



GENERAL GOVERNMENT & PUBLIC SAFETY COMMITTEE

TUESDAY, JANUARY 26, 2021

9:30 A.M.

REMOTE ATTENDANCE

To comply with Governor Inslee's [Proclamation 20-28](#), the General Government & Public Safety Committee Meeting will be conducted remotely, not in person. However, you may view the meeting by watching live through Zoom.

Link: <https://us02web.zoom.us/j/82202658164>

The public may also listen to the meeting via telephone by dialing toll-free:

(888) 788-0099 or **(877) 853-5247** – when prompted, enter Webinar ID: **822 0265 8164**
press # (participant ID not required)

TIMBERLAND REGIONAL LIBRARY UPDATE

CHERYL HEYWOOD, EXECUTIVE DIRECTOR, TIMBERLAND REGIONAL LIBRARY
HOLLY PAXSON, HEAD LIBRARIAN, LACEY LIBRARY
(PRESENTATION)

THURSTON 911 COMMUNICATIONS (TCOMM911) INTERGOVERNMENTAL AGREEMENT FOR COMMUNICATIONS SERVICES

KEITH FLEWELLING, EXECUTIVE DIRECTOR
WENDY HILL, DEPUTY DIRECTOR
(STAFF REPORT)

ADOPTION OF THE 2018 SERIES OF BUILDING CODES

WADE DUFFY, BUILDING OFFICIAL AND FIRE MARSHAL
(STAFF REPORT)



**GENERAL GOVERNMENT &
PUBLIC SAFETY COMMITTEE**
January 26, 2021

SUBJECT: TCOMM Intergovernmental Agreement (IGA)

RECOMMENDATION: Review the TCOMM IGA and recommend approval to the full Lacey City Council

STAFF CONTACT: Scott Spence, City Manager 

ORIGINATED BY: TCOMM

ATTACHMENTS:

1. [Amended TCOMM Intergovernmental Agreement – final version](#)
2. [Amended TCOMM Intergovernmental Agreement – redline version](#)

FISCAL NOTE: TCOMM operations and support is funded by 2/10 of a percent sales and use tax.

PRIOR REVIEW: None

BACKGROUND:

In May 2018, the TCOMM 911 (TCOMM) Administration Board set a goal for the Executive Director of TCOMM to review the agency bylaws and Intergovernmental Agreement to address the ability of the agency to incur debt for the purpose of purchasing a new radio system. A working group was established comprised of members from both TCOMM Administration and Operations Board. In November 2019, TCOMM proposed an Emergency Communications Sales/Use Tax Measure that would fund replacements and upgrades for Thurston County's primary emergency communication system. The voters approved the measure by 73%.

The Thurston 911 Communications Intergovernmental Agreement was established in 1995. All parties to the agreement benefit both in terms of efficiency and economy from a consolidated communications system providing service to Thurston County and the cities, fire protection districts and regional fire authorities within Thurston County. Due to suggested changes from the working group to the original interlocal agreement, TCOMM is requesting a review and approval of amended Thurston TCOMM Intergovernmental Agreement from each member.

Proposed amendments have gone through legal review, and is now being consider by all parties of the agreement.

ADVANTAGES:

1. Recognizes funding from 2019 voter approved measure of an additional 1/10 of a percent sales and use tax supporting TCOMM operations.
2. Amendments also clarify and further define duties and authority of TCOMM.

DISADVANTAGES:

1. None

**THURSTON 9-1-1- COMMUNICATIONS
AMENDED AND RESTATED
INTERGOVERNMENTAL AGREEMENT FOR COMMUNICATIONS SERVICES**

THIS THURSTON 9-1-1 COMMUNICATIONS AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT FOR COMMUNICATIONS SERVICES (this "Intergovernmental Agreement") amends and restates the 1995 INTERGOVERNMENTAL AGREEMENT FOR COMMUNICATIONS SERVICES, as amended, made and entered into by and among THURSTON COUNTY, the CITY OF OLYMPIA, the CITY OF LACEY, the CITY OF TUMWATER, the CITY OF YELM, the CITY OF TENINO, the TOWN OF RAINIER, the TOWN OF BUCODA, and the THURSTON COUNTY FIRE PROTECTION DISTRICTS who were signatories thereto (each, a "Party").

In consideration of the mutual promises, benefits and covenants contained herein, the Parties hereby agree as follows:

Article 1 RECITALS

1.1. The Parties and the residents of Thurston County benefit both in terms of efficiency and economy from a consolidated communications system (the "System") providing service to Thurston County and the cities, fire protection districts and regional fire authorities within Thurston County.

1.2. Chapter 39.34 RCW, the Interlocal Cooperation Act, authorizes the Parties to agree to the joint provision of Communications Services (as defined herein).

1.3. The Parties agree that it is in the public interest to form a new entity, Thurston 9-1-1 Communications ("TCOMM911"), and execute this Intergovernmental Agreement defining the powers and obligations of TCOMM911 in order to achieve these objectives and provide for the oversight and management of the System.

1.4. It is the intent of the Parties that funding for the System be provided primarily from the countywide emergency communications sales and use total tax receipts and 9-1-1 excise taxes, grants, contracts and fees. Additional revenue may be provided by Member Agencies through Member Assessments.

Article 2 DEFINITIONS

Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the terms defined above shall have the meanings set forth above and the following terms shall have the respective meanings set forth below for the purposes hereof.

"Administration Board" means the Board of Directors of TCOMM911.

"Bylaws" means the Bylaws of TCOMM911 attached hereto as Exhibit B, as they may be amended from time to time in accordance with the provisions thereof.

"Code" means the Internal Revenue Code of 1986, as it may be amended from time to time.

"Communications Services" shall include the receipt and processing of any emergency and non-emergency communications, dispatch services for law enforcement, fire and emergency medical services, maintenance and operation of the Thurston County Public Safety Radio System infrastructure or any communications services approved by the Administration Board.

"County" shall mean Thurston County.

"Emergency Communications Systems and Facilities" shall include the systems and physical facilities necessary to provide Communications Services.

"FCC" means the Federal Communications Commission.

"Fees" means billed costs for services provided to Member Agencies and Non-Member Agencies that include such things as rental of equipment. Fees are separate from and may be in addition to Member Assessments.

"Funding Formula" means the formula that describes how Member Agencies are assessed within each specific service (i.e. law enforcement, fire service and Medic One), as further described in Section 11.4.

"Majority Vote" means a decision of the Administration Board by a simple majority of members of the Administration Board present and voting.

