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- The public may also watch, listen to, or participate in the meeting live by visiting <https://us02web.zoom.us/j/89255646791> or by telephoning 1-253-215-8782 and entering Meeting ID 892 5564 6791.
- The public is encouraged to comment via email to cityclerk@cityofanacortes.org or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

December 5, 2022
6:00 PM

PRELIMINARY AGENDA
[Packet Materials](#) / [Watch Meeting](#)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Public Works Committee (Report)
 - b. Housing Affordability and Community Services Committee (Report)
 - c. Fiber Committee (Report)
4. **Public Comment**
5. **Consent Agenda**
 - a. Minutes of November 28, 2022 (Action)
 - b. Approval of claims in the amount of \$56,971.66 (Action)
 - c. Contract Modification: Water Meter Antenna Design #22-082-WTR-001 (Action)
 - d. Tolling Agreement with the Port of Anacortes (Action)
 - e. Interlocal Agreement #22-281-LIB-001 with Skagit County for Library Materials (Action)
6. **Other Business**
 - a. Final Plat Approval - LPS-2020-0001 The Crossings Unit Lot Subdivision (Action)
 - b. * Ordinance 4035: Oversize Parking (Discussion/Possible Action)
 - c. * Ordinance 4036: Sidewalk Obstruction (Discussion/Possible Action)
 - d. * Ordinance 4037: Trespass on City Property (Discussion/Possible Action)
 - e. Ordinance 4033: 2023-2028 Capital Facilities Plan (CFP) (Discussion/Possible Action)
 - f. Ordinance 4034: 2023 Budget (Discussion/Possible Action)
 - g. * Resolution 3103: Levy Lid Lift (Discussion/Possible Action)

Per Resolution 3051, citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment on items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

7. Adjournment

Per Resolution 3051, citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment on items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

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For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

From: noreply@civicclerk.com
To: [CityClerk](#)
Subject: Public Comment Submission
Date: Sunday, November 27, 2022 6:01:44 PM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Submitted by: Ruben
Email Address: raagraves@gmail.com

Commented on event: <https://anacorteswa.civicclerk.com/web/player.aspx?id=716>
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: I don't see how we as a community should punish the less fortunate and unhoused. Anacortes prides itself on it's community but the unhoused are forgotten, they are apart of our community and should be given the same grace instead of punishing them for just surviving. I have seen the community care for the homeless more than the city ever has. Matt Miller wants to sweep them under the rug to push Anacortes into a more post card vacation destination. Help those in need. Don't be like Matt Miller, winter is going to be cold and rough and he is trying to make it harder for them to survive.

From: [ross_marshall](#)
To: [CityClerk](#); [Ryan Walters](#); [Christine Cleland-McGrath](#); [Jeremy Carter](#); [Amanda Hubik](#); [Bruce McDougall](#); [Carolyn Moulton](#); [Anthony Young](#)
Subject: Re: Community Response
Date: Sunday, November 27, 2022 5:20:53 PM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

LETTER TO ANACORTES CITY COUNCIL

RSM, Representative of -Ave 'CANT-AFORD-TO-RENT-OR-BUY-PROPERTY' Residences.

POB 1191

Anacortes, Wa. 98221

CONTACT / COMMUNICATION: 360-421-7195

TO: All HACS members: Carolyn Loulton, Ryan Walters, Christine Cleland-McGrath, Anthony Young, Bruce McDougall, Amanda Hubik, Jeremy Carter, Bürgermeister Matt Miller and whoever this may concern.

The homeless residence of Anacortes demand the City Council and Court to disist from criminalizing the homeless by using such ordinances as the 9A.52 (as exemplified by the notice posted on John P Liston's Homesteaded truck on T-Ave, 11-04-2022 at 10:30am), because the moving party, (the above parties involved; John P. Liston & Ross S Marshall) do not want nor or obligated to move such vehicle for the following reasons:

First, because that the vehicle along with the other vehicles along T Ave are Homesteaded by the individuals occupying them, under RCW 6.13.010. That this 9th circuit court ruling give the homeless the rights to claim a transient property as "a designated place of residence."

Secondly, because said vehicle is not in violation of RCW 9A.52 trespassing codes; that the vehicles are on Public Byway property and not City owned property; and that the City of Anacortes does not have" fee rights" to such roads - also called **Fee Simple**, in modern common law, an estate of inheritance (land or other realty) over which a person has absolute ownership. In Simple language, a city or county does not own the fee title to the property underlying the public right-of-way; the abutting property owners have that fee title, and that title usually extends to the center-line of the right-of-way.

Thirdly, that the street area of T Ave on which the vehicles stands are not between the South Line of 22ed Street and the North Line of 24th Street but lays south of 24th Street by the cross street of 28 th Street, completely outside the parking limitations restricted under amended ordinance 2040, Art-1, 10.12.035, E.

Fourthly, that the City of Anacortes in these code cases cannot act as plaintiff and has yet to provide a proper lawful owner plaintiff as just cause to give notice to the T Ave residences.

Fifthly, that the Anacortes Police and the City of Anacortes have not obtained proper Warrant to redress and place this Notice on our Homesteaded properties and have unlawfully posted such notice of trespassing on John P Liston's personal Homestead property which suggests that the City of Anacortes should be the defendant under RCW 9A.52.

Sixth: The City of Anacortes does not qualify for applying the above ordinances to the local homeless community because:

- The City of Mt Vernon does not qualify as "alternative shelter" for the fact it lies outside Anacortes City Limits. Each City Incorporated Charter requires that particular City to provide alternate shelter within that city's City Limits.

Under the auspices of the above accused, John P. Liston, Ross S Marshall, all the T Ave "UN-housed" residences ask again that the kind and understanding City Council desist from this type activity, until proper alternate sheltering is provided, the economy gets better, and unemployment decreases

Another alternate to spending huge amounts of money to accommodate this rule, is to just leave us all alone until we, the people, can work our way out to higher standards of living. There are already enough codes and rules to govern the T Ave residences rather than adding more. For example, there are plenty of littering codes, trash, and other health and safety codes to enforce.

The last reason we use to ask the City Council to desist in these areas of enforcement is, that they cause harassment without justification, directly violate our civil rights and freedom to travel the highways and byways, and "FREEways" of our Country. Our roads are the last bastions of freedom when it comes to financial crisis.

With what our Country and the World is facing in the near future, and especially Anacortes, it is advisable to begin quickly to make it easier on our neighbors than cause more difficulties. We on T Ave may be the first of its kind, but we are not going to be the last. It would be better to find more accommodating circumstances than to destroy your own possible refuges. The last fool who said God could not sink his boat survived the Titanic only to live a life of regret.

Rather than make it harder now it is advised that we all make it easier for all Americans to find safe refuge and peace of mind.

FINLAND is a prime example of how a country has solved their homeless crisis. It would be advisable to follow their example. Otherwise, it will just get worse.

https://www.youtube.com/results?search_query=Finland+solves+homeless+crisis

On the other hand, none of this matters over the next 10 years or by 2030, say the scientists,

if everyone continues doing what they are doing - all the wrong things. Please watch this and others, then ask yourself what real justification do City In-corporations and Councils have in restricting Washington Residences, and for that matter the whole Country, from trying to survive by growing a garden in their back yards, front yards, pitch tents in the front/back yards for their children and other guests to play/live in, have motor homes to live in IN the driveway, and run small businesses out of their garages + all the other 1000s of things that can be done if the useless penal codes were removed, and to especially mention the above, the homeless to live on the streets (I.e. people who cannot afford to BUY or RENT middle class priced residences).

<https://www.youtube.com/watch?v=zIRk6NjICe4>

Sincerely;

RSM

JPL

15 other T Ave Residences.

OTHER STUDY MATERIALS:

THE FACTS:

Zoning laws and ordinances are a violation of property rights. They destroy the sense of community in neighborhoods, increase crime, increase traffic congestion, contribute to urban and suburban air pollution, contribute to poverty, contribute to reliance in government — and, thus, reduce self-reliance — and contribute to the ruin of our schools. Most of our urban and suburban problems arose with zoning and other antiproperty laws, to which welfare programs and public housing projects have contributed. Each of these policies came out of the idea that society could and should be engineered from the top down to give rise to efficiency, community, and prosperity. What in fact resulted was the opposite outcome.

I. Neighborhoods and Communities

With zoning laws, commercial, industrial, and residential areas are separated from each other. The result is blocks of houses, industrial parks, and strips of stores and restaurants. People have to drive miles to go to the store, to work, or even to the park. It is rare to go to the store and see anyone you know.

But imagine a neighborhood without zoning laws. It would then be possible to have, say, a small grocery store on the corner where you could buy fresh fruits and vegetables, bread, and meat. That store would likely be within walking distance, be owned by one of your neighbors, and be designed to serve the neighborhood.

I encountered such a store when I lived in Athens, Greece for a month. It was less than a minute's walk away from where I was living. I could get most of what I needed on any given day, and if I was in the mood for some fresh fruit or vegetables, I could walk right over and buy some. I have little doubt that I ate more fruits and vegetables there than I do here in Richardson, Texas. If I'm in the mood for something — say, some strawberries — then I have to get in my car and drive a mile to the store. More likely than not, I'm just going to decide it's not worth the effort. Thus, a sale is not made, and I'm not eating my strawberries, meaning I'm less happy and less healthy.

The large grocery store a few blocks away from where I lived in Athens provided a wider variety of goods, of course, which is why I would do my weekly shopping there to get paper products, canned good, dry goods, etc. For major shopping trips, the large stores servicing the larger community are best — but the small family-owned store on the corner contributes to the local community. If I go to the small store on the corner in my neighborhood to get one or two things every other day or so, and so does everyone else in the community, we are going to be more likely to recognize each other, then to talk to each other, then to befriend each other.

If everyone is going to the large stores, one goes less often, and one only sees one's neighbors on the rare occasion you are both leaving your houses at the same time to get into your respective cars. You may wave, but you may also not even know their names. If you know your neighbors within a block or two, a stronger neighborhood is created because community is created. Crime will go down because people will be more likely to look out for each other — and one is less likely to commit a crime against someone one knows:

"Your money or your life!"

"Bob? Is that you?"

"Sorry, Charlie. I didn't recognize you in the dark."

That's simply not going to happen.

As people get to know each other, there will be more respect for the neighborhood community. It is one thing to spray graffiti on the front of a grocery store, but it's another thing to spray graffiti on Chuck Johnson's store, where you went growing up and where Johnson used to give you a piece of candy when you were little.

Sure, this sounds like a romantic dream of the 1950s, but that era was more that way precisely because neighborhoods were communities. Zoning laws and other anticomunity government policies were not yet in place to atomize people, making them less dependent on each other and, thus, more dependent on more distant government bureaucrats. It's amazing what you can do by simply preventing someone from opening up a store in a "residential area."

II. Zoning Laws Favor Big Business Over Small Businesses

Zoning laws force you to have your business only in certain locations. This drives up the price of property for businesses, making it harder to start a new business. If I wanted to sell cookies (and I do make some good cookies), I would have to either buy some expensive commercial property or rent a place in a shopping center, get the proper permits and licenses (another barrier to entry into the marketplace), buy stoves and mixers, etc.

"But imagine a neighborhood without zoning laws. It would then be possible to have, say, a small grocery store on the corner where you could buy fresh fruits and vegetables, bread, and meat."

By the time I did all this, I wouldn't be able to afford the ingredients to make the cookies. I would either have to save up a small fortune or go in debt. But if the local government would leave me alone, I could bake cookies in my home, using the mixer and stove I have, and sell the cookies in front of my house to my neighbors. As I began to make money from selling cookies, I could buy a bigger mixer and a better stove to make more cookies. I could hire a neighbor kid to sell the cookies for me so I could bake more, and I could maybe start selling my cookies to local stores. As I started making more money with higher demand, I could put an addition onto my house for the cookie store, or buy or rent another place and make the cookies there. I could thus start my own business with little initial cost and without going into debt while providing a service to my community and to my neighbors.

And people used to do this. My wife's grandfather sold fruit trees from his yard until the city

passed an ordinance prohibiting people from selling anything on residential properties. They made an exception that you could hold two yard sales a year — but only if you got a permit.

The result is that big business is favored over upstarts. Walmart and Home Depot can afford to buy as much commercial land as they need to build a store. And they don't have to worry about a bunch of people selling similar items locally. Most Americans are like me, and we cannot afford to buy property like large corporations can, so we are prohibited from participating in the marketplace as anything other than employees to others.

With as many barriers to starting a new business as there are, it's surprising how many do get started. It's typically done by going into debt. This makes it even more difficult for the poor to get out of their poverty. Barred from starting a business at home by zoning and other prohibitory laws, they also cannot get loans due to their poverty and bad credit. Those who do manage to figure out how to make money spend the money frivolously for fear that if they save or invest the money, the government will punish them with fines and audits. Thus, these laws contribute to poor spending habits among the poor. The government can take away your property, but they can never take away the party you threw and had a good time at.

III. Zoning Laws, Traffic, and Pollution

When our jobs and stores are several miles away, we have to drive. Americans like their independence, so public transportation is an option only if one cannot afford a car. As a result, traffic in most cities and suburbs is a nightmare between 5 and 7 PM. Not only are people trying to get home from work but once they are home, they need to head right out to go to the store. A fifteen-minute drive becomes an hour or more. All that time driving creates large amounts of air pollution, contributing to lung problems and stress. Thus our physical and mental healths are harmed by heavy traffic, making us less happy and less productive workers.

The way my city is zoned, I can walk to a dentist (whose office is across the back alley from my house), but I have to drive to the grocery store. Typically, I need to go shopping more often than I need to see the dentist. I must drive to go to any store, to go to the coffee house, or even to go to the park. I walk less and drive more, contributing to health problems due to less exercise and to my contribution to air pollution. With local stores integrated into neighborhoods, there would be less traffic on the roads, meaning less traffic congestion and less pollution.

IV. Neighborhoods and Schools

American schools have gotten worse and neighborhoods have deteriorated and communities have been dissolved. In places where there is still a strong sense of local community, the schools do a much better job of educating students. These places are typically rural and have few if any zoning laws artificially separating peoples' lives into sections unconnected to each other. People who live in strong communities are aware they have a vested interest in the health of that community.

Schools are one of the main centers of any community, and those concerned with their communities are concerned with their schools. When parents are involved in the schools, the schools do a better job of educating students. The schools in turn become more community oriented and work to contribute more to the community.

A good example of this (and its collapse) was the elementary school I went to in rural Kentucky. This school was always holding festivals and events the town could participate in. Parents would contribute food for the school to sell at the festivals. Between that and people paying for various games, our school actually ran a profit, meaning it could do more things for the students.

"Zoning laws and other anticomunity government policies were not yet in place to atomize people, making them less dependent on each other and, thus, more dependent on more distant government bureaucrats."

