sewer Rates

**JUNE 8 (SS)**

- DS Fee Study

**JUNE 15 (RCM)**

**JUNE 22 (SS)**

**AUGUST 24, 2026 (SS)**

State of the Library Update – Executive Director Gretchen Caserotti

**CITY COUNCIL AGENDA CALENDAR**

**Updated April 22, 2026**

**CA – CONSENT AGENDA    ES – EXECUTIVE SESSION    NB – NEW BUSINESS**  
**UB – UNFINISHED BUSINESS    P – PRESENTATION    PH – PUBLIC HEARING    PR - PROCLAMATION**

*Pending*

<b>MISC.</b>	<b>MISC.</b>	<b>MISC.</b>
Ordinance – Updating Short Plat Amendment Process (Legal)		CA Heritage Park Phase 3 & 4 - Design Consultant Contract Amendment
		Water Cross Connection Control Code Update (Ryan J)
Ordinance Insurance Requirements (MC)	Heritage Park Right of Way Vacation (Legal)	
Sign Code Update (off premise) (Ryan W.)	Neighborhood Traffic Calming Program (Courtney)	
Resolution No. XXXX – ILA Tourism Promotion Area		BESS Ordinance 2.0 (CD)
		WWTP Right of Way Vacation

**Upcoming:**

5/27 – All Staff @ Sr. Center 9/30 – All Staff @ Sr. Center 12/9 – All Staff Breakfast
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# MAY 2026

*All meeting are hybrid - for additional meeting information, please visit the [agendas, minutes & videos](#) page on our website.*

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	1	2
			6:00PM <b>Planning Commission</b>		
4	5	6	7	8	9
<b>CANCELLED</b> 6:00PM <b>Regular Council Meeting</b>  1-7PM <b>Council Retreat</b> Farm12		6:00PM <b>Design Commission</b>	4:30PM <b>Forestry, Parks &amp; Arts Commission</b>		
11	12	13	14	15	16
<b>CANCELLED</b> 6:00PM <b>Council Study Session</b>  1-7PM <b>Council Retreat</b> Holiday Inn Express	3:30PM <b>**DATE CHANGE**</b> Finance & Personnel Committee	4:00PM <b>Public Safety</b>			
18	19	20	21	22	23
6:00PM <b>Regular Council Meeting</b>	4:00PM <b>Public Works Committee</b>	4:00PM <b>CD Committee</b>			
25	26	27	28	29	30
<b>Holiday</b> <b>City Hall Closed</b>	<b>CANCELLED</b> 6:00PM <b>Council Study Session</b>				

*Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodation, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

[www.sumnerwa.gov](http://www.sumnerwa.gov)

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