"Member Agency" means a general purpose municipal corporation or government agency, a fire district, a Public Safety Interlocal Operation, tribal government, or a state agency created under the laws of the State, which has accepted the terms of and has executed the Intergovernmental Agreement in accordance with the terms thereof as a Member Agency, including original signatories to the Intergovernmental Agreement and entities that joined TCOMM911 in accordance with the provisions of the Intergovernmental Agreement.

"Member Assessments" means the costs for services to Member Agencies and Non-Member Agencies that are over and above projected total revenues from emergency communications sales and use taxes, 9-1-1 excise taxes, grants, contracts and Fees.

"Non-Member Agency" means a general purpose municipal corporation or government agency, a fire district, a Public Safety Interlocal Operation, or a state agency created under the laws of the State, other than a Member Agency, which has agreed to pay TCOMM911 for Communication Services or other services as offered at a rate or rates according to such terms and conditions as may be established by TCOMM911 as evidenced by separate contract between TCOMM911 and such entity. A "Non-Member Agency" may also be a tribal government, a specialized public safety support operation within local government, or private for-profit or non-profit entity providing services that require use of Communications Services which has agreed to pay TCOMM911 for

Communication Services or other services as offered at a rate or rates according to such terms and conditions as may be established by TCOMM911 as evidenced by separate contract between TCOMM911 and such entity; for example and without limitation, a private ambulance service, provided further that Non-Member Agencies described in this sentence may not become Member Agencies.

"Operations Board" means the Operations Board of TCOMM911.

"Public Safety Interlocal Operation" means a joint operation of fire districts and cities for provision of public fire and EMS services entered into and operating pursuant to chapter 39.34 RCW, and may also include a public development authority created pursuant to RCW 35.21.730 et. seq. or a regional fire protection service authority created pursuant to chapter 52.26 RCW, or nonprofit corporation created for the purpose of facilitating a joint operation between fire districts and cities pursuant to RCW 39.34.030(3).

"Represented Entities" means the entities represented by members of the Administration Board.

"Service Specific" shall relate to projects that address the needs of only law enforcement, only fire service, only Medic One, or only fire service/Medic One.

"Supermajority Vote" means a decision of the Administration Board by not less than two-thirds of all members of the Administration Board.

"System" means the consolidated emergency communications system provided pursuant to the terms hereof.

"TCOMM911" means Thurston 9-1-1 Communications, the entity of that name created by this Intergovernmental Agreement.

Article 3 FORMATION, PURPOSE AND POWERS

3.1. Formation. The Parties hereby create Thurston 9-1-1 Communications ("TCOMM911").

3.2. Incorporation.

3.2.1. The Member Agencies shall incorporate TCOMM911 as a nonprofit corporation and instrumentality of the Member Agencies pursuant to Chapter 24.06 RCW and as a tax exempt organization under Section 115 and Section 501(c)(3) of the Code. The Member Agencies may reorganize the form of TCOMM911 in any manner as may be permitted by law as described in Article 13 or by amendment of this Intergovernmental Agreement in accordance with Article 12.

3.2.2. The Articles of Incorporation attached to this Intergovernmental Agreement as Exhibit A and incorporated herein by this reference shall be executed at the time of execution of this Intergovernmental Agreement.

3.3. Purpose. The purposes of TCOMM911 shall include, but are not limited to financing, design, acquisition, construction, equipping, reequipping, operation, maintenance, remodeling,

repair, and improvement of the System.

3.4. Powers. In furtherance of its purposes, TCOMM911 shall have the power:

3.4.1. to acquire, construct, receive, own, manage, lease and sell real property, personal property and intangible property;

3.4.2. to operate and maintain the System and related facilities;

3.4.3. to enter into contracts with public and private entities;

3.4.4. to employ and terminate personnel, with or without cause, and contract for personnel and services with public and private entities;

3.4.5. to sue and be sued;

3.4.6. to incur indebtedness and to issue bonds, notes or other evidence thereof;

3.4.7. to establish and collect Fees and Member Assessments in accordance with the Funding Formula;

3.4.8. to establish policies, guidelines or regulations to carry out its powers and responsibilities; and

3.4.9. to exercise all other powers that are within the statutory authority of and may be exercised by the Member Agencies with respect to the System.

Article 4 SYSTEM AND PROVISION OF COMMUNICATIONS SERVICES

4.1. System Assets. System assets shall be held in the name of TCOMM911. TCOMM911 may acquire, construct, receive, own, manage, lease or sell System assets and other assets. A Member Agency may transfer to TCOMM911 its title to, or operational control of, communication assets. TCOMM911 may control and manage both the assets it owns and the assets that are owned by Member Agencies that have transferred control of those assets to TCOMM911. This Intergovernmental Agreement does not vest in TCOMM911 any authority with respect to other facilities or assets of the Member Agencies. Member Agencies shall be deemed to have an ownership interest in any assets owned by TCOMM911, whether those assets have been developed by, purchased by or transferred to TCOMM911. Such interest shall be exercisable only pursuant to this Intergovernmental Agreement. The fact that title to an asset has been transferred to TCOMM911 by a Member Agency shall create no special right of that Member Agency with respect to that asset.

4.2. Provision of Services. TCOMM911 shall be responsible for providing Communications Services pursuant to this Intergovernmental Agreement. TCOMM911 may contract with Non Member Agencies to provide Communications Services to Non-Member Agencies. These Non Member Agencies shall pay Fees for these services as established by the Administration Board. TCOMM911 may contract with Member Agencies to provide services other than Communications Services. These Member Agencies shall pay Fees for these services as established by the Administration Board.

4.3. Federal Communications Commission Licenses. TCOMM911 shall be responsible for reviewing, renewing, and updating the FCC licenses required to operate the public safety radio system. In the event of termination of this Intergovernmental Agreement, the Administration Board shall determine the distribution or release of FCC licenses following FCC processes and guidelines.

4.4. Equipment. Each Member Agency shall be responsible for purchasing, maintaining and repairing its own fixed mobile and portable communications, radio and computer equipment, and such other equipment so designated by the Administration Board, and shall retain all rights to such equipment unless otherwise provided by resolution of the Administration Board.

4.5. Use of Network and Information. TCOMM911 shall be responsible for ensuring that the law enforcement data communications network and any criminal history records information received by means of such network shall be used solely for the purposes of the administration of the criminal laws or for the purposes enumerated in Chapter 10.97 and Chapter 446-20 of the Washington Administrative Code.