Over time, laws destroyed what our school was doing. First, there was a law passed that

prohibited the use of anything canned that was not bought at a store. So people stopped contributing as much, because if you are canning your own green beans, you're not going to buy beans in a can — and few if any would go to the store just to buy a can of beans for the school event. Next came prohibitions on home-baked goods, making for even fewer contributions. This made the events less personal — and less profitable.

But in the end, it didn't matter. My elementary school no longer exists because the county school board decided to ignore all the evidence that indicates that smaller schools educate students better than larger schools: they consolidated it with three other local schools to make one large school that is now five miles away from the town I grew up in. White Plains is still a town, but it is no longer a community. There is also far less local interest in the new school.

V. Zoning Laws Violate Property-Rights Protection

So far I have addressed direct psychological, social, and economic aspects of the harm done by zoning laws. But such laws also violate our rights regarding property ownership. Property taxes make local governments see property owners as tenants on property the government is renting to them. If you do not pay your property taxes, the local government will treat you like a renter and throw you out, so the analogy is more than apt: it's precise.

A tenant has to abide by the rules of the property owner, which is why local governments have adopted this attitude toward other people's property. If local government really owns the property, they can tell you what you can and cannot do with it. Without ownership rights, we cannot really express ourselves as we wish, organize with whomever we wish, or prosper as we wish. We always have to get permission first.

Property-rights protection is a necessary element for the creation of prosperity. People need to feel secure to want to take risks. This can be seen in small children: a toddler will giggle if her father throws her in the air, but scream if a stranger does. She has to feel secure to take the risk.

When we live under threat of government taking away our property for failure to pay rent to them, for violating some zoning ordinance, or for not paying off the right government employee, people are less inclined to take the risks necessary to become independent and prosperous. People need to feel like their property is secure and protected from both criminals and government if they are going to take economic risks with it.

VI. Zoning Laws are Unnatural and Disruptive

A community is a complex system. In nature, complex systems self-organize from the bottom up, from less complex elements. Structures develop that affect but do not force the elements that make up the system to do what they are doing naturally. No system in nature is created from the top down.

Let me put it this way. A biological cell is a bottom-up structure; an engine is a top-down structure. Cells are complex, efficient, and generate order; engines are simple, inefficient, and generate disorder. Cells run up; engines run down.

Communities are like cells. They are made up of different elements — people and families — that, working together, create a more complex entity known as a community. Quite large communities can be created by many subcommunities integrating. I can belong to a school community, a church community, a work community, and to various clubs and organizations. We know that humans are most comfortable in groups of 150 people. We can and often do expand the community we live in by being members of many different communities containing 150 members. But that number — 150 — must be maintained if we are to remain psychologically comfortable. Where there is overlap — the same people belonging to the same subcommunities — the larger community is strengthened. Though a Christian, I have become friends with several Muslims because we are all part of the same "Starbucks community."

Communities are not like engines. When we try to engineer communities, the results are disastrous. Forced bussing to integrate schools did nothing to create a community of blacks and whites. Instead, it destroyed the community schools, breaking down the neighborhoods where the schools existed and creating resentment among those who were bussed. It did not improve education for anyone, but instead contributed to the worsening of education for everyone. And the students still self-segregated in the lunchrooms.

The same kind of thing happened when public-housing projects were built. Artificially throwing people together into ugly apartments of bare concrete was dehumanizing and thus destructive for the community as well. This is why all urban-renewal plans have been miserable failures, resulting in increased poverty and worse crime. Community is destroyed by top-down processes precisely because top-down processes are simplifying, unnatural, and create disorder.

Conclusion

Zoning laws and other laws that restrict what people can do with their property do more harm than good. People argue that "I don't want someone building a factory in my neighborhood," but the fact is that nobody wants to build a factory in your neighborhood. They want to build a factory where it is easy to get supplies in and products out, and where there's plenty of room for employees to park. That's not your neighborhood. And in an increasingly post-industrial economy, that argument is mostly irrelevant.

I am arguing for allowing natural organization of communities and neighborhoods. I am arguing for healthier neighborhoods and communities.

The elimination of such anti-property-rights laws will allow this. It will make people more self-reliant and thus less dependent on government, meaning there will be more people contributing to the economy, to society, and to their neighborhoods and communities. People will also be healthier, happier, and less stressed.

Sincerely;

Troy Camplin

Richland and Collin College.

<https://mises.org/library/zoning-laws-destroy-communities>

The End of Facist Civilization:

<https://www.youtube.com/watch?v=zIRk6NjICe4>

My Books On Amazon

https://www.amazon.com/s/ref=nb_sb_noss?url=search-alias%3Dstripbooks&field-keywords=Ross+S+Marshall

GENESIS 10 Video with Dr John Pilkey

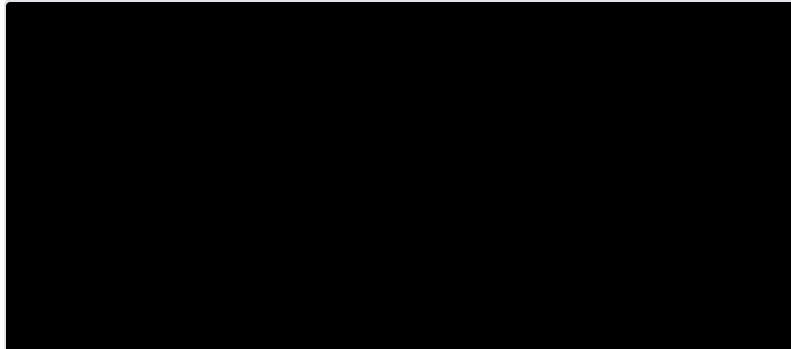
<https://www.youtube.com/watch?v=qDeSlqOMEZU&t=2s>

EUHEMRISM Forum- Mythology as Symbolically Glossed History
<https://www.interfaith.org/community/threads/19718/>

MY GENESIS FORUM Research Site:
<http://genesis10.freeforums.net/board/1/general-discussion>

COMPARATIVE MYTHOLOGY as HISTORY FORM
<https://historum.com/threads/comparative-mythology-euhemerist-approach.186745/>

BOOK/DVD WEB SITES: [Weird Videos and Books](#)



Weird Videos and Books

Fantastic web site for explorations in ALIENS, UFO's, MOON, MARS
alien artifacts, books and DVD's

Nov. 29, 2022

Mayor Matt Miller and City Council
City of Anacortes
904 Sixth St.
Anacortes, WA. 98221

Honorable Mayor and City Council,

My name is Richard A. Walker and I reside at 4816 Cypress Drive in Anacortes. I regret not being able to speak before the council in public session, but I am scheduled to work during your meeting time.

Issue: Collisions between vehicles and wildlife, particularly on 12th Street.

On three occasions this year I have encountered animals that have been struck by vehicles or have been at risk of being struck.

- Near 12th and Commercial, I removed from the roadway a large adult raccoon that had been struck by a vehicle and left to die. The raccoon was lying in a pool of fresh blood. I pulled the raccoon off the road and onto the grass next to the sidewalk and called Animal Control via 911.
- On 12th Street, my wife and I stopped our vehicle for a duck and ducklings that were crossing the road. We turned on our vehicle's emergency flashers. A car went around our vehicle anyway and almost struck the ducklings.
- During Oyster Run weekend, a deer had been struck by a vehicle near the Oakes Avenue roundabout and left by the side of the road. I parked my car and walked up to the deer to find it was alive. I called 911 and stayed with the deer to ensure it didn't get up and get back into the roadway. **I was with this deer for 50 minutes as it struggled to breathe, as it tried three times to get up, as its eyes turned bloodshot and foam came out of its nose.** I managed to get the deer out of the roadway and onto the grass next to the sidewalk. A neighbor stopped and assisted. A police officer arrived and determined that the deer was suffering and could not be rehabilitated. The officer advised us to turn away. She ended the deer's suffering by firing a bullet into its head. (Incidentally, the officer was professional and kind to us. Her response to the scene was understandably slowed by the busy weekend. She said it had been "a bad day" for deer deaths caused by vehicles that weekend.)

Proposed: I ask the City Council to take the following steps to reduce the number of deadly encounters between wildlife and vehicles; and ensure quicker, humane response in the event of animal injury.

1. Each speed limit signpost on 12th Street should display a wildlife sign or a sign that states "Wildlife Corridor." There are a couple of signs on 12th Street that display an image of a deer. Those add to "sign noise" on the street and are not effective. Motorists pay attention to speed limit signs. A smaller sign beneath each speed limit sign displaying a wildlife image or the words "Wildlife Corridor" would be seen by motorists as well.
2. The city's A-Town magazine and city website should feature information about the importance of watching for wildlife on our streets and driving accordingly.

3. To ensure speedy response to an injured animal and ease its suffering, a veterinarian should be on call to: a) respond to the scene; b) sedate the animal; c) determine if the animal can be rehabilitated and, if so, arrange for its transport to Sarvey Wildlife Care Center in Arlington; d) chemically euthanize the animal if it is determined the animal cannot be rehabilitated.
4. On the state Department of Fish and Wildlife website (<https://wdfw.wa.gov/species-habitats/living/injured-wildlife/rehabilitation/find?county=67>), Fidalgo Animal Medical Center, 3303 Commercial Ave., is listed as a provider of “stabilization care” for injured wildlife. Sarley Wildlife Care Center in Arlington and Wolf Hollow Wildlife Rehabilitation Center in Friday Harbor are listed as rehabilitators of injured wildlife. I recommend the City of Anacortes contract with Fidalgo Animal Medical Center or other veterinarian to provide immediate first-response to injured wildlife. The veterinarian would be compensated by a reduction in property tax, reduction or elimination of permit fees, or payment from revenue derived from pet license fees and veterinary office permit fees.

Our city continues to grow, increasing the likelihood of collisions between vehicles and the animals that depend on a shrinking habitat. The above measures would help reduce the number of deadly encounters between wildlife and vehicles; and ensure quicker, humane response in the event of animal injury.

Thank you for your consideration,

Richard A. Walker (e-signature)

Richard A. Walker
P.O. Box 301
Anacortes, WA. 98221
360-813-2916

Anacortes City Council Minutes - November 28, 2022

Call to Order

Mayor Matt Miller called to order the Anacortes City Council meeting of November 28, 2022 at 6:00 p.m. Councilmembers , Ryan Walters, , Christine Cleland-McGrath, Carolyn Moulton, and Amanda Hubik were present. Councilmembers Jeremy Carter, Anthony Young and Bruce McDougall were absent. Ms. Hubik moved, seconded by Ms. Moulton, to excuse the absence of Mr. Carter, Mr. Young and Mr. McDougall. The motion carried unanimously by voice vote.

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Mayor Miller announced a winter storm watch in effect over the next 24 hours, adding that there are 5 snow plows and an ice truck that prioritize main arterial streets, collector streets and school zones, hilly residential streets, and remaining residential streets. He reminded the public that clearing of sidewalks is the responsibility of the adjacent property owner. He continued with a Tommy Thompson Trestle update reminding the public of the fundraising kickoff to be held on 6 December at 5pm in City Council Chambers and that the City is awaiting US Army Corps of Engineers and state permits prior to beginning project construction. He then announced the Chamber of Commerce Coastal Christmas Tree Lighting on December 2nd at 6pm, the Lions Club Holiday Parade on December 3rd at 11am along Commercial Avenue and a lighted boat parade at 6pm.

Planning Committee

Ms. Moulton reported from the Planning Committee meeting held earlier in the evening . The topics discussed included maintaining Skagit Transit routes on R Avenue and Commercial Avenue due to impending multi-family development in the area, Habitat for Humanity coming to the Council on December 12th to report about what they would like to do with the identified property on the west side of town and a possible new accompanying city park, a Shoreline Master Program third draft update, and the Housing Action Plan.

Association of Washington Cities Housing Solutions Work Group

Mr. Walters announced that the Association of Washington Cities Housing Solutions Work Group board settled on a proposal for the upcoming state legislative session not including a general sales tax exemption for multi-family housing for which he advocated. The proposal does include provisions for maximization of density around rapid transit, asking for state funding for low income housing by at least \$1 billion annually, providing new councilmanic authority to adopt a local option Real Estate Excise Tax of at least .25% that could be used to fund affordable rentals and home ownership, to build more infrastructure related to housing, to restore revenues related to public works assistance account, to provide more infrastructure for increased housing capacity, and additional flexibility for lodging taxes to be used for affordable housing, increased funding for voluntary code audits to streamline permitting processes, a state prohibition on design review boards, and exempt residential development from State Environmental Policy Act when consistent with the Comprehensive Plan.

Public Comment

Mayor Miller invited the public to comment on any item not on the agenda.

John Teigen of Anacortes lamented that Skagit County and the City of Anacortes are raising property taxes and finds it ironic that people are moving from elsewhere to Anacortes with large amounts of money, driving up land prices, and then complaining that not enough is being done to build affordable housing. He provided the example of Proposition HHH in Los Angeles County as an unsustainable and failed effort to build affordable housing for the homeless, asserting that state-funded provision of housing only makes the problem worse. He referred to previous public comments that mentioned fear of children walking in public among vagrants, concern over public drug use, defecation on private property, theft, vandalism and the challenges law

enforcement face when confronting these problems. He applauded the mayor's efforts to better equip law enforcement with the tools to handle these problems. He posited that the answer is not to charge local residents more money to provide housing for vagrants, as it only encourages more vagrancy at community expense. He then mentioned that a sustainable society is one where everyone is accountable and contributing. He added that there are some who do not wish to be accountable or contribute to society and instead are committing crimes and creating fear in the community. He concluded that providing those individuals with housing is not the answer.

Terry Kylo of Anacortes expressed a desire to discuss a comprehensive plan to deal with homelessness. He mentioned a sociological understanding that humans tend to have a just world bias that leads them to believe that the world is a just place and that those who are homeless are in that position because of their own faults. He cited a counter example to this bias, pointing out that Jesus, Mary and Joseph could have been considered homeless vagrants in their emigration from Israel to Egypt, and that the story underscores the importance of all human beings. He then referred to an ongoing nationwide housing affordability and homeless crisis affecting every city throughout the nation, of which not one is doing enough to address the problem. He does not hold the Council responsible for the crisis in general and the associated economic issues. Considering the proposed public safety ordinances, he understood why residents do not want RVs in front of their homes, but would like to see a larger framework of possible actions the Council could take in conjunction with other levels of government to address the issues on Fidalgo Island. He emphasized that housed and un-housed people are of equal importance and that he wanted the proposed ordinances included in a larger framework so that it would clarify their respective purpose.