4.6. System Location. The County shall continue to lease the Emergency Services Center until 2021 or after lease extensions are exhausted, with rent calculated using the existing cost distribution formula based on square footage allocated to building tenants for utilities, custodial services, facilities maintenance, landscape maintenance, assigned square footage and options, occupied space and unoccupied space. Thereafter the Administration Board of Directors shall determine at its discretion the location of its Emergency Communications Systems and Facilities which may include a new lease for the current location. The County shall also continue to permit TCOMM911 to use space in its Courthouse Building #3 Penthouse for radio equipment.

Article 5 TERM AND TERMINATION OF INTERGOVERNMENTAL AGREEMENT

5.1. Term. This Intergovernmental Agreement shall be effective, as set forth in Section 17.3, when executed by all the Parties. This Intergovernmental Agreement shall continue in effect for 30 years unless earlier terminated in accordance with the provisions of this Intergovernmental Agreement.

5.2. Renewal. This Intergovernmental Agreement shall be automatically renewed for successive terms of five years unless earlier terminated in accordance with the provisions of this Intergovernmental Agreement.

5.3. Termination – Supermajority Vote This Intergovernmental Agreement shall terminate effective upon any date specified by Supermajority Vote and ratification by motion or resolution evidenced in writing of not less than two-thirds of all Member Agencies.

5.4. Assets – Distribution. Upon termination of this Intergovernmental Agreement, the Administration Board shall establish a procedure for realizing the fair market value of TCOMM911 assets, which may include offering assets for sale to Member Agencies or Non Member Agencies. The proceeds of TCOMM911 assets shall be distributed to Member Agencies according to their share of ownership as determined by the Administration Board pursuant to the Funding Formula in effect from time to time.

Article 6 WITHDRAWAL OF MEMBER AGENCIES

6.1. Procedure. Any Member Agency may voluntarily withdraw from TCOMM911 effective December 31 of any year by giving written notice to the Administration Board prior to June 1 of such year of its intent to withdraw. Such written notice shall include evidence of approval of such action by the Member Agency's legislative body. The withdrawal of Member Agencies shall be by written addendum to this Intergovernmental Agreement; signed by the Chair of the Administration Board and the authorized representative of the withdrawing Member Agency.

6.2. Payments Prior to Withdrawal. Member Agencies shall continue to be responsible for paying any rates, fees, charges and assessments imposed by TCOMM911 after notice of withdrawal has been given but before withdrawal has become effective, as if no notice of withdrawal had been given. The Withdrawing Member Agency shall, prior to the effective date of its withdrawal, pay to TCOMM911 such Member Agency's allocable share of the obligations of TCOMM911, as determined by the Administration Board, which shall include obligations or costs incurred by TCOMM911 as of the date the Member Agency's withdrawal notice is received, including, but not limited to, the debt service obligations, contract obligations and cash financed capital projects of TCOMM911.

6.3. Obligations Upon Withdrawal. A withdrawing Member Agency shall relinquish all System equipment which the Administration Board determines is necessary to maintain the System at an effective level of service that all remaining Member Agencies enjoyed prior to the withdrawal.

6.4. Rights Upon Withdrawal. A withdrawing Member Agency shall be entitled to have that Member Agency's interest in TCOMM911 assets equitably determined as set forth in this Section.

6.4.1. Process. The Member Agencies shall use reasonable efforts to determine the value of and method of payment for a withdrawing Member Agency's interest in TCOMM911 assets. If after such reasonable efforts, the value of and payment for a withdrawing Member Agency's interest in TCOMM911 assets, has not been determined, the issue may be treated as a complaint and subject to arbitration as provided for in Article 14.

6.4.2. Equitable Factors. In determining the value of and the method of payment for a withdrawing Member Agency's interest in TCOMM911 assets, equitable factors, including without limitation the following, shall be considered. The Member Agencies acknowledge that the results of this process and application of such equitable factors may result in the realization of less than fair value for a Member Agency's interest in TCOMM911 assets.

- a. The continuing, effective operation of the System;
- b. The withdrawing Member Agency's interest in TCOMM911 assets;
- c. Amounts owed to the System by the withdrawing Member Agency;
- d. The impact on the budgets of remaining Member Agencies and the ability of remaining Member Agencies to provide services to the public; and

- e. The value of the System.

6.4.3. Withdrawing Member Agency May Become Non-Member Agency. A withdrawing Member Agency may become a Non-Member Agency, subject to all obligations imposed upon a Non-Member Agency.

Article 7 TERMINATION OF MEMBER AGENCIES

7.1. Procedure. A Member Agency may be terminated effective December 31 of any year upon Supermajority Vote at least 180 days in advance that the Member Agency has not complied with TCOMM911 policies, guidelines or regulations, including without limitation FCC rules and regulations. The termination of Member Agencies shall be by written addendum to this Intergovernmental Agreement, signed by the Chair of the Administration Board.

7.2. Obligations and Rights Upon Termination. Following termination, a Member Agency that has been terminated shall be subject to the same obligations and entitled to the same rights as a withdrawing Member Agency under Sections 6.2 through 6.4.3.

Article 8 ADDITION OF MEMBER AGENCIES

The Parties constitute the original Member Agencies of TCOMM911. Additional Member Agencies may be added upon receipt by the Secretary of the Administration Board of application by a prospective Member Agency, accompanied by motion or resolution evidenced in writing by the legislative body of such prospective Member Agency, and approval by Supermajority Vote. The Administration Board in its sole discretion shall determine the appropriate payment required of additional Member Agencies. Such required payment may take into account past investment and formation costs and the ability to contribute future revenue for maintenance, operations, and replacement purposes. The admission of Member Agencies shall be by written addendum to this Intergovernmental Agreement, signed by the Chair of the Administration Board and the authorized representative of the new Member Agency.

Article 9 ADMINISTRATION BOARD AND OPERATIONS BOARD

The Administration Board shall govern TCOMM911 as described in the Bylaws, and the Administration Board shall have the powers set forth in the Bylaws. The Operations Board shall advise the Administration Board in the operation of TCOMM911 as described in the Bylaws, and the Operations Board shall have the powers set forth in the Bylaws.

Article 10 BUDGET

The annual budget shall be prepared by the Executive Director and submitted to the Administration Board, the Operations Board and each Member Agency, reviewed by the Administration Board and the Operations Board and adopted by the Administration Board as set forth in the Bylaws. The budget process will include a process for public participation prior to adoption. Each Member Agency will be sent a copy of the final budget. If Member Assessments are approved as described in Article 11, each Member Agency shall pay its share to TCOMM911 in equal quarterly installments, payable within 10 days after the beginning of a calendar quarter.

Article 11 FINANCES

11.1. General. It is anticipated that funding for the System be provided primarily from the countywide emergency communications sales and use tax total receipts, 9-1-1 excise taxes, grants, contracts and Fees. Throughout the term of this Intergovernmental Agreement, the County shall continue to impose and collect (or cause to be imposed and collected) on behalf of TCOMM911 the emergency communications sales and use tax total receipts and 9-1-1 excise taxes. Additional revenue may be provided by Member Agencies through Member Assessments, which are to be assessed only if approved as described in Section 11.2 or 11.3.

11.2. Member Assessments. Prior to approving Member Assessments, all Member Agencies shall be sent written copies of the proposal at least 30 days prior to the Administration Board meeting at which the proposal is to be considered and given an opportunity to submit comments. Member Assessments require approval by Supermajority Vote and ratification by motion or resolution evidenced in writing of not less than two-thirds of all Member Agencies within 30 days after the approval by Supermajority Vote. If the Member Assessments are not so ratified within 30 days, the current assessment, if any, shall remain in effect.

11.3. Member Assessments for Service Specific Projects. For Service Specific projects, the same process outlined in Section 11.2 shall be used, but only the members of the Administration Board representing the Member Agencies benefited by and included in the Service Specific project shall vote on the Member Assessments, and Supermajority Vote and ratification shall be determined with reference only to such Member Agencies.

11.4. Funding Formula. A Funding Formula for Member Agencies may be developed and adopted if necessary to assure fair and equitable funding of the System as follows. Prior to amending this Agreement with a Funding Formula, all Member Agencies shall be sent written copies of the proposal at least 30 days prior to the Administration Board meeting at which the proposal is to be considered and given an opportunity to submit comments. If the vote by the Administration Board to adopt the Funding Formula is not unanimous, the Chair shall send a notification to the legislative body of each Member Agency. The notification shall outline the proposal and request the legislative body of each Member Agency to either approve or reject the proposal by resolution or motion evidenced in writing. Amendments to the Funding Formula that have not been approved by unanimous vote of the Administration Board require approval by not less than two-thirds of all Member Agencies within 30 days after notification. If an amendment to the Funding Formula requiring approval by Member Agencies is not so approved within 30 days, the current Funding Formula shall remain in effect. Any amendment to the Funding Formula will be effective on January 1 and must be approved prior to March 1 of the previous year, or at the time of receipt of approval of the Member Agencies when amendments are approved after March 1 of the previous year.

Article 12 AMENDMENTS

Any Member Agency may request changes to this Intergovernmental Agreement. Amendments to this Intergovernmental Agreement may be made only by the written agreement of all Member Agencies.

Article 13 CHANGE IN CORPORATE FORM

Notwithstanding anything in this Intergovernmental Agreement to the contrary, the

Administration Board may, by Supermajority Vote, approve conversion of TCOMM911 to a joint operating agency, municipal corporation, public corporation, limited liability company, limited liability partnership or other corporate form. The Member Agencies hereby acknowledge that the Administration Board has the authority to elect to change the corporate form of TCOMM911 as set forth in this Article 13 and to effect such change. Each Member Agency hereby consents to such change in corporate form.

Article 14 ARBITRATION

Any controversy between the Member Agencies in regard to the application or interpretation of this Intergovernmental Agreement may be submitted to and determined by arbitration in accordance with Chapter 7.04 RCW.

Article 15 INSURANCE

The Administration Board shall procure insurance including without limitation general liability, officers and public officials errors and omissions, property, casualty and fire. The Administration Board may authorize contracts with insurance and/or risk pools, or other agencies to provide the insurance coverages deemed by the Administration Board to be reasonable and appropriate for TCOMM911.

Article 16 GENERAL TERMS

16.1. Agreement Complete. This Intergovernmental Agreement is a complete expression of the terms herein and any oral or written representations or understandings not incorporated herein are excluded.

16.2. Time of Essence. Time is of the essence in the performance of the provisions of this Intergovernmental Agreement.

16.3. Waiver. No term or provision of this Intergovernmental Agreement shall be deemed waived and no breach excused unless such waiver or consent shall be in writing and signed by the Member Agency claimed to have waived or consented.

16.4. Subsequent Breach. Waiver of any default shall not be deemed a waiver of any subsequent default. Waiver of breach of any provision of this Intergovernmental Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Intergovernmental Agreement unless stated to be such through written approval of all Member Agencies.

16.5. Rights Reserved. Except as specifically provided herein, each Member Agency retains all rights and claims that may exist now or in the future against another Member Agency.

16.6. Notice. Except as otherwise provided herein, all notices, consent or other communications required hereunder shall be in writing or (if consented to by a Member Agency) electronic means and shall be sufficiently given if addressed and mailed by first class, certified, or registered mail, postage prepaid, or (if consented to by a Member Agency) sent electronically, as specified on the signature page of each Member Agency, or as specified by such Member Agency to TCOMM911 and the other Member Agencies.

16.7. Partial Invalidity. If any of the provisions of this Intergovernmental Agreement are held to be invalid, illegal or unenforceable, the remaining provisions shall remain in full force and effect.

16.8. Assignment. No Member Agency may sell, transfer or assign any of its rights or benefits under this Intergovernmental Agreement without Administration Board approval. Notwithstanding the foregoing, any entity into which a Member Agency or substantially all of its Communications Services is converted or merged shall succeed to the rights, benefits and obligations of such Member Agency under this Intergovernmental Agreement without further action by any Member Agency or TCOMM911.

Article 17 EXECUTION

17.1. Multiple Counterparts. This Intergovernmental Agreement may be executed in multiple counterparts.

17.2. Authority. Each of the undersigned represents that this Intergovernmental Agreement is duly authorized by the Member Agency represented.

17.3. Effective Date. All of the undersigned having executed this Intergovernmental Agreement, this Intergovernmental Agreement is effective MM/DD/2021.