Kate Clark of Anacortes commended the work of the state legislature and the Council in response to the local issue of homelessness. She asked that the Council consider the proposed ordinances in a local frame, as she averred that they potentially would erode citizens' Eighth Amendment rights through technicalities. She referred to *Martin v. Boise* court ruling, which held that anti-camping ordinances cannot be enforced if there are insufficient shelter beds available for the local homeless population, and pointed out that there are not sufficient resources in Anacortes currently, and thus it falls into the same consideration. She mentioned that the five-day window from ordinance passage to implementation of enforcement actions such as impoundment of vehicles does not give adequate time for individuals living in vehicles to make alternate arrangements for safe shelter. She termed the ordinances as a stopgap measure that targets individuals on T Avenue who are there because of its proximity to local services, which if passed will have a ripple effect on the wider community, including 32 students who have self-reported being unhoused who could potentially end up living in their vehicles. She added that the cost of thirteen jail cells for one month could fund a social worker with harm reduction experience for one year. She commended the work of the Housing Affordability and Community Services committee and encouraged immediate enactment of its proposals for cold weather shelters, studio apartments, low-barrier shelters and warm shower-bathroom facilities.

Lucy Burnett of Anacortes commented on ordinances referring to them as an attempt to criminalize people whose housing options are limited. She mentioned a warming shelter that was operational in 2020 and wondered what the barriers were to having one or more throughout the city. She asserted that these ordinances attempt to target certain groups and effectively criminalize poverty rather than actively seeking solutions to potentially life threatening issues such as exposure to the elements. In addition to unhoused people, she added that issues such as power outages and energy price hikes also affect students, working families and those on social security. She advocated that we must think deeply before passing laws that target particular geographical areas and stigmatize certain groups, mentioning the problematic history of red-lining in Washington state.

Evan Saxton of Anacortes mentioned the targeting of Chinese immigrants in 1886, the 1900 targeting of Japanese mill workers, and the 1915 demand to forcibly remove Japanese workers as examples of imagined dangers that prompted instances of hateful verbal and physical attacks. He maintained that these past acts of

discrimination are again occurring with individuals airing grievances that a subsection of the community does not belong in Anacortes. He alleged that the mayor and police have collaborated to determine who does or does not belong, referring to an instance of the mayor acting in his official capacity to make these determinations on a case-by-case basis and that he drove those he determined not to belong out of the community into deeper instability. He claimed that the Police Chief and Mayor dreamed up the ordinances to "solve the homeless problem", that the City Attorney advised care regarding proposed ordinances running afoul of *Martin v. Boise*, and that the limitations placed on governments were seen as an inconvenience by implication. He advocated for stability for the unhoused, remarking that increased fines would result in increased penalties and incarceration. He then cited the example of an individual who had his vehicle impounded while incarcerated for more than 72 hours, who now, as a result, has no shelter with the onset of winter. He mentioned that it costs \$12,000 to house someone in austere but stable housing for a year, whereas it costs three times as much to keep someone in jail. He pointed out that housing provides safety, dignity, and an opportunity to find work, while jail is punishment that does not offer such opportunities. He expressed disappointment in the Mayor for prioritizing hardship and toil over growth and overcoming the odds at a greater cost to taxpayers in the interest of easing the mild concerns of the haves at the expense of the have-nots.

Ross Marshall of Anacortes mentioned that the world is a difficult place that has not improved over his 45 years spent observing society. He asserted that while technology has improved, he termed it a techno-fix that is crippling and blinding our children. He asked if society had allowed this to happen. He questioned the notion of feeling responsible for the environmental challenges we currently face, but asked what we can do about them. He advocated a bottom-up movement to address the challenges associated with the environment. He mentioned that he is a T Avenue resident who moved to the area from Los Angeles to get away from a city that makes it difficult to know who you are. He remarked that he had run into financial difficulties. He then concluded that the public should closely study zoning and ordinances, and that they will find that they are the most dangerous things to human society.

Mr. Walters responded that he drafted the public safety ordinances and has a handout that summarizes in tabular format the before and after effects of the ordinances. The handout was placed at the entrance to the Council chambers and added to the packet materials for the meeting. He further mentioned that the Council are working on affordable housing, a housing action plan, and more resources for those in need. He added that Skagit County is the unit of government instructed to develop a homeless housing plan, which they have, though the Council is considering developing a plan unique to the challenges present in Anacortes. He acknowledged that needed shelter resources are inadequate. He then commented on the proposed ordinances, remarking that the Council does not want to criminalize poverty, but put bookends on behavior and offered to meet with anyone to explain or discuss the proposals. Mayor Miller encouraged all to review the proposed ordinances and either email or bring comments before the Council next week.

Teresa Delarosa of Guemes Island spoke about the stigma of being homeless in the community. She mentioned her history of service to the community as a manager of a local grocery store for 20 years and then being homeless in 2015 due to fighting cancer. She related that the community helped her and her family to recover from the financial debt she incurred while fighting the disease. She urged everyone to have compassion and empathy for the impoverished and unhoused in the community, and that her story is not unique, though others may have slightly different versions. She wondered what she would have done without the support from people in the community who helped her recover.

Rochelle Kealoha of Anacortes talked about how trespassing people on city property can become a public health issue, pointing out that if people are expelled from public and private property they will have no other option than to use the bathroom in public, leading to a possible arrest for another crime because they have no other option. She asserted that this could then lead to individuals being classed as sex offenders and prevent them from receiving future assistance such as public housing or shelters, mentioning that this scenario has

occurred on numerous occasions throughout the country. She refuted the idea that more police or ordinances were needed to address the issues related to homelessness and poverty, advocating instead that we help those in need regardless of how or when they came rather than driving those who are homeless out of the community. She remarked that the community is responsible for caring for the numerous unhoused individuals who work and attend school in Anacortes. She advocated for lower barriers to housing and hiring a social worker for the Anacortes Family Center who could address harm reduction rather than having the threatening presence of the police engaging homeless individuals.

Shelly Higman of Anacortes mentioned being homeless twice in her life because of unaffordable housing despite working full time and received help from community members on both occasions. She expressed a great deal of compassion for those who are unhoused and challenged all to consider how far they are from being unhoused. As a family physician who has a significant number of homeless patients, she mentioned all but one have full-time jobs, and the individual who does not work sustained an injury that prevents her from doing her job as a road flagger. She cautioned that we should not criminalize homelessness, as it will incur a greater financial cost to the community and advocated for hiring a social worker rather than putting the police in the position of performing tasks for which they are not trained or prepared. She also expressed support for a warming shelter. She mentioned that the unhoused are working hard and it is the obligation of society to care for everyone.

Consent Agenda

Mr. Walters removed Item 5.c., Interlocal Agreement #23-022-ASC-001 with Skagit County for the Senior Services Program 2023, from the Consent Agenda.

Ms. Hubik moved, seconded by Ms. Cleland-McGrath, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

a. Minutes of November 21, 2022

b. Approval of claims in the amount of \$266,148.62

The following vouchers/checks were approved for payment:

EFT numbers: 104862 through 104892 and 104911, total \$60,441.86

Check numbers: 104893 through 104910, total \$171,819.95

Wire transfer numbers: 313730 through 314084, total \$33,886.81

Interlocal Agreement #23-022-ASC-001 with Skagit County for the Senior Services Program 2023

Mr. Walters highlighted that the structure of the agreement allows for the transfer of monies from the City to Skagit County and then for other monies to be sent from the County to the City. He asked why there could not be a single transaction to support the agreement. Mr. Walters moved, seconded by Ms. Hubik to approve Interlocal Agreement #23-022-ASC-001 with Skagit County for the Senior Services Program 2023. The motion carried unanimously by voice vote.

Other Business

Proposal from Anacortes Arts Festival to lease movie theater property.

City Attorney, Darcy Swetnam, provided an overview of the current ground lease on the property where the Anacortes Cinema is located, referring to a slide presentation that was added to the packet materials for the meeting. She then introduced Meredith McIlmoyle, Director of the Anacortes Arts Festival, and John Sternlicht, a board member of the Anacortes Arts Festival, president of the Economic Development Alliance of Skagit County and the president of the board for tourism, who presented the proposal to the Council referring to the slide presentation that was included in the packet materials for the meeting.

TJ Fantini, Board President of the Anacortes Community Theater (ACT), presented on behalf of the board and membership to change the lease to allow for ACT to have a space for youth programs, mentioning the recent

loss of the children's annex due to the pandemic. The proposed space would allow organizations to audition for the high school musical and other youth productions. He added that the demand for classroom and performance space is already there, allowing for more artistic opportunities. He maintained that the movie industry has changed focus to merchandising and streaming rather than theater runs, adding that the proposed facility would still be able to offer movies and have more opportunities for other art forms, especially for young people and families. He concluded by remarking that performing arts are a win for Anacortes and ACT is a willing partner.

Melissa Turnage, Development Director of Fidalgo Dance Works, detailed what the project would mean to the organization. She detailed programs including youth, family and senior programs with over 250 students that would benefit from a larger space. She mentioned recent collaboration with other local entities, including the Anacortes School District, and that the new space would facilitate new cooperative opportunities.

Summer Carter, volunteer president of the Anacortes Music Project, mentioned the ongoing vision for the organization to have a dedicated space to present local artists and host teen summer programs, as they have been renting commercial spaces at considerable cost. She said this is all a part of the Anacortes cultural art movement that is already underway.

Ms. McIlmoyle mentioned that the current lease terms are a starting point and that some considerations are challenging. She asked the Council for next steps as a result of the meeting. She answered Councilmember questions.

Mayor Miller invited the public to comment on the agenda item.

Paul Doyle mentioned that he always wanted a movie theater in Anacortes and presented his plans to the Chamber of Commerce that were stopped by the COVID pandemic. He mentioned managing the theater for several months and said that he is not against the project. However, he suggested they find an alternative location near the waterfront. He mentioned providing a packet to the Council, which was added to the packet materials for the meeting, for consideration and his past experience with movie theaters. He disputed the notion that the movie industry is dead, referring to a recent Amazon announcement that their streaming content is available to theaters. He pointed to a second mistake where the building owner is in default with the owner, saying that he is not in default. He hoped that the Council would consider the letter he sent.

Nancy Saunders of Auburn, Washington and Radius Development LLC encouraged the Council to terminate the lease with Radius and enter into a new lease agreement with the Anacortes Arts Festival. She mentioned two unsuccessful bids for the property subsequent to her husband David's passing and would like to see the lease terminated. She addressed Mr. Doyle's comments, saying that she had not issued any default notice to Faraway and that they are a good interim tenant until the project is undertaken.

Nancy Wright and Lenny Bergner expressed that they are in agreement with the proposed project.

Kate Clark of Anacortes is an arts educator, a professional artist and consultant who expressed excitement and support for the proposal, mentioning the previous success of the former Department of Safety project and that this proposed project would provide an opportunity for community expression.

Steve Clark of Anacortes spoke about the economic benefits associated with the project, mentioning the creative district in Edmonds as an example that would be well served by the proposed Anacortes Community Arts and Cultural Center. He added that the center would facilitate additional revenue for local businesses and mentioned similar initiatives in other Washington state municipalities.

Mr. Walters mentioned that the concept is exciting of interest and that his thinking has evolved, adding that the

loss of the cinema would be difficult for some in the community. He added that the proposed building would be a substantial improvement for downtown. He mentioned that we have a process issue, adding that the City cannot lease land to any non-profit that desires to accomplish something. He added that the transition to the proposed center must not just be a proposal on powerpoint, laying out a list of proposed provisions including that the rent be not less than what is currently charged and adjusted annually on the Consumer Price Index, no rent during the construction period up to 24 months, the lease should describe all aspects of the facility and be conditional on the tenant achieving those outcomes, explore the possibility of showing first-run movies as is done in other communities, and provide a termination clause within some reasonable time period, and a requirement that a change in use of the facility be subject to an amendment to the lease all in keeping with due diligence requirements. He asked about parking requirements, street configuration, and proposed that the Council provide direction to staff.

Ms. Cleland-McGrath thanked Mr. Walters for his memorandum and added that there are four strong organizations joining together in the project and expressed gratitude for Mr. Walters' proposals, adding that the details needed to be hammered out. She added that she is not in favor of requiring first-run or second-run movies as a requirement of the ground lease. She asked about project phasing and funding sources. Ms. McIlmoyle responded that it would be a phased project with arts center pieces on the lower levels initially, followed by others on the third and fourth floors in separate phases. She estimated that there would be a 24-month construction process once ground is broken on the project. Ms. Cleland-McGrath wondered if the initial tenants would move in first, followed by the housing component of the project. Ms. McIlmoyle responded that she could not answer that question due to a pause in the business plan process, as application windows had closed for much of the needed grant funding and that as they re-opened a more definite timeline could be provided to the Council. Mr. Sternlicht added that it would be wise not to require first-run movies in light of economic uncertainty surrounding the industry and that it could be an unwritten goal.

Ms. Moulton asked to see a strong project outline on how it would all come together due to its complexity, including funding sources and a timeline while acknowledging that this is difficult to do with the group not owning the building. She expressed support for Mr. Walters' ideas. She also advocated adding language in the lease related to running first-run movies.

Ms. Hubik mentioned her volunteer activities with the Anacortes Arts Festival and her recent attendance at a Washington Economic Development Conference where it was clear that the arts were an area that was the last to recover after the COVID-19 pandemic and understood the associated challenges with constructing a center when you do not own the building. She was not supportive of the written requirement to have first-run movies. Mayor Miller suggested that the proposal be remanded to the Planning Committee to work out the specifics.

Mr. Walters expressed he is flexible on project milestones, and that there must be due diligence performed by the City including an analysis of what the City is giving up and is open to discussing additional tenets of the lease. He expressed confidence that the deal would work out.

Ms. Cleland-McGrath asked for Planning Committee work to refine parking considerations, permitting process, the business plan, and the critical time aspects of the project. Mr. Sternlicht pointed out that this is a master class in economic development and expressed appreciation for the comments and the Council's enthusiasm. Ms. McIlmoyle pointed out that the lease expires soon and that there is some urgency and agreed with having some flexibility and out clauses due to the length of the proposed agreement.

Mayor Miller promised that the proposal would be considered on a Planning Committee agenda as soon as possible.

Resolution 3103: Levy Lid Lift

City Attorney, Darcy Swetnam, introduced the proposed Resolution 3103 to authorize the Mayor to undertake a ballot measure to raise property taxes in support of needed public safety personnel to address staffing shortfalls in the Fire and Police Departments, referring to a presentation that was included in packet materials for the meeting. She answered Councilmember questions.

Mr. Walters provided recommended technical edits to the draft resolution. He advocated that the precise language of what is being done and why must be included in the resolution.

Ms. Hubik pointed out that having a specific number of hires is not appealing and does not specify why or when and would not be motivating for voters, asking that the Council brainstorm for ideas around the language.

Ms. Cleland-McGrath agreed with Ms. Hubik, and advocated adding specific language in the resolution about exactly where those new hires will be placed and what duties will be assigned. Mayor Miller agreed with this approach, pointing out that it would be up to the elected officials to effectively communicate why this measure is necessary.

Ms. Moulton agreed with previous comments, adding that the language should reflect what the problem is, what is needed to solve it, why the solution is needed and how the solution will be implemented.

Police Chief, Dave Floyd, mentioned that he referred back to the Council's 2016 Comprehensive Plan ratio of 1.7 officers to 1,000 citizens, which was drafted long before the substantial legislative changes made in 2021. He then referred to the Revised Code of Washington section 10.120 related to deescalation, adding that would justify additional staff to undertake those measures, in addition to increased call volume and crime rates over the past two years. He determined that the appropriate level of additional staffing is 5 officers.

Mr. Walters was not persuaded by the Comprehensive Plan ratio, but was persuaded by the call volume, call complexity and the crime rate. He asked for an additional numeric basis for why 5 officers would be appropriate. Chief Floyd responded that it allows for adding one officer to each shift, flexibility to move officers between shifts based on call volume, and the ability to add specialized units to handle the more complex calls. Mr. Walters responded that the specialized positions do not necessarily bring more capacity to the force and should be specified in the resolution. Chief Floyd responded that additional specialist positions would allow flexibility to cover busier shifts or gaps. Mr. Walters mentioned that it is important to demonstrate the limitations.

Ms. Moulton asked if the Police Department could provide increased presence in parks with staff increases. Chief Floyd answered affirmatively, but that patrol staff took priority to handling emergency calls.

Fire Chief, Bill Harris, mentioned that the purpose of the increased staff would add an additional unit to each shift and that 8 additional firefighters are needed to more easily balance out three shifts. Mr. Walters mentioned that there is \$383,000 for overtime in 2023 and asked if the eighth firefighter could be paid for from those funds. Chief Harris responded that he was unsure that the overtime would drop significantly due to an increased number of employees calling out due to illness subsequent to the pandemic. Mr. Walters asked Chief Harris to talk about the fundamental reason for needing more firefighters, including a lack of medics. Chief Harris mentioned the lack of flexibility and an increase in response time. Mayor Miller asked the Council for guidance on a final number of police officers and firefighters. Mr. Walters estimated \$.33 per \$1000 of assessed value to fund 5 police officers and 8 firefighters, adding that it would be a \$.05 difference between 4 or 5 police officers. He acknowledged that this is not an insignificant cost, but that it is worth it to provide public assurance that there will be a prompt response to every emergency call and expressed support for 5 police officers and 8 firefighters. Mayor Miller asked the Council for recommended changes to the resolution language.

Mayor Miller invited the public to comment on the agenda item.

Ward MacKenzie of Anacortes brought up missing a budget document that lists what the priorities are and why the expenditures are necessary. He said that if this was not done, it might be a difficult sell and recommended that concrete goals or outcomes be laid out to specify what is being achieved. He asked if other alternatives had been ruled out.

Ordinance 4033: 2023-2028 Capital Facilities Plan (CFP) and Ordinance 4034: 2023 Budget

Finance Director, Steve Hoglund, introduced Ordinance 4033: Capital Facilities Plan referring to the full document that was included in the packet materials for the meeting.

Mr. Walters referred to Ms. Moulton's point about the library being funded from reserves and asked Mr. Hoglund to confirm this is the case. Mr. Hoglund provided a detailed view of Fund 103, the Library budget. He added that Parks and Recreation and Emergency Medical Services also fund expenditure budgets with cash reserves. Mr. Hoglund pointed out that these departments are heavily based on property tax revenues and have now re-allocated some of this funding to balance the revenue streams of Real Estate Excise Tax and property tax. Ms. Cleland-McGrath asked if this is a temporary measure in light of fiber development. Mr. Hoglund responded that once the Fiber buildout is complete, funds will be reallocated. Ms. Moulton pointed out that the cemetery fund is being funded with reserves and this is an ongoing process. Mr. Hoglund responded affirmatively and that we are using cash reserves to balance the 2023 budget as a result of being able to bank cash reserves over the past several years while the economy was relatively strong. Mayor Miller added that state grant funding for road projects could be available, which would allow for re-balancing of the funds. Mr. Walters pointed out that the reserve funding was not needed for Parks and Library, though it was fine to fund them this way. Mr. Walters asked for a brief synopsis of the concept plan for funding the fiber buildout project. Mr. Hoglund responded that we plan to use existing cash flows to fund the current contract for 2022 and, once project costs are more certain for 2023 will be able to make a decision as to whether the contract can be funded with existing cash flows for 2023 or require a debt instrument to cover the costs. Mayor Miller estimated that March or April of 2023 would be the point at which such a decision could be made, adding that he does not think that existing cash flows will be able to fund the project for all of 2023. Mr. Walters asked if a bond would be necessary. Mr. Hoglund replied affirmatively and that \$4.5 million would be incorporated into the bond to pay the existing line of credit. Mr. Walters asked if the income from fiber would cover debt service costs. Mr. Hoglund responded affirmatively based on recent projections.

Mr. Walters pointed out, with only four Councilmembers present, that it should be brought back when there are more members present. Mayor Miller agreed to bring the CFP and 2023 Budget ordinances back before the Council the following week.

Ordinance 4038: Third Quarter Budget Amendment

Finance Director, Steve Hoglund, introduced Ordinance 4038: Third Quarter Budget Amendment referring to the draft ordinance that was included in the packet materials for the meeting. Mr. Hoglund answered Councilmember questions. Mr. Walters added two technical edits. CAROLYN MOULTON moved, seconded by Amanda Hubik, to Approve Ordinance 4038 with two technical edits.

Vote: Ayes - RYAN WALTERS, CHRISTINE CLELAND-MCGRATH, CAROLYN MOULTON, AMANDA HUBIK. Nays - None. Result: Passed.

Adjournment

There being no further business, at approximately 9:09 p.m. the Anacortes City Council meeting of November 28, 2022 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the December 5, 2022 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
314299	9/30/2021	1705	PUBLIC SAFETY PSYCHOLOGICAL	PRE-EMPLOYMENT PSYCH EVAL -	\$ 400.00	apd
314301	8/10/2022	2022Q2-156	SKAGIT COUNTY INFORMATION	COUNTY IT; QUARTER 2 2022	\$ 8,272.38	apd
314096	10/21/2022	14294	NW COMMUNICATIONS, INC	REPAIR/REPLACE DEFECTIVE RADIOS	\$ 3,767.95	medic
314244	10/31/2022	782	WIDENER & ASSOCIATES	TOMMY THOMPSON TRAIL TRESTLE RESTORATION - ENVIRONMENTAL PERMITTING	\$ 1,725.60	parks1
314307	11/3/2022	11/03/2022	FIDALGO CLEANING	CLEANING CARNEGIE	\$ 180.00	museum
314308	11/3/2022	11/03/2022	FIDALGO CLEANING	CLEANING MHC	\$ 120.00	museum
314240	11/8/2022	64428	WEIDNER FIRE	AFD USE ITEMS	\$ 139.43	medic
314282	11/12/2022	6-57	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST	\$ 96.25	court
314284	11/12/2022	6-58	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST	\$ 151.25	court
314287	11/12/2022	6-60	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST	\$ 41.25	court
314286	11/12/2022	6-62	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST	\$ 165.00	court
314311	11/14/2022	300000290035	PUGET SOUND ENERGY INC	MUSEUM 10/6-11/4/22	\$ 405.04	museum
314110	11/16/2022	28166	SKAGIT PUBLISHING LLC	PUBLISH AA-304073	\$ 133.98	plan
314297	11/17/2022	182086	FIDALGO ANIMAL MEDICAL CENTER	EXAM - APD CASE 22-A08355	\$ 48.57	apd
314310	11/17/2022	199 800 0000 4	CASCADE NATURAL GAS CORP.	MUSEUM 10/19-11/16/22	\$ 299.67	museum
314309	11/17/2022	912 800 0000 0	CASCADE NATURAL GAS CORP.	CARNEGIE 10/19-11/16/22	\$ 387.39	museum
314312	11/18/2022	1000132914	ISLAND HOSPITAL	RURAL HEALTH CARE REIMBURSEMENT	\$ 9,018.75	fiber
314303	11/19/2022	00005W5A83472	UNITED PARCEL SERVICE, INC	UPS SHIPPING CHARGES; WEEK ENDING 11-19-22	\$ 20.47	apd
314233	11/19/2022	217833	LAKESIDE INDUSTRIES, INC.	5/8 & 3/4 ROCK	\$ 658.43	wdist
314292	11/19/2022	39823479	LIFELINE	LIFELINE SERVICES, LEOFF 1 RETIREE 11/18-12/18/22	\$ 41.58	hr
314300	11/21/2022	11/2/2022	FIDALGO CLEANING	APD CLEANING & SUPPLIES	\$ 800.00	apd
314235	11/23/2022	0001-281698	NAPA	BATTERY MAINT CHARGER	\$ 35.89	dshop
314236	11/23/2022	112250	WALTON BEVERAGE COMPANY, INC	OPS BREAKROOM SUPPLIES	\$ 88.00	dshop

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
314246	11/23/2022	2022-2880	THE WATERSHED COMPANY	SHORELINE MASTER PROGRAM (SMP) USER GUIDE & WEBSITE PROJECT - THROUGH OCTOBER 31	\$ 287.50	plan
314291	11/24/2022	000082	HUNTER, JOSHUA	BLS OTEP TRAINER - SEPTEMBER, OCTOBER, NOVEMBER 2022	\$ 495.00	medic
314315	11/27/2022	72873170	INGRAM LIBRARY SERVICES, LLC	BOOKS TEEN AND JUVENILE	\$ 493.82	publib
314234	11/28/2022	2201	DAVISON, JACQUELINE ANN	PAYMENT TO INSTRUCTOR KIDS BAKING CLASSES	\$ 1,155.00	pkrec
314296	11/28/2022	7319-1	ANACORTES TOWING, LLC	TOWING; APD CASE 22-A08610	\$ 169.73	apd
314302	11/28/2022	8009	ANACORTES TOWING, LLC	TOWING; APD CASE 22-A08562	\$ 176.26	apd
314285	11/28/2022	IN948502	NOANET	MUNICIPAL FIBER NETWORK COORDINATED SERVICES - NOVEMBER 2022	\$ 21,503.23	fiber
314288	11/28/2022	IN948503	NOANET	MUNICIPAL FIBER NETWORK COORDINATED SERVICES - GUEMES VIEW - NOVEMBER 2022	\$ 113.09	fiber
314289	11/28/2022	IN948511	NOANET	MUNICIPAL FIBER NETWORK COORDINATED SERVICES - MILEAGE - NOVEMBER 2022	\$ 870.00	fiber
314290	11/28/2022	IN948512	NOANET	MUNICIPAL FIBER NETWORK COORDINATED SERVICES - PER DIEM - NOVEMBER 2022	\$ 540.00	fiber
314293	11/29/2022	0542005-001	UNUM LIFE INS CO OF AMERICA	DECEMBER, UNUM LONG TERM CARE INSURANCE	\$ 1,024.90	hr
314313	11/29/2022	7251869260	CARDINAL HEALTH 110, INC.	PHARMA: KETAMINE, MIDAZOLAM, IPRATROP.	\$ 255.58	medic
314316	11/29/2022	LTAC Inv #1	ANACORTES MUSEUM FOUNDATION	LTAC MUSEUM MARKETING INVOICE #1	\$ 2,000.00	plan
314298	11/29/2022	OCTOBER 2022	THE HUMANE SOCIETY OF	STRAY/ABANDON INTAKES; OCT 2022	\$ 81.00	apd
314294	11/29/2022	ReimbHatcher	HATCHER, TYLER	REIMB FOR FOOD FOR K9 T-BONE	\$ 19.57	apd
313953	12/7/2022	22-215-SEW-0011	BLYTHE MECHANICAL, INC	RETAINAGE RELEASE	\$ 334.60	pw1
313951	12/16/2022	22-203-TRN-0011	KAMPS PAINTING CO., INC	RETAINAGE RELEASE	\$ 455.50	pw1
	Total				\$ 56,971.66	



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 5.c.

Agenda Item Title: Contract Modification: Water Meter Antenna Design #22-082-WTR-001

Staff Contact(s): BRIAN MCDANIEL, Henry Hash

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
TIFFANY MATSON	Contract Modification
TIFFANY MATSON	

Item Summary: City staff seeks Council consent to issue a contract modification to RH2 Engineering, Inc. in the amount of \$42,643.00, increasing the total contract price to \$117,744.00, to include phase 3 of the outline design and permitting services.

Background:

1. **Reason for Contract Change:** This modification provides for the outline design and permitting services reflecting the County's pre-application meeting feedback and facilitating review and approval for installation of the AMI System on the PUD's South Ridge Reservoir and Sunrise Estates Reservoir sites.
2. **History:** The City requested assistance from RH2 Engineering, Inc., (RH2) with permitting and design of an Advanced Metering Infrastructure (AMI) System for managing the City's water meters. The City would like to install a total of four (4) utility poles on which to affix OMNI directional antennae and base station data collectors for the AMI System. The new infrastructure is planned at the City's existing Skyline Reservoir and 29th Street Reservoir sites and Skagit Public Utility District's (PUD) South Ridge Reservoir and Sunrise Estates Reservoir sites.
3. **Key Terms:**
 - Work will be performed on a time and materials basis not-to-exceed \$117,744.00.
4. **Competitive Bidding:** Per RCW 39.80 this engineering consultant was selected from the City's MRSC Architectural, Landscape Architectural, and Engineering Service Roster to provide a proposal for this scope of work, after which a price was negotiated.

Budget Impact:

Consultant	RH2 Engineering, Inc.
Original Agreement Amount	\$6,346.00
Modification 01 signed 7/22/22	\$68,755.00
Modification 02 signed 10/20/22	\$0 (time extension)
Current Agreement Amount	\$75,101.00
Change Per this Modification	\$42,643.00
Total After Modification	\$117,744.00
Earmarked Funds	\$300,000.00
BARS #	401.000.594.34.63
Paid on Contract as of 11/28/22	\$36,747.09
Budget Amendment Required?	No
Start Date	Inception
End Date	12/31/2023

Previous Action: Council approved [Modification 01](#) to Contract [22-082-WTR-001](#) at the [7/18/22](#) meeting.

Recommended Motion: I move that City Council authorize the Mayor to sign a modification to contract 22-082-WTR-001 with RH2 Engineering, Inc. in the amount of \$42,643.00, increasing the total contract price to \$117,744.00.

Alternative Actions: Not approve the contract modification.

Attachments (listed in order presented):

1. 22-082-WTR-001 Mod 03



Contract Number 22-082-WTR-001
MODIFICATION 03

Date December 5, 2022
Page 1 of 1 Page

Contract Title: Water Meter Antenna Design
Consultant: RH2 Engineering, Inc.

BACKGROUND

This modification is issued in accordance with Article 22, Changes/Additional Work and provides for an addition to the Scope of Work as detailed below. Accordingly, the contract price is increased from \$75,101.00 by \$42,643.00 to \$117,744.00, and the following changes are incorporated under this contract:

ARTICLE 1. Scope Of Work. The following third paragraph is added:

“In addition to the services described above, the Consultant shall perform the services described in attached Exhibit E; an Exhibit under Modification 03 which is hereby incorporated by reference and made a part hereof.”