[INSERT SIGNATURE BLOCKS FOR EACH PARTY WITH CONTACT INFORMATION FOR DELIVERY OF NOTICES PURSUANT TO SECTION 16.6]

City of Lacey
P.O. Box 3400
Lacey, WA 98507

Date: _____

Signed By: _____
Printed Name

Signature: _____

Title: _____

Additional Signees if Required:

Signed By: _____
Printed Name

Signature: _____

Title: _____

Signed By: _____
Printed Name

Signature: _____

Title: _____

NOTE: EACH PARTY HAS SIGNED A SEPARATE SIGNATURE PAGE

**THURSTON 9-1-1- COMMUNICATIONS
AMENDED AND RESTATED
INTERGOVERNMENTAL AGREEMENT FOR COMMUNICATIONS SERVICES**

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In consideration of the mutual promises, benefits and covenants contained herein, the Parties hereby agree as follows:

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1.2. Chapter 39.34 RCW, the Interlocal Cooperation Act, authorizes the Parties to agree to the joint provision of Communications Services (as defined herein).

1.3. The Parties agree that it is in the public interest to form a new entity, Thurston 9-1-1 Communications ("TCOMM911"), and execute this Intergovernmental Agreement defining the powers and obligations of TCOMM911 in order to achieve these objectives and provide for the oversight and management of the System.

1.4. It is the intent of the Parties that funding for the System be provided primarily from the countywide emergency communications sales and use total tax receipts- ~~(1/10th of 1% for emergency communications approved by voters in September 2002)~~ and 9-1-1 excise taxes, grants, contracts and fees. Additional revenue may be provided by Member Agencies through Member Assessments.

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"Code" means the Internal Revenue Code of 1986, as it may be amended from time to time.

"Communications Services" shall include the receipt and processing of any emergency and non-emergency communications, dispatch services for law enforcement, fire and emergency medical services, maintenance and operation of the Thurston County Public Safety Radio System infrastructure or any communications services approved by the Administration Board.

~~"Communications Services" shall include 24 hour dispatch for law enforcement, fire services and Medic One, or any communications services recommended by the Operations Board and approved by the Administration Board.~~

"County" shall mean Thurston County.

"Emergency Communications Systems and Facilities" shall include the systems and physical facilities necessary to provide Communications Services.

"FCC" means the Federal Communications Commission.

"Fees" means billed costs for services provided to Member Agencies and Non-Member Agencies that include such things as rental of equipment. Fees are separate from and may be in addition to Member Assessments.

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~~"Member Agencies" means initially the Parties to this Intergovernmental Agreement, and from time to time includes entities that join TCOMM911 as Member Agencies and excludes entities that withdraw from TCOMM911 as Member Agencies, in each case in accordance with the provisions of this Intergovernmental Agreement.~~

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"TCOMM911" means Thurston 9-1-1 Communications, the entity of that name created by this Intergovernmental Agreement.

Article 3 FORMATION, PURPOSE AND POWERS

3.1. Formation. The Parties hereby create Thurston 9-1-1 Communications ("TCOMM911").

3.2. Incorporation.

3.2.1. The Member Agencies shall incorporate TCOMM911 as a nonprofit corporation and instrumentality of the Member Agencies pursuant to Chapter 24.06 RCW and as a tax exempt organization under Section 115 and Section 501(c)(3) of the Code. The

Member Agencies may reorganize the form of TCOMM911 in any manner as may be permitted by law as described in Article 13 or by amendment of this Intergovernmental Agreement in accordance with Article 12.

3.2.2. The Articles of Incorporation attached to this Intergovernmental Agreement as Exhibit A and incorporated herein by this reference shall be executed at the time of execution of this Intergovernmental Agreement.

3.3. Purpose. The purposes of TCOMM911 shall include, but are not limited to financing, design, acquisition, construction, equipping, reequipping, operation, maintenance, remodeling, repair, and improvement of the System.

3.4. Powers. In furtherance of its purposes, TCOMM911 shall have the power:

3.4.1. to acquire, construct, receive, own, manage, lease and sell real property, personal property and intangible property;

3.4.2. to operate and maintain the System and related facilities;

3.4.3. to enter into contracts with public and private entities;

3.4.4. to employ and terminate personnel, with or without cause, and contract for personnel and services with public and private entities;

3.4.5. to sue and be sued;

3.4.6. to incur indebtedness and to issue bonds, notes or other evidence thereof ~~(through one or more of the Member Agencies unless and until TCOMM911 has such power under applicable law);~~

3.4.7. to establish and collect Fees and Member Assessments in accordance with the Funding Formula;

3.4.8. to establish policies, guidelines or regulations to carry out its powers and responsibilities; and

3.4.9. to exercise all other powers that are within the statutory authority of and may be exercised by the Member Agencies with respect to the System.

Article 4 SYSTEM AND PROVISION OF COMMUNICATIONS SERVICES

4.1. System Assets. System assets shall be held in the name of TCOMM911. TCOMM911 may acquire, construct, receive, own, manage, lease or sell System assets and other assets. A Member Agency may transfer to TCOMM911 its title to, or operational control of, communication assets. TCOMM911 may control and manage both the assets it owns and the assets that are owned by Member Agencies that have transferred control of those assets to TCOMM911. This Intergovernmental Agreement does not vest in TCOMM911 any authority with respect to other facilities or assets of the Member Agencies. Member Agencies shall be deemed to have an ownership interest in any assets owned by TCOMM911, whether those assets

have been developed by, purchased by or transferred to TCOMM911. Such interest shall be exercisable only pursuant to this Intergovernmental Agreement. The fact that title to an asset has been transferred to TCOMM911 by a Member Agency shall create no special right of that Member Agency with respect to that asset.

4.2. Provision of Services. TCOMM911 shall be responsible for providing Communications Services pursuant to this Intergovernmental Agreement. TCOMM911 may contract with Non Member Agencies to provide Communications Services to Non-Member Agencies. These Non Member Agencies shall pay Fees for these services as established by the Administration Board. TCOMM911 may contract with Member Agencies to provide services other than Communications Services ~~other than dispatch services~~. These Member Agencies shall pay Fees for these services as established by the Administration Board.

4.3. Federal Communications Commission Licenses. TCOMM911 shall be responsible for reviewing, renewing, and updating the FCC licenses required to operate the -of public safety radio system. TCOMM911 and all law enforcement Member Agencies. TCOMM911 will assist fire service Member Agencies in reviewing, renewing and updating their FCC licenses as requested. In the event of termination of this Intergovernmental Agreement, the Administration Board shall determine the all rights to and interest in distribution or release of FCC licenses ~~shall revert to the former holders thereof following FCC processes and guidelines.~~

4.4. Equipment. Each Member Agency shall be responsible for purchasing, maintaining and repairing its own fixed mobile and portable communications, radio and computer equipment, and such other equipment so designated by the Administration Board, and shall retain all rights to such equipment unless otherwise provided by resolution of the Administration Board.

4.5. Use of Network and Information. TCOMM911 shall be responsible for ensuring that the law enforcement data communications network and any criminal history records information received by means of such network shall be used solely for the purposes of the administration of the criminal laws or for the purposes enumerated in Chapter 10.97 and Chapter 446-20 of the Washington Administrative Code.

4.6. System Location. The County shall continue to lease the Emergency Services Center ~~for not less than ten years, plus two five year extensions at the option of TCOMM911 until 2021 or after lease extensions are exhausted,~~ with rent calculated using the existing cost distribution formula based on square footage allocated to building tenants for utilities, custodial services, facilities maintenance, landscape maintenance, assigned square footage and options, occupied space and unoccupied space. Thereafter the Administration Board of Directors shall determine at its discretion the location of its Emergency Communications Systems and Facilities which may include a new lease for the current location. The County shall also continue to permit TCOMM911 to use space in its Courthouse Building #3 Penthouse for radio equipment.

Article 5 TERM AND TERMINATION OF INTERGOVERNMENTAL AGREEMENT

5.I. Term. This Intergovernmental Agreement shall be effective, as set forth in Section 17.3, when executed by all the Parties. This Intergovernmental Agreement shall continue in effect for 30 years unless earlier terminated in accordance with the provisions of this Intergovernmental Agreement.

5.2. Renewal. This Intergovernmental Agreement shall be automatically renewed for successive terms of five years unless earlier terminated in accordance with the provisions of this Intergovernmental Agreement.

5.3. Termination – Supermajority Vote This Intergovernmental Agreement shall terminate effective upon any date specified by Supermajority Vote and ratification by motion or resolution evidenced in writing of not less than two-thirds of all Member Agencies.

5.4. Assets – Distribution. Upon termination of this Intergovernmental Agreement, the Administration Board shall establish a procedure for realizing the fair market value of TCOMM911 assets, which may include offering assets for sale to Member Agencies or Non Member Agencies. The proceeds of TCOMM911 assets shall be distributed to Member Agencies according to their share of ownership as determined by the Administration Board pursuant to the Funding Formula in effect from time to time.

Article 6 WITHDRAWAL OF MEMBER AGENCIES

6.1. Procedure. Any Member Agency may voluntarily withdraw from TCOMM911 effective December 31 of any year by giving written notice to the Administration Board prior to June 1 of such year of its intent to withdraw. Such written notice shall include evidence of approval of such action by the Member Agency's legislative body. The withdrawal of Member Agencies shall be by written addendum to this Intergovernmental Agreement; signed by the Chair of the Administration Board and the authorized representative of the withdrawing Member Agency.

6.2. Payments Prior to Withdrawal. Member Agencies shall continue to be responsible for paying any rates, fees, charges and assessments imposed by TCOMM911 after notice of withdrawal has been given but before withdrawal has become effective, as if no notice of withdrawal had been given. The Withdrawing Member Agency shall, prior to the effective date of its withdrawal, pay to TCOMM911 such Member Agency's allocable share of the obligations of TCOMM911, as determined by the Administration Board, which shall include obligations or costs incurred by TCOMM911 as of the date the Member Agency's withdrawal notice is received, including, but not limited to, the debt service obligations, contract obligations and cash financed capital projects of TCOMM911.

6.3. Obligations Upon Withdrawal. A withdrawing Member Agency shall relinquish all System equipment which the Administration Board determines is necessary to maintain the System at an effective level of service that all remaining Member Agencies enjoyed prior to the withdrawal.

6.4. Rights Upon Withdrawal. A withdrawing Member Agency shall be entitled to have that Member Agency's interest in TCOMM911 assets equitably determined as set forth in this Section.

6.4.1. Process. The Member Agencies shall use reasonable efforts to determine the value of and method of payment for a withdrawing Member Agency's interest in TCOMM911 assets. If after such reasonable efforts, the value of and payment for a withdrawing

Member Agency's interest in TCOMM911 assets, has not been determined, the issue may be treated as a complaint and subject to arbitration as provided for in Article 14.

6.4.2. Equitable Factors. Indetermining the value of and the method of payment for a withdrawing Member Agency's interest in TCOMM911 assets, equitable factors, including without limitation the following, shall be considered. The Member Agencies acknowledge that the results of this process and application of such equitable factors may result in the realization of less than fair value for a Member Agency's interest in TCOMM911 assets.

- a. The continuing, effective operation of the System;
- b. The withdrawing Member Agency's interest in TCOMM911 assets;
- c. Amounts owed to the System by the withdrawing Member Agency;
- d. The impact on the budgets of remaining Member Agencies and the ability of remaining Member Agencies to provide services to the public; and
- e. The value of the System.

6.4.3. Withdrawing Member Agency May Become Non-Member Agency. A withdrawing Member Agency may become a Non-Member Agency, subject to all obligations imposed upon a Non-Member Agency.

Article 7 TERMINATION OF MEMBER AGENCIES

7.1. Procedure. A Member Agency may be terminated effective December 31 of any year upon Supermajority Vote at least 180 days in advance that the Member Agency has not complied with TCOMM911 policies, guidelines or regulations, including without limitation FCC rules and regulations. The termination of Member Agencies shall be by written addendum to this Intergovernmental Agreement, signed by the Chair of the Administration Board.

7.2. Obligations and Rights Upon Termination. Following termination, a Member Agency that has been terminated shall be subject to the same obligations and entitled to the same rights as a withdrawing Member Agency under Sections 6.2 through 6.4.3.

Article 8 ADDITION OF MEMBER AGENCIES

The Parties constitute the original Member Agencies of TCOMM911. Additional Member Agencies may be added upon receipt by the Secretary of the Administration Board of application by a prospective Member Agency, accompanied by motion or resolution evidenced in writing by the legislative body of such prospective Member Agency, and approval by Supermajority Vote. The Administration Board in its sole discretion shall determine the appropriate payment required of additional Member Agencies. Such required payment may take into account past investment and formation costs and the ability to contribute future revenue for maintenance, operations, and replacement purposes.—The admission of Member Agencies shall be by written addendum to this Intergovernmental Agreement, signed by the Chair of the Administration Board and the authorized representative of the new Member Agency.

Article 9 ADMINISTRATION BOARD AND OPERATIONS BOARD

The Administration Board shall govern TCOMM911 as described in the Bylaws, and the Administration Board shall have the powers set forth in the Bylaws. The Operations Board shall advise the Administration Board in the operation of TCOMM911 as described in the Bylaws, and the Operations Board shall have the powers set forth in the Bylaws.