ARTICLE 3. Price and Payment Terms. Delete the paragraph in its entirety and insert the following:

“The services provided under this Agreement shall be time and materials basis not-to-exceed **One Hundred Seventeen Thousand Seven Hundred Forty-Four Dollars (\$117,744.00)**. The per task estimates are detailed in Exhibits B, D, and E. Payment shall be made in accordance with the 2022 Schedule of Rates and Charges listed in Exhibit C. All referenced Exhibits are attached hereto and incorporated by reference.”

All other terms of the contract remain unchanged.

CITY OF ANACORTES

RH2 ENGINEERING, INC.

By _____
Matt Miller, Mayor

By _____

Date _____

Date _____

Original Agreement Amount	<u>\$6,346.00</u>	Original Contract Completion Date	<u>12/31/2022</u>
Current Agreement Amount	<u>\$75,101.00</u>	Current Contract Completion Date	<u>12/31/2023</u>
Change Per this Modification	<u>\$42,643.00</u>	Net Change	<u>0 Days</u>
Total After Modification	<u>\$117,744.00</u>	Contract Completion Date After Change	<u>12/31/2023</u>

AGREEMENT 22-082-WTR-001
EXHIBIT E
Scope of Work Amendment No. 3

City of Anacortes
Advanced Metering Infrastructure System
November 2022

Contract History and Amendments

Original Contract – City Pre-Applications	\$ 6,346
Amendment No. 1 – City Design/Permitting and County Pre-Applications	\$ 68,755
Amendment No. 2 – Time Extension Only	\$ --
<u>Total Request this Amendment No. 3</u>	<u>\$ 42,643</u>
TOTAL CONTRACT	\$117,744

Scope of Services

The City of Anacortes (City) requested assistance from RH2 Engineering, Inc., (RH2) with permitting and design of an Advanced Metering Infrastructure (AMI) System for managing the City's water meters. The City would like to install a total of four (4) utility poles on which to affix OMNI directional antennae and base station data collectors for the AMI System. The new infrastructure is planned at the City's existing Skyline Reservoir and 29th Street Reservoir sites and Skagit Public Utility District's (PUD) South Ridge Reservoir and Sunrise Estates Reservoir sites.

As part of Amendment No. 1, RH2 and the City organized and attended a pre-application meeting with Skagit County Planning and Development Services (County Planning) in October. The main purpose of this Amendment No. 3 Scope of Work is to outline design and permitting services reflecting the County's pre-application meeting feedback and facilitating review and approval for installation of the AMI System on the PUD's South Ridge Reservoir and Sunrise Estates Reservoir sites.

Tasks 1 through 5 of the Original Contract and Amendment No. 1 remain unchanged. Services outlined in Tasks 6 through 9 will be performed to the level of effort identified in the Fee Estimate.

Task 6 – Geotechnical and Geohazards Analysis – PUD Sites

Objective: Conduct a limited geotechnical and geohazards analysis for both PUD AMI sites to support the design and permitting efforts.

Approach:

- 6.01 Review Existing Data – Review existing geotechnical reports and information for the project vicinity, not to exceed four (4) hours of an RH2 geotechnical engineer's time.
- 6.02 Geotechnical Investigations – Arrange with the City to perform geotechnical site investigations and provide an RH2 representative onsite during City excavations to evaluate physical characteristics of the soil, geologic/geotechnical conditions, and groundwater. *It is assumed two (2) test pits [one (1) at each site] will be needed. RH2 will provide a map showing*

the proposed test pit locations and determine an approach through City coordination ahead of the field work.

- 6.03 Geohazards Investigations – Assess the reservoir sites and lands within 300 feet for potential geohazards based on the County’s Critical Areas Ordinance (Skagit County Municipal Code [SCMC] 14.24.400 through .430) and determine how they would be impacted, if at all, by the proposed AMI poles.
- 6.04 Geotechnical Memorandum – Prepare a preliminary Geotechnical and Geohazards Technical Memorandum to document existing geotechnical and geohazard conditions at the project sites and construction recommendations. Perform internal quality assurance and quality control (QA/QC) review of the preliminary technical memorandum and refine for City review. Provide draft to City for review and comment. Finalize the technical memorandum based on feedback received from the City.

Assumptions:

- *RH2 will rely upon the accuracy and completeness of any data, information, and materials generated or produced by the City or others in relation to this Scope of Work.*
- *Permits or other agency approvals will not be required for the geotechnical site investigations.*
- *Soil borings will not be required for this project.*
- *Soil samples and lab testing will not be required for this project.*

Provided by the City:

- Existing geotechnical reports for the project vicinity.
- Backhoe and operator for geotechnical test pits for a minimum of one (1) day.
- Underground utility locating within one (1) week before excavation activities, if needed.
- Safety precautions and erosion/sedimentation control for disturbed soils.
- Timely review and comment on draft technical memorandum.

RH2 Deliverables:

- Draft and final Geotechnical and Geohazards Technical Memorandum in electronic PDF.

Task 7 – Permitting Assistance – PUD Sites

Objective: Prepare permitting applications for the AMI System at both PUD reservoir sites for submittal to County Planning.

Approach:

- 7.01 Review Background Data – Review existing environmental data, maps, and code sections relevant to the project sites.
- 7.02 Critical Areas Review – Prepare the County’s Request for Critical Areas Review form with Site Plan attachments including:

- a. Property lines;
- b. Existing and proposed structure(s)/development (with dimensions);
- c. Measurements to proposed structure(s)/development from all property lines; and
- d. Roads, driveways, and impervious/hard surfaces (label type of material).

7.03 Commercial Building Permit – Prepare a Commercial Building Permit application for each site, including structural and electrical application elements, for submittal to County Planning. Produce final applications with plans and structural calculations to be prepared concurrently with permitting assistance per Task 8. Respond to up to one (1) round of County review comments or requested revisions.

Assumptions:

- *The City will pay all permit fees and electronically submit the RH2-prepared permit application packages.*
- *State Environmental Policy Act (SEPA) and critical areas review (i.e. wetlands, stream, shorelines, etc.) are not required, except for the geologically hazardous areas identified in Task 6.*
- *A Traffic Impact Analysis will not be required for this project.*
- *For the County's Request for Critical Areas Review form, the following assumptions are made about the County's standard items:*
 - *Aerial imagery faded with the property lines is acceptable for the Site Plan.*
 - *Flagging/stakes identifying the location of the proposal are not required since the site is clear and already developed (i.e. location of proposed improvements will be obvious based on the Site Plan).*
 - *No wells are located within a 100-foot radius of the site.*
 - *No septic tanks, drain fields, and lines are located on or near the site.*
 - *No watercourses or wet areas are on or near the site.*
 - *Slopes will be shown using available information from County GIS (e.g., contours and County geohazards mapping).*
- *Field visits by RH2 environmental permitting staff are not required.*

Provided by the City:

- Submittal and payment of fees for permitting applications.

RH2 Deliverables:

- Electronic copies for each site of completed Critical Areas Review forms and Commercial Building Permit applications.
- Email correspondence regarding submittal to County Planning, additional review comments, or other City coordination.

Task 8 – Design Services – PUD Sites

Objective: Prepare design plans and calculations for AMI improvements at the PUD's South Ridge Reservoir and Sunrise Estates Reservoir sites.

Approach:

- 8.01 Cover, General Notes, and SWPPP – Prepare cover, general notes, and Construction Stormwater Pollution Prevention Plan (SWPPP) sheets (up to three [3] sheets).
- 8.02 Site Plans – Prepare a site plan for each site showing existing improvements, general existing vegetation areas, proposed AMI pole location, and proposed electrical and communication conduit alignments (up to two [2] sheets, one [1] for each site).
- 8.03 Structural Details – Prepare common structural details sheet (one [1] sheet). *It is assumed details for both sites will be similar.*
- 8.04 Electrical Plans – Prepare electrical plans specific to each site using site photos provided by the City to identify existing conditions and equipment, proposed connection locations, and conduit with conductors routing near and inside structures.
- 8.05 Electrical Details – Prepare common electrical details sheet. Electrical details sheet will include details for installing the base station cabinet and antenna, including grounding and termination details (one [1] sheet). *It is assumed details for both sites will be similar.*
- 8.06 Structural Calculations – Prepare structural calculations for the utility pole and pole-mounted equipment. *It is assumed that only one (1) set of structural calculations is needed for both sites and that soil conditions at both sites will be similar.*
- 8.07 Internal QA/QC Review – Perform internal QA/QC review of preliminary plans and structural calculations and update per review.
- 8.08 Submit Preliminary Plans – Provide and submit preliminary plans for City review and comment.
- 8.09 Finalize Design Plans – Address review comments from City and prepare final design plans.

Assumptions:

- *Existing conditions site plans can be generated using public City GIS data and aerial photos. Formal topographic surveying will not be required for the site plans.*
- *Traffic control is not required for either site.*
- *Site visits are not required, and the City will provide all photographic information of the PUD reservoir sites needed for preparing the design plans.*
- *Communication design and plans are not needed as communication services for the AMI System will be provided via cellular service to be designed and provided by others.*
- *A Stormwater Site Plan, Parking Plan, and Grading will not be required for this project.*

Provided by the City:

- Photographs of the sites, electrical connections, and existing utilities to support the project design by RH2.
- Timely review and comment on preliminary design plans.

RH2 Deliverables:

- Plans and structural calculations in electronic PDF for Commercial Building Permit submittal in Task 7.
- Preliminary design plans in electronic PDF.
- Final design plans in electronic PDF.

Task 9 – Project Management Services – PUD Sites

Objective: Manage the RH2 project team, files, and records. Monitor the scope of work and budget and provide monthly invoices with progress reports documenting work completed.

Approach:

- 9.01 Monitor Project and Manage Team – Review and monitor project progress, scope, and budget and manage the RH2 project team and resources.
- 9.02 Invoicing and Communication – Provide monthly invoices with progress reports documenting work performed and budget status and communicate with the City regarding project progress, invoicing, and schedule.
- 9.03 Maintain Files – Maintain project files and records in electronic format.

Assumptions:

- *The duration for project management services will be no more than six (6) months.*
- *A formal Gantt Bar Chart is not required for initiation and ongoing schedule updates for this project.*
- *A kick-off meeting is not desired by the City for this project.*

RH2 Deliverables:

- Project progress, scope, and budget administration and management.
- Monthly invoices with progress reporting in electronic PDF.
- Communication with the City.

Services During Bidding and Construction

Services during bidding and construction have not been included in this Scope of Work. If requested, a scope of work and fee estimate for these services will be mutually determined by the City and RH2.

Project Schedule

RH2 can proceed with work within two (2) weeks of receiving notice to proceed. The project schedule will be partially dependent on the City's availability to schedule geotechnical work and provide photographs identified in this Scope of Work, as well as County Planning's workload to review and approve permitting and draft documents. Therefore, it is the goal of all parties that this Scope of Work shall be completed within six (6) months of notice to proceed. The City has already established the time for completion of this contract as December 31, 2023, and that will remain unchanged.

Subconsultants

No subconsultants are anticipated for this project.

Fee for Services

The fee for services shall be on a time and expense basis according to the attached **Fee Estimate**.

EXHIBIT E cont.
Fee Estimate
Amendment No. 3
City of Anacortes
Advanced Metering Infrastructure System
Nov-22

Description		Principal	Project Manager	Project Engineer	Structural PM	Staff Engineer	Electrical PM	Electrical Engineer	Geotechnical	Environmental PM	Environmental Specialist	Environmental Scientist	Project Accounting	Administrative Support	Total Hours	Total Labor	Total Expense	Total Cost
Classification		Professional VIII	Professional VII	Professional III	Professional V	Professional I	Professional V	Professional I	Professional VIII	Professional V	Professional II	Professional I	Administrative III	Administrative V				
Task 6	Geotechnical and Geohazards Analysis - PUD Sites	-	1	-	-	-	-	-	24	-	-	-	-	2	27	\$ 7,204	\$ 461	\$ 7,665
6.01	Review Existing Data	-	-	-	-	-	-	-	4	-	-	-	-	-	4	\$ 1,104	\$ 55	\$ 1,159
6.02	Geotechnical Investigations	-	-	-	-	-	-	-	10	-	-	-	-	-	10	\$ 2,760	\$ 239	\$ 2,999
6.03	Geohazards Investigations	-	-	-	-	-	-	-	2	-	-	-	-	-	2	\$ 552	\$ 41	\$ 593
6.04	Geotechnical Memorandum	-	1	-	-	-	-	-	8	-	-	-	-	2	11	\$ 2,788	\$ 126	\$ 2,914
Task 7	Permitting Assistance - PUD Sites	-	4	4	2	-	2	-	1	5	6	11	-	4	39	\$ 7,747	\$ 464	\$ 8,211
7.01	Review Background Data	-	-	-	-	-	-	-	-	1	2	3	-	-	6	\$ 1,091	\$ 65	\$ 1,156
7.02	Critical Areas Review	-	2	-	-	-	-	-	-	2	-	4	-	1	9	\$ 1,810	\$ 93	\$ 1,903
7.03	Commercial Building Permit	-	2	4	2	-	2	-	1	2	4	4	-	3	24	\$ 4,846	\$ 306	\$ 5,152
Task 8	Design Services - PUD Sites	-	14	6	14	40	10	22	-	-	1	-	-	3	110	\$ 21,332	\$ 2,471	\$ 23,803
8.01	Cover, General Notes, and SWPPP	-	2	-	-	6	-	-	-	-	-	-	-	-	8	\$ 1,518	\$ 200	\$ 1,718
8.02	Site Plans	-	4	4	-	16	2	4	-	-	-	-	-	-	30	\$ 5,608	\$ 758	\$ 6,366
8.03	Structural Details	-	-	-	2	4	-	-	-	-	-	-	-	-	6	\$ 1,124	\$ 143	\$ 1,267
8.04	Electrical Plans	-	-	-	-	-	2	12	-	-	-	-	-	-	14	\$ 2,444	\$ 396	\$ 2,840
8.05	Electrical Details	-	-	-	-	-	2	4	-	-	-	-	-	-	6	\$ 1,124	\$ 171	\$ 1,295
8.06	Structural Calculations	-	-	-	8	4	-	-	-	-	-	-	-	-	12	\$ 2,516	\$ 178	\$ 2,694
8.07	Internal QA/QC Review	-	6	-	2	4	2	1	-	-	1	-	-	1	17	\$ 3,677	\$ 294	\$ 3,971
8.08	Submit Preliminary Plans	-	1	-	-	2	-	-	-	-	-	-	-	1	4	\$ 752	\$ 74	\$ 826
8.09	Finalize Design Plans	-	1	2	2	4	2	1	-	-	-	-	-	1	13	\$ 2,569	\$ 257	\$ 2,826
Task 9	Project Management Services - PUD Sites	-	8	-	-	-	-	-	-	-	-	-	4	2	14	\$ 2,892	\$ 72	\$ 2,964
9.01	Monitor Project and Manage Team	-	2	-	-	-	-	-	-	-	-	-	-	-	2	\$ 528	\$ 13	\$ 541
9.02	Invoicing and Communication	-	4	-	-	-	-	-	-	-	-	-	4	-	8	\$ 1,520	\$ 38	\$ 1,558
9.03	Maintain Files	-	2	-	-	-	-	-	-	-	-	-	-	2	4	\$ 844	\$ 21	\$ 865
PROJECT TOTAL		0	27	10	16	40	12	22	25	5	7	11	4	11	190	\$ 39,175	\$ 3,468	\$ 42,643

EXHIBIT C
RH2 ENGINEERING, INC.
2022 SCHEDULE OF RATES AND CHARGES

RATE LIST	RATE	UNIT
Professional I	\$165	\$/hr
Professional II	\$182	\$/hr
Professional III	\$197	\$/hr
Professional IV	\$216	\$/hr
Professional V	\$232	\$/hr
Professional VI	\$246	\$/hr
Professional VII	\$264	\$/hr
Professional VIII	\$276	\$/hr
Professional IX	\$276	\$/hr
Control Specialist I	\$151	\$/hr
Control Specialist II	\$165	\$/hr
Control Specialist III	\$180	\$/hr
Control Specialist IV	\$195	\$/hr
Control Specialist V	\$208	\$/hr
Control Specialist VI	\$224	\$/hr
Control Specialist VII	\$239	\$/hr
Control Specialist VIII	\$250	\$/hr
Technician I	\$126	\$/hr
Technician II	\$137	\$/hr
Technician III	\$156	\$/hr
Technician IV	\$168	\$/hr
Technician V	\$184	\$/hr
Technician VI	\$201	\$/hr
Technician VII	\$219	\$/hr
Technician VIII	\$229	\$/hr
Administrative I	\$82	\$/hr
Administrative II	\$98	\$/hr
Administrative III	\$116	\$/hr
Administrative IV	\$137	\$/hr
Administrative V	\$158	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Mileage	\$0.6250	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	

Rates listed are adjusted annually.



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 5.d.

Agenda Item Title: Tolling Agreement with the Port of Anacortes

Staff Contact(s): DARCY SWETNAM

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
DARCY SWETNAM	Contract Award

Item Summary: The Port has a stormwater detention pond that lies over the City's current outfall through the Pier 2 basin. During the 2020 storm event that led to the City's outfall replacement project with funding from FEMA, there was damage to a Port manhole cover in the area. In examining this manhole issue, the Port has done some initial investigation that suggests the storm event caused a void under the Port's stormwater pond. The Port has agreed to put its work on that void on the back burner to allow the City to work with FEMA on the outfall project. In consideration for the Port's willingness to allow the City to prioritize the outfall project, this agreement tolls, or pauses, the statute of limitations on the Port's ability to file claims against the City arising from the City's sewer easement through Port property. The City Attorney recommends adoption.

Budget Impact:
None

Previous Action: None

Recommended Motion: I move to approve the consent agenda. Or I move to authorize the Mayor to sign the tolling agreement.

Alternative Actions: None.

Attachments (listed in order presented):
1. Tolling Agreement_11-28-22

TOLLING AGREEMENT

THIS TOLLING AGREEMENT (the “**Agreement**”) is entered into by and between the PORT OF ANACORTES, a Washington municipal corporation (the “**Port**”), and the CITY OF ANACORTES, a Washington city (the “**City**”). For purposes of this Agreement, the Port and the City may be referred to individually as a “**Party**” and collectively as the “**Parties**” to the Agreement.

WHEREAS, on or about 1954, the then-owners of what was to later become the Port’s Pier 2 facility granted an easement across their property to the City for the purpose of constructing, repairing, and maintaining a sewer trunk and sewer outfall (the “**Sewer Easement**”);

WHEREAS, on or about 1964, the Port acquired the Pier 2 property, subject to the Sewer Easement;

WHEREAS, in early 2020, a storm event (the “**Storm Event**”) occurred in Anacortes that caused a massive amount of effluent to escape through a manhole cover at Pier 2 that was associated with the sewer outfall pipe installed beneath Pier 2 (the “**Outfall Pipe**”), just south of the Port’s detention basin (the “**Pier 2 Basin**”);

WHEREAS, since the Storm Event, the City has pursued funding from the Federal Emergency Management Agency (“**FEMA**”) to either repair or replace the Outfall Pipe;

WHEREAS, the Port has begun to investigate the Storm Event’s impacts to the immediate area of the Outfall Pipe beneath the Pier 2 Basin and has conducted non-invasive testing of the Pier 2 Basin in the form of a microgravity investigation. This work has been conducted without the City’s financial contribution;

WHEREAS, the results of the Port’s partial investigation indicate that there is a void or voids beneath the Pier 2 Basin in the vicinity of the sag in the Outfall Pipe. Additional investigation will need to occur to determine the full extent of the damage and estimated costs to repair the geotechnical conditions; and

WHEREAS, the Parties desire to negotiate a mutually agreeable Pier 2 Basin geotechnical investigation scope, remediation plan, and funding arrangement without the pressure of a potential statute of limitation issue.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties incorporate into the Agreement the Recitals set forth above and further agree as follows:

1. **Recitals**. The above recitals are incorporated into, and made a part of, this Agreement by this reference.
2. **Tolling of Limitations**. Any statute of limitation or repose, or contractual suit limitations provision, or any other defense based on the passage of time, including but not limited to laches, applicable to any claim, counterclaim, cross-claim, or defense which one Party

could assert against the other, arising from, resulting from, or connected in any way to the (i) impacts of the Storm Event to the area beneath Pier 2, (ii) geotechnical conditions in the vicinity of the Outfall Pipe, (iii) a dip in the Outfall Pipe, (iv) a void or voids beneath the Pier 2 Basin in the vicinity of the sag in the Outfall Pipe, or (v) the City's obligations to the Port under the Sewer Easement (collectively, the "***Tolled Claims***"), that is not already barred by the passage of time, as of the effective date of this Agreement, shall be, and hereby is, tolled as between the Parties, effective on the date indicated in Provision Number 3 upon the signing of this Agreement by all Parties, and the period between the effective date of this Agreement and thirty (30) calendar days following the termination or expiration of this Agreement, will not be included in computing the time limited by any statute of limitation. If litigation or alternative dispute resolution is pursued or commenced, no Party will contend or argue that the passage of time from the effective date of this Agreement to until thirty (30) calendar days after the date of this Agreement expires or is terminated affects the Party's claim, counterclaim, cross-claim, or defense, or the relief to which it may be entitled; and each of the Parties will have all other rights and remedies as if the Parties had pursued their claims and defenses as of the effective date of this Agreement.

3. **Effective Date.** The Effective Date of this Agreement is the date this Agreement is last signed by the Parties below.
4. **Termination of Agreement.** Any Party may terminate this Agreement upon at least thirty (30) calendar days' advance written notice to the other Party of intent to terminate the Agreement.
5. **Limited Use of this Agreement.** Except to enforce the terms of this Agreement, or to respond to assertions about its effect, no Party shall use the execution of this Agreement, or any negotiations leading to it, against any other Party in any action or proceeding.
6. **Preservation of Legal Position.** This Tolling Agreement does not constitute an admission or acknowledgment of any fact, conclusion of law, or liability by either Party to this Tolling Agreement. This Tolling Agreement does not constitute an admission or acknowledgment on the part of either Party that any contractual or statutory period of limitations, defense of laches, estoppel, or waiver, or similar defense concerning the timeliness of commencing a civil action, is applicable to the Tolled Claims. All Parties reserve their respective positions concerning the merit or lack of merit of each other's claims or defenses. No Party admits any liability for any actual or potential claim associated with the Tolled Claims by entering into this Agreement. Nothing in this Agreement shall affect any defense or claim available to either Party prior to the Effective Date of this Agreement.
7. **No Resurrection of Claims.** Nothing contained herein should be construed to resurrect or otherwise revive any claims, demands, actions, defenses, or causes of action that as of the date of the execution of this Agreement are already extinguished or otherwise no longer exist by virtue of the lapse of time, including but not limited to release, estoppel, waiver, or the running of any applicable contractual limitation or statute of limitation or repose.

8. **No Equitable Defenses.** The Parties shall not employ this Agreement or the period of time between the date of signing of the Agreement and its termination or expiration, as a basis for a claim of waiver, estoppel, or laches, or any other legal or equitable defense based on the passage of time, in any action.
9. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit and/or detriment of the Parties, their corporate parents and subsidiaries, their representatives, successors, and assigns.
10. **Execution in Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.
11. **Governing Law, Jurisdiction and Venue.** This Agreement shall be governed by and interpreted under the laws of the State of Washington. Jurisdiction and venue for any disputes between the Parties with respect to this Agreement shall be exclusively and irrevocably in the Superior Court in Skagit County, Washington.
12. **Representation of Authority.** Persons signing this Agreement warrant that they are legally authorized and empowered to execute this Agreement on behalf of the Party for whom they execute it.
13. **Notices.** All notices or other communications required or permitted by this Agreement shall be (i) in writing, and (ii) shall be transmitted via hand delivery; U.S. mail, postage prepaid; or overnight courier, addressed as follows:

If to the Port: Brenda Treadwell
Port of Anacortes
100 Commercial Avenue
Anacortes, Washington 98221

Copy to: Holly M. Stafford
Chmelik Sitkin & Davis P.S.
1500 Railroad Avenue
Bellingham, Washington 98225

If to the City: Henry Hash
The City of Anacortes
P.O. Box 547
Anacortes, WA 98221

Copy to: Darcy Swetham
The City of Anacortes
P.O. Box 547
Anacortes, WA 98221-0547

Any such notice or communication shall be deemed to have been given as of the earlier of (i) three (3) days after the date mailed; or (ii) the date delivered. Any address may be changed by giving written notice of such change in the manner provided herein for giving notice.

14. **No Limit on Claims.** This Agreement does not limit in any way the nature or scope of any claims, counterclaims, or defenses that could be brought by either Party in a complaint, answer, or third-party complaint against any other party or the date on which any Party may file such a complaint, answer, or third-party complaint, except as expressly stated herein.
15. **Modification.** This Tolling Agreement may not be modified except in a writing signed by both of the Parties.
16. **No Third-Party Beneficiaries.** There are no intended or unintended third-party beneficiaries of this Agreement. This Agreement is not intended to toll the limitation period for any claims by or against third parties.
17. **Entire Agreement.** This Agreement represents the entire understanding of the Parties with respect to the subject matter hereof and supersedes all correspondence, memoranda, conversations, or other communications with respect thereto.

IN WITNESS WHEREOF, the Parties have executed, or caused to be executed by their authorized agents, this Agreement as of the date of the last authorized signature below.

THE PORT OF ANACORTES

THE CITY OF ANACORTES

By: Daniel Worra
Its: Executive Director
Dated: December ____, 2022

By: Matthew Miller
Its: Mayor
Dated: December ____, 2022



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 5.e.

Agenda Item Title: Interlocal Agreement #22-281-LIB-001 with Skagit County for Library Materials

Staff Contact(s): JEFF VOGEL

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
TIFFANY MATSON	Contract Award
TIFFANY MATSON	

Item Summary: City staff seeks City Council consent to enter into an interlocal agreement with Skagit County to receive funding which will assist in providing library materials to the residents of unincorporated Skagit County.

Background: For more than 20 years Skagit County has made funding available to help cover a portion of the cost of providing services to non-resident users of the Anacortes Public Library. This interlocal agreement allows for this practice to continue.

Key Terms:

- The term of this Agreement shall be from execution through December 31, 2022.
- The County will provide the City a total sum of \$15,297.
- Funds distributed to the City must be used to purchase materials for circulation that will benefit non-resident library users.

Budget Impact:

Receipt of \$15,297 for library materials.

Previous Action: N/A

Recommended Motion: I move that City Council authorize the Mayor to execute the Interlocal Cooperation Agreement 22-281-LIB-001 between the City of Anacortes and Skagit County for Library Materials.

Alternative Actions: Not approve the interlocal.

Attachments (listed in order presented):

1. 22-281-LIB-001

INTERLOCAL COOPERATIVE AGREEMENT FOR LIBRARY MATERIALS

This Interlocal Cooperative Agreement for Library Materials is entered into between Skagit County, hereinafter referred to as the “County”, and the City of Anacortes, hereinafter referred to as the “City” pursuant to RCW 39.34.

This Agreement is based upon the following facts and circumstances:

- The County does not, nor is it required by statute to provide general library services to the residents residing in unincorporated Skagit County.
- Historically, the City has provided library access to residents and nonresidents alike.
- Non-residents are required to pay a fee for library access.
- Due to increasing competition for funding and increasing library usage, the City is having difficulty providing access to residents and non-residents.
- The County, in 2022, has made funding available for a portion of the costs to provide for the purchase of materials for use by resident and non-resident users of libraries located within the City.

In consideration of the facts listed above, the parties agree as follows:

1. During 2022 the County will provide the City a total sum of \$15,297 to assist in providing library materials to the residents of unincorporated Skagit County. The sum will be distributed to the City based upon the library book, audio, film, video and subscription collection and circulation of each municipal library.
2. None of the County funds received by the City may be used to supplant funding that the City would otherwise provide for library services.
 - 2.1 The City must provide documentation that non-resident library users pay at least \$10 per library card.
 - 2.2 Funds distributed to the City must be used to purchase materials for circulation that will benefit non-resident library users.
3. It is agreed that any portion not used for its intended purpose will be returned to the County within a reasonable time period after the close of the fiscal year.
4. All assets acquired as a result of this funding will become the property of the City. The City will be responsible for all aspects of library operation.

5. No Partnership or Joint Venture: No partnership and/or joint venture exist between the Parties, and no partnership and/or venture is created by and between the Parties by virtue of this Agreement. No agent, employee, contractor, subcontractor, consultant, volunteer, and/or other representative of the parties shall be deemed an agent, employee, contractor, subcontractor, consultant, volunteer, or other representative of the other Party.
6. Administration: The following individuals are designated as representatives of the respective parties. The representatives shall be responsible for administration of this Agreement and for coordinating and monitoring performance under or greater than this Agreement. In the event such representatives are changed, the party making the change shall notify the other party.
 - 6.1 The County's representative shall be the Budget and Finance Director.
 - 6.2 The City's representative shall be the Library Director.
7. Indemnification: Each party agrees to be responsible and assume liability for its own wrongful and/or negligent acts or omissions or those of their officials, officers, agents, or employees to the fullest extent required by law, and further agree to save, indemnify, defend, and hold the other party harmless from any such liability. It is further provided that no liability shall attach to the County by reason of entering into this contract except as expressly provided herein.
8. Changes, Modifications, Amendments and Waivers: The Agreement may be changed, modified, amended or waived only by written agreement executed by the parties hereto. Waiver or breach of any term or condition of this Agreement shall not be considered a waiver of any prior or subsequent breach.
9. Severability: In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end the terms and conditions of this Agreement are declared severable.
10. Entire Agreement: This Agreement contains all the terms and conditions agreed upon by the parties. All items incorporated herein by reference are attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties hereto.
11. The term of this agreement is the date of execution through December 31, 2022.