Article 10 BUDGET

The annual budget shall be prepared by the Executive Director and submitted to the Administration Board, the Operations Board and each Member Agency, reviewed by the Administration Board and the Operations Board and adopted by the Administration Board as set forth in the Bylaws. The budget process will include a process for public participation prior to adoption. Each Member Agency will be sent a copy of the final budget. If Member Assessments are approved as described in Article 11, each Member Agency shall pay its share to TCOMM911 in equal quarterly installments, payable within 10 days after the beginning of a calendar quarter.

Article 11 FINANCES

11.1. General. It is anticipated that funding for the System be provided primarily from the countywide emergency communications sales and use tax total receipts ~~(1/10th of 1% for emergency communications approved by voters in September 2002)~~, 9-1-1 excise taxes, grants, contracts and Fees. Throughout the term of this Intergovernmental Agreement, the County shall continue to impose and collect (or cause to be imposed and collected) on behalf of TCOMM911 the ~~1/10th of 1% sales tax for emergency communications~~ sales and use tax total receipts approved by voters in September 2002 and 9-1-1 excise taxes. Additional revenue may be provided by Member Agencies through Member Assessments, which are to be assessed only if approved as described in Section 11.2 or 11.3.

11.2. Member Assessments. Prior to approving Member Assessments, all Member Agencies shall be sent written copies of the proposal at least 30 days prior to the Administration Board meeting at which the proposal is to be considered and given an opportunity to submit comments. Member Assessments require approval by Supermajority Vote and ratification by motion or resolution evidenced in writing of not less than two-thirds of all Member Agencies within 30 days after the approval by Supermajority Vote. If the Member Assessments are not so ratified within 30 days, the current assessment, if any, shall remain in effect.

11.3. Member Assessments for Service Specific Projects. For Service Specific projects, the same process outlined in Section 11.2 shall be used, but only the members of the Administration Board representing the Member Agencies benefited by and included in the Service Specific project shall vote on the Member Assessments, and Supermajority Vote and ratification shall be determined with reference only to such Member Agencies.

11.4. Funding Formula. ~~The initial~~^A Funding Formula for Member Agencies ~~attached hereto as Schedule I and incorporated herein by reference~~ may be ~~amended from time~~^{developed and adopted if necessary to time} to assure fair and equitable funding of the System as follows. Prior to amending ~~this Agreement with a the Funding Formula~~^{Funding Formula}, all Member Agencies shall be sent written copies of the proposal at least 30 days prior to the Administration ~~Board meeting~~^{Board meeting at whichat the which proposalthe proposal} is to be considered and given an opportunity to submit comments. If the vote by the Administration Board to ~~amend-adopt~~ the Funding Formula is not unanimous, the Chair shall send a notification to the legislative body of each Member Agency. The notification shall outline the proposal and request the legislative body of each Member Agency to either approve or reject the proposal by resolution or motion evidenced in writing. Amendments to the Funding Formula that have not been approved by unanimous vote of the Administration Board require approval by not less than two-thirds of all Member Agencies within 30 days after notification. If an amendment to the Funding Formula requiring approval by Member Agencies is not so approved within 30 days, the current Funding Formula shall remain in effect. Any amendment to the Funding Formula will be effective on January 1 and must be approved prior to March 1 of the previous year, or at the time of receipt of approval of the Member Agencies when amendments are approved after March 1 of the previous year.

Article 12 AMENDMENTS

Any Member Agency may request changes to this Intergovernmental Agreement. Amendments to this Intergovernmental Agreement may be made only by the written agreement of all Member Agencies.

Article 13 CHANGE IN CORPORATE FORM

Notwithstanding anything in this Intergovernmental Agreement to the contrary, the Administration Board may, by Supermajority Vote, approve conversion of TCOMM911 to a joint operating agency, municipal corporation, public corporation, limited liability company, limited liability partnership or other corporate form. The Member Agencies hereby acknowledge that the Administration Board has the authority to elect to change the corporate form of TCOMM911 as set forth in this Article 13 and to effect such change. Each Member Agency hereby consents to such change in corporate form.

Article 14 ARBITRATION

Any controversy between the Member Agencies in regard to the application or interpretation of this Intergovernmental Agreement may be submitted to and determined by arbitration in accordance with Chapter 7.04 RCW.

Article 15 INSURANCE

The Administration Board shall procure insurance including without limitation general liability, officers and public officials errors and omissions, property, casualty and fire. The Administration Board may authorize contracts with insurance and/or risk pools, or other agencies to provide the insurance coverages deemed by the Administration Board to be reasonable and appropriate for TCOMM911.

Article 16 GENERAL TERMS

16.1. Agreement Complete. This Intergovernmental Agreement is a complete expression of the terms herein and any oral or written representations or understandings not incorporated herein are excluded.

16.2. Time of Essence. Time is of the essence in the performance of the provisions of this Intergovernmental Agreement.

16.3. Waiver. No term or provision of this Intergovernmental Agreement shall be deemed waived and no breach excused unless such waiver or consent shall be in writing and signed by the Member Agency claimed to have waived or consented.

16.4. Subsequent Breach. Waiver of any default shall not be deemed a waiver of any subsequent default. Waiver of breach of any provision of this Intergovernmental Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Intergovernmental Agreement unless stated to be such through written approval of all Member Agencies.

16.5. Rights Reserved. Except as specifically provided herein, each Member Agency retains all rights and claims that may exist now or in the future against another Member Agency.

16.6. Notice. Except as otherwise provided herein, all notices, consent or other communications required hereunder shall be in writing or (if consented to by a Member Agency) electronic means and shall be sufficiently given if addressed and mailed by first class, certified, or registered mail, postage prepaid, or (if consented to by a Member Agency) sent electronically, as specified on the signature page of each Member Agency, or as specified by such Member Agency to TCOMM911 and the other Member Agencies.

16.7. Partial Invalidity. If any of the provisions of this Intergovernmental Agreement are held to be invalid, illegal or unenforceable, the remaining provisions shall remain in full force and effect.

16.8. Assignment. No Member Agency may sell, transfer or assign any of its rights or benefits under this Intergovernmental Agreement without Administration Board approval. Notwithstanding the foregoing, any entity into which a Member Agency or substantially all of its Communications Services is converted or merged shall succeed to the rights, benefits and obligations of such Member Agency under this Intergovernmental Agreement without further action by any Member Agency or TCOMM911.