CITY OF ANACORTES

Matt Miller, Mayor

ATTEST:

Clerk, City of Anacortes

APPROVED AS TO FORM:

Attorney, City of Anacortes

DATED this _____ day of _____, 2022.

**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Peter Browning, Chair

Ron Wesen, Commissioner

Attest:

Lisa Janicki, Commissioner

Clerk of the Board

For contracts under \$5,000:
Authorization per Resolution R20030146

Recommended:

County Administrator

Department Head

Approved as to form:

Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Risk Manager

Approved as to budget:

Budget & Finance Director



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.a.

Agenda Item Title: Final Plat Approval - LPS-2020-0001 The Crossings Unit Lot Subdivision

Staff Contact(s): LIBBY GRAGE

Approved for Submittal to Council by **Action Type**

LIBBY GRAGE

Motion

DON MEASAMER

DARCY SWETNAM

Henry Hash

Item Summary: Background

Anacopper LLC recently submitted an application for final plat approval of the "The Crossings" Unit Lot Subdivision. The site is located east of Anacopper Mine Road, west of Meadows Lane/ Oregon Ave and south of Copper Pond. The project consists of a total of 21 lots, with 18 cottage unit lots and 3 standard single family lots. City Council granted preliminary plat approval for the project in November 2020. Since then, the applicant has constructed the required site infrastructure, including utilities, stormwater facilities, private and public street improvements, and wetland buffer restoration and enhancement.

Review Procedure

[AMC 19.32.050\(C\)](#) contains the procedures for final subdivision (final plat) review. The City Council must review the final plat at a public meeting, according to the review criteria for final plats in [AMC 19.32.070](#). No public hearing is required. If the City Council approves the final plat, the Mayor is authorized to inscribe and execute the written approval on the face of the plat map. If the City Council denies the final plat, the final plat will be returned to the applicant with reasons for denial and conditions for compliance.

Review Criteria

The review criteria for final plat approval are outlined below.

No final subdivision may be approved unless the final subdivision:

- A. Substantially conforms to all terms, conditions, and provisions of preliminary approval.
- B. Contains a dedication to the public of all common improvements including but

not limited to streets, roads, sewage disposal systems, storm drainage systems, and water supply systems which were a condition of approval. The intention to dedicate is evidenced by the owners' presentment of the final plat showing the dedication, and acceptance by the city is evidenced by the approval of the final plat.

C. Meets the requirements of this chapter, applicable state laws, and all other local ordinances adopted by the city which were in effect at the time a complete application for the preliminary plat approval was filed.

Recommendation

The Planning, Community, and Economic Development, Public Works and Fire Departments have reviewed the final plat application, found the final plat meets the applicable review criteria, and recommend that the City Council approve the final plat application.

Budget Impact:

N/A

Previous Action: Preliminary approval by City Council on November 9, 2020.

Recommended Motion: I move to approve the final plat for city file number LPS-2020-0001, The Crossings Unit Lot Subdivision.

Alternative Actions: Do not approve the final plat.

Attachments (listed in order presented):

1. Final Plat Map
2. Public Works Approval
3. Fire Dept Approval
4. Final Plat Application Docs
5. Approved Preliminary Plat Map
6. City Council's Preliminary Plat Decision

THE CROSSINGS UNIT LOT SUBDIVISION
SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

NOTES

1. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), recorded under;

AFN _____
2. Subject to Declaration of Covenants, Conditions, Restrictions, (CC&R's), Lots 19, 20 & 21 recorded under;

AFN _____
3. Subject to Private Road Joint Use Maintenance Agreement recorded under;

AFN _____
4. Subject to an avigation easement recorded under;

AFN _____
5. The UNIT LOT SUBDIVISION reference number LPS-2020-0001 and date of approval shall be included in all deeds and contracts.
6. Tract A is hereby dedicated to the Crossings Homeowners Association for the purposes of trail and landscaping and landscape maintenance as outlined in the CC&Rs.
7. Tract B is hereby dedicated to the Crossings Homeowners Association for the purposes of a detention pond and water quality swale with maintainace the responsibility of the Homeowners Association as outlined in the CC&Rs.
8. Tract C is hereby dedicated to the Crossings Homeowners Association for the purposes of a private access road and utility easements as noted on sheet 2 of 4 and will be maintained by the Homeowners Association as outlined in the CC&Rs.
8. Tract D is hereby dedicated to the Crossings Homeowners Association for the purposes of Common Open Space and utility easements as noted on sheet 2 of 4 and will be maintained by the Homeowners Association as outlined in the CC&Rs.

TREASURER'S CERTIFICATE
I hereby certify that all state and county taxes heretofore levied against the property described herein, according to the books and records of my office, have been fully paid and discharged, including taxes.
Tax ID(s) of existing parcels being herein subdivided:
350123-3-002-0201.

Treasurer, Skagit County

By: _____ Deputy County Treasurer

CITY ENGINEER APPROVAL
I hereby accept this survey data, dedications and reservations, the layout of streets and other rights-of-way, design of bridges, sewage and water systems, all other utilities, and all other public improvements this _____ day of _____, 20__.

City of Anacortes Engineer/Public Works Director

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT APPROVAL
I hereby certify that the subdivision conforms to the approved preliminary plat map and all conditions of preliminary approval this _____ day of _____, 20_____.

City of Anacortes Planning Director

CITY COUNCIL APPROVAL
The City Council of the City of Anacortes met in regular session and approved the final plat of this subdivision on the ____ of _____, 20____.

Mayor

Attest: City Clerk

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ANACOPPER LLC THIS
__ DAY OF _____, 20____ AT ____ MINUTES PAST
____ O'CLOCK A.M./P.M. UNDER AUDITOR'S FILE

NO. _____ RECORDS OF
SKAGIT COUNTY, WASHINGTON.

AUDITOR DEPUTY AUDITOR

DECLARATION

Know all persons by these presents that ANACOPPER LLC, the undersigned owner(s), in fee simple of the land hereby platted, and ANACOPPER LLC, the mortgagee thereof, hereby declare this CROSSINGS UNIT LOT SUBDIVISION and convey to the lots a perpetual easement for ingress and egress, and utilities over, under and on all private streets, avenues, and places as shown on the plat; and hereby declare and grant easements to any water, sewer, electric, telephone, television cable, gas or other utilities as shown on the plat providing service to this subdivision or other property. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the private streets, avenues, places, etc. shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any private road rights-of-way to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner and shall be done in accordance with any permits needed from the regulating government agency(s).

ANACOPPER LLC
In witness whereof, we set our hands and seals this _____ day of _____, 20_____.

PEOPLES BANK
In witness whereof, we set our hands and seals this _____ day of _____, 20_____.

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that _____ signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the _____ of ANACOPPER LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this _____ day of _____, 20_____.
Notary Public in and for the State of Washington

Name printed _____
Residing at _____
My commissions expires _____

State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that _____ signed this instrument, on oath stated that (he/she/) (was/are) authorized to execute the instrument and acknowledged it as the _____ of PEOPLES BANK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this _____ day of _____, 20_____.
Notary Public in and for the State of Washington

Name printed _____
Residing at _____
My commissions expires _____

OWNER/DEVELOPER
ANACOPPER LLC
2018 R AVENUE
ANACORTES, WA 98221

LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

SHEET 1 OF 4

SURVEYORS CERTIFICATE

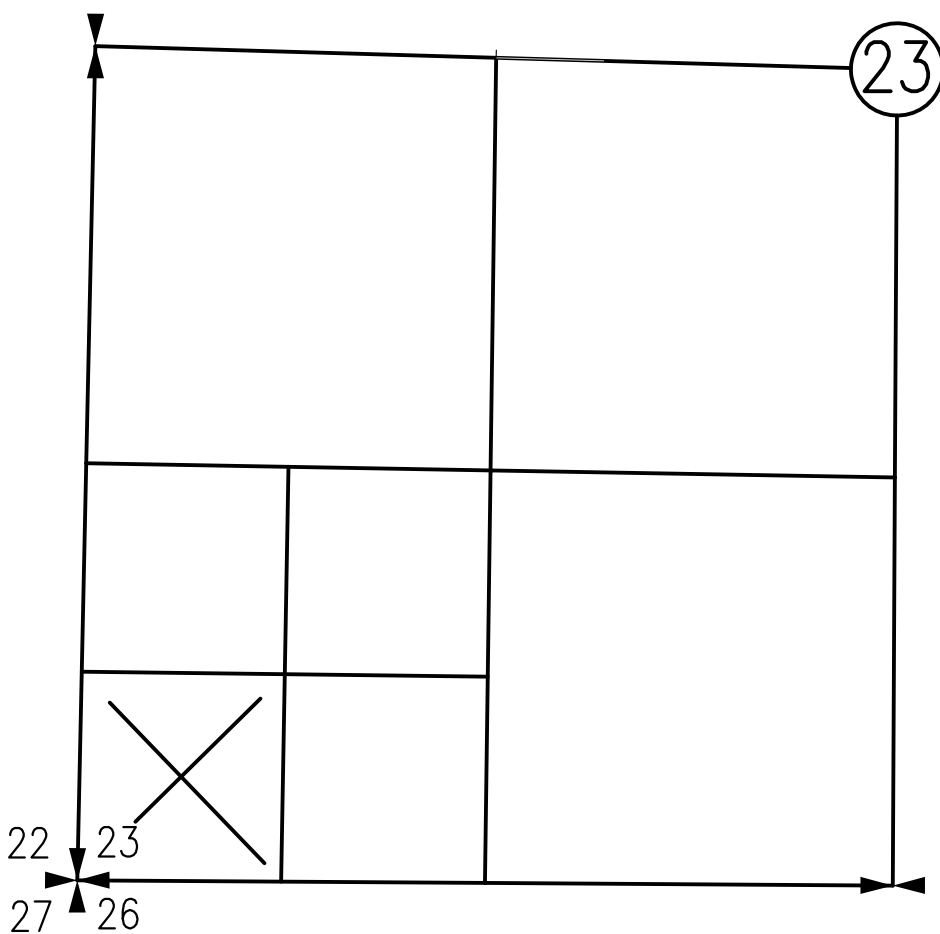
I hereby certify that the [short] plat of THE CROSSINGS UNIT LOT SUBDIVISION is based upon an actual survey and subdivision of Section 23 Township 35 North, Range 1 East, W.M. as required by state statutes, that the distances, courses and angles are shown thereon correctly, that the monuments are set and lot and block corners shall be staked correctly on the ground, and that I fully complied with the provisions of the state and local statutes and regulations governing platting.

DALE K. HERRIGSTAD, P.L.S. _____
Certificate No. 27807



Date _____

SW 1/4 OF SW 1/4 OF
SECTION 23 TOWNSHIP
35N, RANGE 1 EAST, W.M.
SCALE: NONE



LPS-2020-0001

PW #20-124-DEV

DWN BY: DKH	HERRIGSTAD ENGINEERING & SURVEYING	SCALE: NOTED
DATE: AUGUST 2022	4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	JOB 2017-150

THE CROSSINGS UNIT LOT SUBDIVISION
SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

PLAT CONDITIONS

The Crossings Unit Lot Subdivision
LPS-2020-0001

All parcels within the subdivision are subject to the "Findings of Fact (FF) and Conclusion of Law" as adopted by the Anacortes City Council on the 9th day of November, 2020. The following Conditions were required to be identified on the face of the Plat.

1. (FF #6)
a. Approval of the design of the unit on each of the lots was granted by the review of the development, as a whole, on the parent lot per the standards of AMC Chapter 19.43.010.D, Cottage Housing.

b. Development redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the city. The approved site plan is available at the City of Anacortes Planning Department.

2. (FF #33) All internal (Cottage Portion) drainage facilities and facilities within the Wetland Tract are considered private and will be maintained by the HOA. The project is required to record a Drainage BMP Maintenance Covenant prior to recording of the final plat.

No fill, structures, fences, walls, rip rap, buildings or other similar obstructions to access or restrictions to the flow of water may be placed within the easement area without the written consent of the director. Obstructions placed within an easement area in violation of this restriction may be removed by the city at the sole expense of the property owner(s), and the property owner(s) shall reimburse the city for the cost of removal.

3. Prior to building permit issuance for each cottage unit, the applicant must demonstrate conformance with the applicable cottage housing site and building design standards outlined in AMC 19.43.010.D.

4. The development is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance.

5. Residential fire sprinklers may be required for some or all units based upon building construction type, fire area, available fire flow, and/or access around structures. Fire hydrant(s) may be required based on structure size, layout, and other considerations. The need for sprinklers and hydrants will be determined at time of building permit submittal. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.

GENERAL INFORMATION

1. Assessor's Account No.s 350123-3-002-0201, P31752.
2. Description and exception information is from the 3rd Revision to Subdivision Guarantee, Order No: 02-175279-F, dated September 27, 2022.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in the Subdivision Guarantee referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 625248 (PSE Easement as constructed), AF 669404 (Access and utility easement extinguished by AF 9504060057), AF 9504060057 (Extinguishment of previous easements), AF 877240 (record of survey), AF 8807190076 (Record of Survey), AF 9804070077 (letter of understanding as to existing fence location), AF 201707070120 (Skagit County Right-to-manage Natural Resources) and AF 202107210063 (PSE construction easement). Deed of Trust recorded under AF 202206290167 (Peoples Bank) and AF 202206290176 (Peoples Bank).
4. Residential Low Density (R2).
5. Water Supply: City of Anacortes.
6. Sewer Disposal: City of Anacortes
7. Storm Sewer: City of Anacortes

UTILITY and ACCESS EASEMENTS & DEDICATIONS

1. A public utility and sidewalk easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC.(A.F. NO. 201607050142 & 202107210063), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet of three lots on Oregon Avenue, lying parallel with and adjoining all public street(s), as shown on the face of the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits. cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone, communications and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

2. A 28 foot wide access and utility easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC.(A.F. NO. 201607050142 & 202107210063), FRONTIER COMMUNICATIONS TELEPHONE COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and within the plat called The Crossings, Unit Lot Subdivision as shown on the face of the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits. cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone communications, and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

3. A 20 foot wide or as shown on the face of the plat a sanitary sewer easement is hereby reserved for and conveyed to the CITY OF ANACORTES, under and within the plat as shown on the face of the plat, in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits. cables and wires all necessary facilities or underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sanitary sewer service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

PRIVATE ROADS

The cost of construction and maintaining all roads not herein dedicated as public roads shall be the obligation of all of the owners and the obligation to maintain shall be concurrently the obligation of any corporation in which title of the roads and streets may be held. In the event that the owners of any lots served by the roads or streets of this [short] plat shall petition the City Council to include these roads or streets in the public road system, the petitioners shall be obligated to bring the same to City road standards applicable at the time of petition in all respects, including dedication of rights-of-way, prior to acceptance by the City.