Article 17 EXECUTION

17.1. Multiple Counterparts. This Intergovernmental Agreement may be executed in multiple counterparts.

17.2. Authority. Each of the undersigned represents that this Intergovernmental Agreement is duly authorized by the Member Agency represented.

17.3. Effective Date. All of the undersigned having executed this Intergovernmental Agreement, this Intergovernmental Agreement is effective January 1, 2011.

[INSERT SIGNATURE BLOCKS FOR EACH PARTY WITH CONTACT INFORMATION FOR DELIVERY OF NOTICES PURSUANT TO SECTION 16.6]

~~SCHEDULE I
INITIAL FUNDING FORMULA~~

~~This formula is to be utilized to determine member agency assessments as approved by the Thurston County Department of Communications Administration Board. Approved member agency assessments are determined by applying this formula after deducting the projected revenues from the sales and use taxes, 9-1-1 taxes, grants, contracts member agency and non-member agency service fees from the total budget.~~

~~**Definition:** "Call(s) for Service," herein referred to as "CFS" shall refer to an event that occurs within a specific jurisdiction that is tracked by the Department through manual or automated means.~~

~~**I. Base Formula.** Member agency assessments shall be determined as follows: The basic formula apportionment between law enforcement and fire service agencies is based upon the number of "Service Specific" dispatch positions in the center for law enforcement compared to fire service, and any service specific recurring costs~~

~~Base Formula Calculation:~~

<u>Year</u>	<u>Law Enforcement</u>	<u>Fire/Medic One</u>
2011 & Beyond	67%	33.0%

~~Any "Service Specific", non-recurring service costs will be the responsibility of the service that benefits from that project. Non-recurring projects will not affect the base formula calculation. The funding formula within the service affected shall be used to determine agency costs.~~

~~All "Common Support Function" costs, made up of the following: personnel, including Administration, Supervisor, Technical, and Telecommunicator, as well as Maintenance and Operations costs, will be apportioned between law enforcement and fire/EMS services agencies utilizing the base formula above. These common costs will be added to the service specific costs for the total costs to law enforcement and fire/EMS.~~

~~A. Law Enforcement Funding. Law enforcement costs shall be 67% of the total base member agency assessments. Law enforcement agency specific costs are determined by using calls for service (CFS) and population.~~

~~1. Determine the percentage of Tac 1 CFS, Tac 2 CFS, and Tac 9 CFS to the overall total law enforcement CFS. These percentages are then applied to the total law enforcement contribution to obtain a Tac 1 share, Tac 2 share, and Tac 9 share.~~

~~2. Calculate each agency's percentage of population to the total population within their respective radio group (Tac 1 group, Tac 2 group, Tac 9 group) to determine their member agency assessment from the total shares in #1 above.~~

~~B. Fire/EMS Funding. Fire/EMS costs shall be 33% of the total base member agency assessments.~~

~~1. Fire Funding. Fire service agency specific costs are 33% of the total fire/EMS member agency assessments, and are allocated to agencies by using the total number of fire CFS for service averaged over a 5 year period.~~

~~2. Medic One Funding. Medic One costs are 67% of the total fire/EMS member agency assessments.~~



GENERAL GOVERNMENT & PUBLIC SAFETY COMMITTEE

January 26, 2021

SUBJECT: Amendment to the City of Lacey Building Codes within Title 14 to be consistent with the building codes adopted by the Washington State Building Code Council.

RECOMMENDATION: This is a briefing to discuss the process of amending LMC Chapters 14.03, 14.04, 14.05, 14.06, 14.07, 14.09, 14.13, 14.15, 14.16, 14.17 and appendices for integration of the 2018 International Building Codes as adopted by the Washington State Building Code Council.

STAFF CONTACT: Scott Spence, City Manager 
Rick Walk, Director of Community Development 
Wade Duffy, Building Official/Fire Marshal 

ORIGINATED BY: Community & Economic Development Department

ATTACHMENTS: None

FISCAL NOTE: None

PRIOR REVIEW: None

BACKGROUND:

Historically, every three years, the International Building Code, International Fire Code, International Residential Code and all other codes that are officially adopted by the City of Lacey are updated on a national level by the International Building Code Council and on a state level by the State Building Code Council. Once the State Building Code Council has completed their review, amendments and adoption of the International Code series to reflect the State's goals, local jurisdictions must then adopt the updated codes for local implementation.

For this particular code cycle, our official date of adoption of the 2018 International series of codes has been pushed back to February 1, 2021 due to delays in code development and COVID-19.

The purpose of this initial General Government meeting is to brief the committee on the substantial changes made to the above mentioned codes, provide options for local amendments and highlight minor language revisions to Chapter 14 of the LMC to reflect the current codes.

Once these amendments are published and reviewed by the building department, a final ordinance will be brought forward to the City Council for adoption.

In addition, as part of the three year code cycle and code adoption process, the City of Lacey at the Council's discretion, has the option to adopt one or more Appendices which are supplementary codes located in the back of the code books. These supplemental codes are not adopted on the state level. The intent and purpose of these Appendices is to provide additional useful code language to the local authorities if and when the applicable Appendix meets the goals of their jurisdiction. Below, you will see many examples of this, such as solar ready provisions, tiny houses, additional fire code requirements and etc.

The following are the codes that are proposed for adoption:

- Chapter 14.03, ICC Performance Code
- Chapter 14.04, International Building and International Residential Code, including the following Appendices:
 - Appendix E (IBC): supplementary accessibility requirements
 - Appendix G (IBC): flood-resistant construction
 - Appendix I (IBC): patio covers
 - Appendix J (IBC): grading
 - **Appendix T (IRC): solar ready provisions**
 - **Appendix Q (IRC): tiny houses**
- Chapter 14.05, International Mechanical Code;
- Chapter 14.06, Uniform Plumbing Code;
- Chapter 14.07, International Fire Code, including the following Appendices:
 - Appendix B: fire-flow requirements
 - Appendix C: fire hydrant requirements
 - Appendix D: fire apparatus access roads
 - Appendix E: hazard categories
 - Appendix F: hazard rankings
 - Appendix G: cryogenic fluids
- Chapter 14.09, Energy Code
- Chapter 14.13, Electrical Code
- Chapter 14.15, International Existing Building Code
- Chapter 14.16, Property Maintenance Code
- **Chapter 14.17, International Swimming Pool and Spa Code**

ADVANTAGES:

1. Adoption of the proposed amendments will officially establish the 2018 International Codes as the City of Lacey Building Code, consistent with the State of Washington Building Code Council.

DISADVANTAGES:

1. None