ENGINEER'S CERTIFICATE

Private road examined and approved this ____ day of _____ 20 .

Engineer



LEGAL DESCRIPTION

PARCEL "A":

The Southwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 23, Township 35 North, Range 1 East, W.M.;

EXCEPT the West 586.00 feet of the South 325.00 feet thereof;

ALSO EXCEPT the West 20 feet thereof;

AND ALSO EXCEPT the North 33 feet thereof;

Situate in the County of Skagit, State of Washington,

PARCEL "B":

That portion of the North 33 feet of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Tract C (being the Southeast corner of said North 33 feet of the Southwest ¼ of the Southwest ¼ of the Southwest ¼ of said Section 23) of that certain Survey recorded April 11, 1978, in Volume 2 of Surveys, page 85, under Auditor's File No. 877240, records of Skagit County, Washington; thence West along the South line of said Tract C to the Southwest corner thereof; thence North along the West line of said Tract C, a distance of 18 feet; thence Southeasterly in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington,

CRITICAL AREA PROTECTION AREA EASEMENT

In consideration of City Code requirements, a non-exclusive Critical Area Protection Area/Easement (CAPA/E) is hereby granted to City of Anacortes, its successors or assigns. Said CAPA/E area is depicted on the approved plans. Except as otherwise provided, the CAPA/E shall be left permanently undisturbed in a substantially natural state. No clearing, grading, filling, building construction, or placement, or road construction of any kind shall occur within said easement area; except the activities set forth in City Code are allowed, when approved by the City.

The City, its successors and assigns, shall have the right of ingress and egress to and from this easement and across the adjacent property in this subdivision for the purpose of monitoring and enforcing proper operation and maintenance of the Critical Area Protection Area Easement. The lot owner(s) shall be responsible for operating, maintaining, repairing and restoring the condition of the CAPA/E if any unauthorized disturbance occurs. By acceptance of the easement for the purposes described, the City does not accept or assume any liability for acts or omissions of the lot owner, his or her invitees, licensees or other third parties within the Easement Area. The lot owner holds the City harmless from any claim of damage or injury to any property or person by any person entering the Easement area not expressly authorized to do so by the City. This easement is created, granted and accepted for the benefit of the subdivision and the general public, but shall not be construed to provide open or common space for owners within the subdivision or members of the public.

IMPERVIOUS SURFACE COVERAGE LIMITATIONS

The maximum amount of impervious surface allowed for the subdivision, and on each individual lot, is limited by the design in the stormwater report dated November 21, 2022, and the stormwater report addendum dated November 23, 2022, each prepared by Herrigstad Engineering, and accepted by the Anacortes Public Works Engineering Department.

Prior to building permit issuance or any addition of impervious surfaces for any lot or tract, the applicant must demonstrate compliance with the accepted stormwater report and addendum for the project. There may not be a net increase in impervious surface above the limit provided in the accepted stormwater site plan and addendum without approval from the director.



SHEET 2 OF 4

LPS-2020-0001

PW #20-124-DEV

DWN BY: DKH

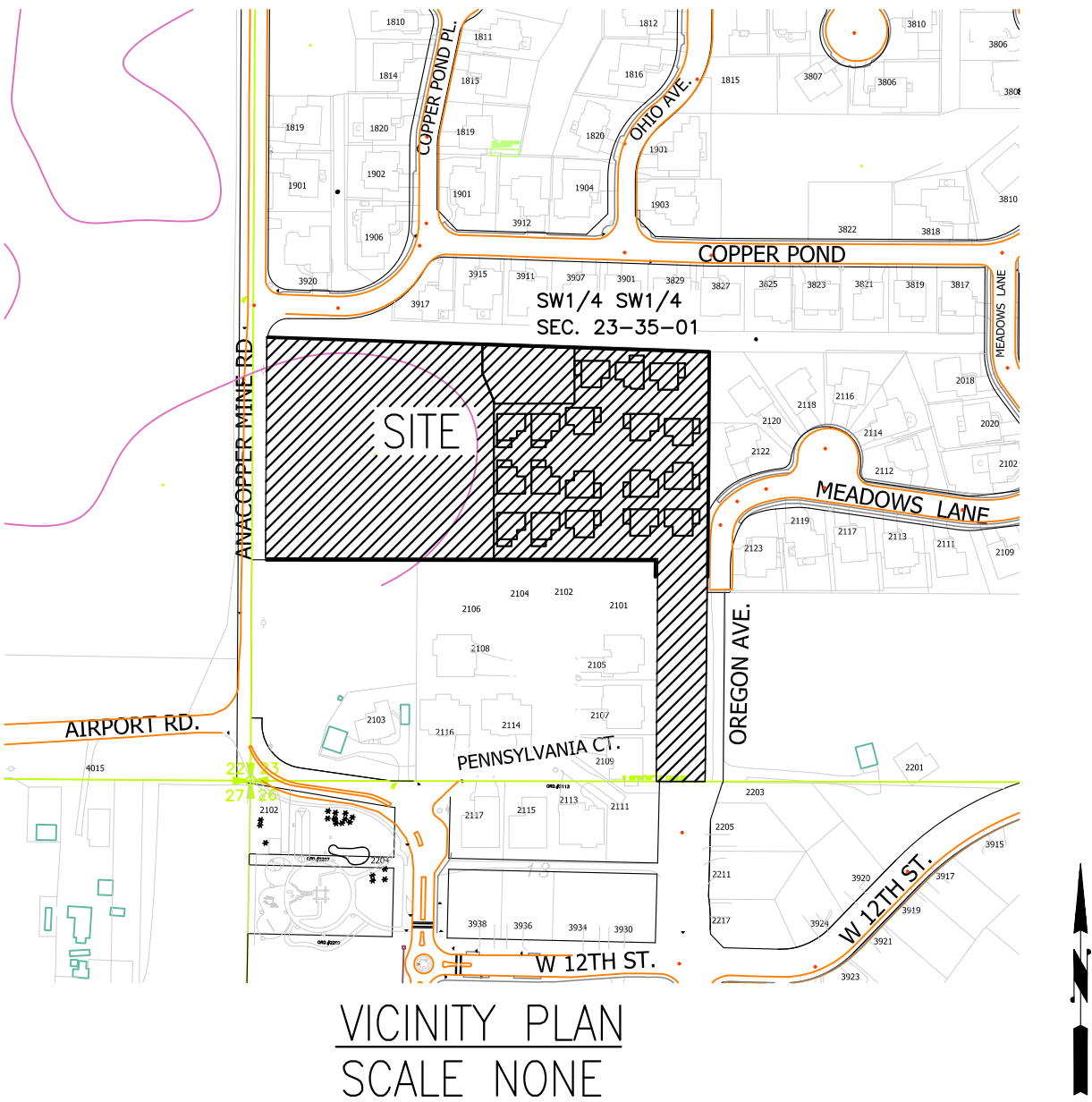
DATE: AUGUST 2022

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED

JOB 2017-150



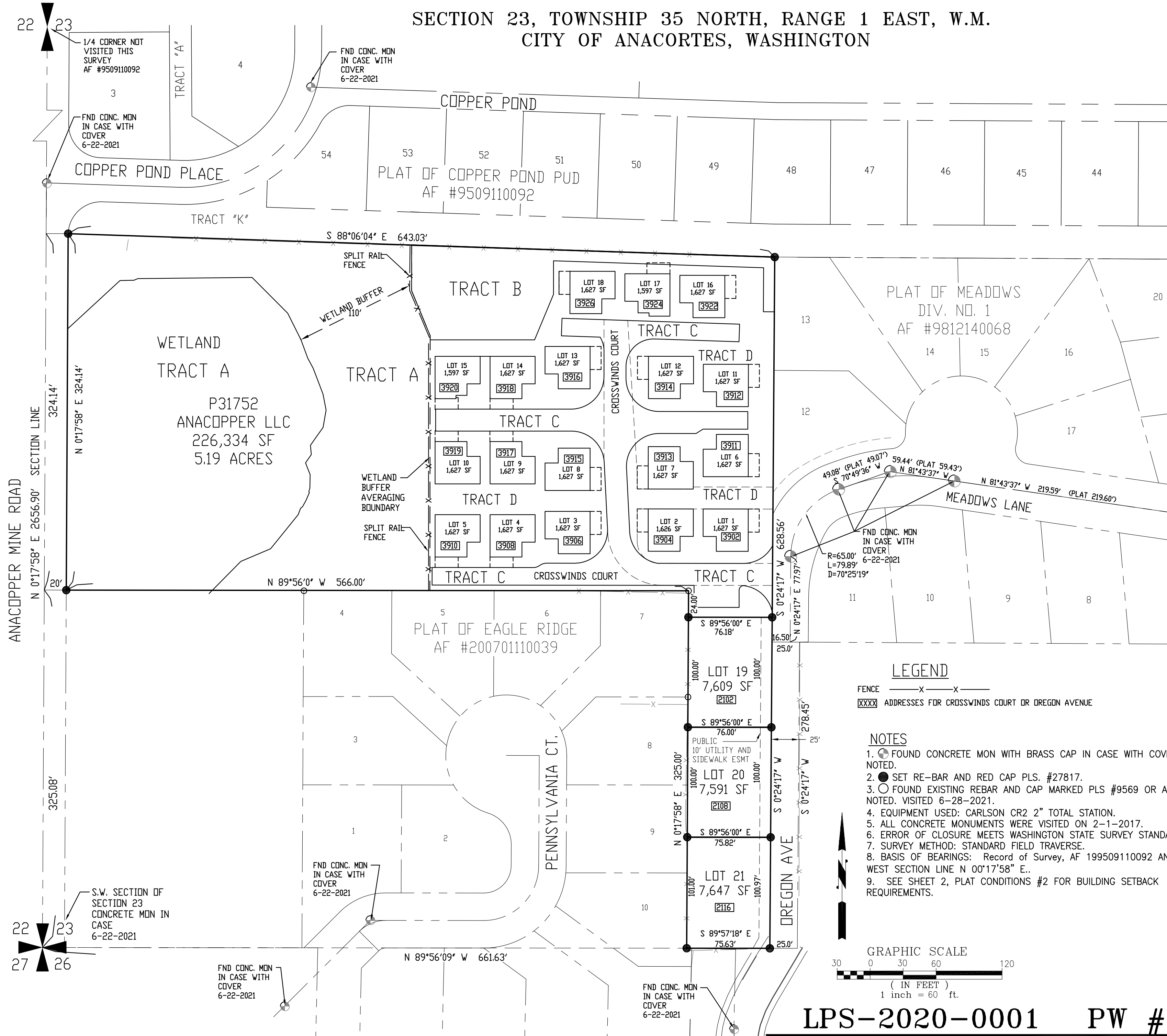
VICINITY PLAN
SCALE NONE

THE CROSSINGS UNIT LOT SUBDIVISION

SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

EASEMENT NOTE

△ PSE EASEMENTS UNDER
AUDITORS FILE NUMBER
202107210063.



LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

OWNER/DEVELOPER
ANACOPPER LLC
PO BOX 319
ANACORTES, WA 98221

SHEET 3 OF 4

LPS-2020-0001 PW #20-124-DEV

DWN BY: DKH

DATE: AUGUST 2022

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED

JOB 2017-150

THE CROSSINGS UNIT LOT SUBDIVISION

SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.
CITY OF ANACORTES, WASHINGTON

TRACT "K" 30' WIDE NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE W/ STORM WATER CONVEYANCE
PLAT OF COPPER POND PUD
AF #9509110092 S 88°06'04" E 643.03'

NOTES

1. FOUND CONCRETE MON WITH BRASS CAP IN CASE WITH COVER AS NOTED.
2. SET RE-BAR AND RED CAP PLS. #27817.
3. FOUND EXISTING REBAR AND CAP MARKED PLS #9569 OR AS NOTED. VISITED 6-28-2021.
4. EQUIPMENT USED: CARLSON CR2 2" TOTAL STATION.
5. ALL CONCRETE MONUMENTS WERE VISITED ON 2-1-2017.
6. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
7. SURVEY METHOD: STANDARD FIELD TRAVERSE.
8. BASIS OF BEARINGS: Record of Survey, AF 199509110092 AND SECTION LINE N 00°17'58" E..

LEGEND

----- PRIVATE OPEN SPACE



LAND SURVEYOR
DALE HERRIGSTAD PLS
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221

OWNER/DEVELOPER
ANACOPPER LLC
PO BOX 319
ANACORTES, WA 98221

SHEET 4 OF 4

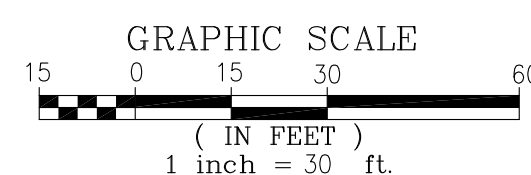
LPS-2020-0001

PW #20-124-DEV

DWN BY: DKH
DATE: AUGUST 2022

HERRIGSTAD ENGINEERING & SURVEYING
4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804

SCALE: NOTED
JOB 2017-150





ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

P.O. BOX 547, ANACORTES, WA 98221

E-MAIL: stevel@cityofanacortes.org

PHONE: (360) 299-1983

CELL: (360) 661-3468

Memo – Final Plat “The Crossings”

Date: November 15, 2022

To: Libby Grage, Planning Manager

From: Steven Lange

Subject: PW Final Inspection – The Crossings (PW#20-124-DEV)

cc: Don Measamer, Justin Symonds, Henry Hash, Tim Hohmann, Wil Ludeman

On November 9, 2022, the Public Works Engineering Department held a final inspection of the infrastructure work for all City Departments for the Crossings subdivision. There were deficiencies identified and list provided on November 14, 2022.

On November 15, 2022, the Public Works Engineering Department visited the site at the request of the owner/developer and it was determined that the deficiency list was completed.

At this time, the Public Works Engineering recommends moving this project forward to Final Plat with the following items still needed:

1. As-built drawings of record, and;
2. 2-year Maintenance Bond in the amount of \$12,514.60.

If you have any questions regarding this, please contact me at 360.299.1983 or via email at stevel@cityofanacortes.org

Thanks,

Steven Lange
Senior Engineering Tech

Libby Grage

From: Bill Harris
Sent: Wednesday, November 16, 2022 2:29 PM
To: Libby Grage
Subject: Crossings Cottages

Ma'am,

I have no issues with the access and addressing at this site. It is good for approval per fire.

Let me know if you need anything else.

Thank you,

Bill Harris

Fire Chief

Anacortes Fire Dept.

1016 13th Street

Anacortes, WA 98221

360-855-5081



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT

Mailing Address: P.O. Box 547, Anacortes, WA 98221

Office Location: 904 6th Street, Anacortes WA 98821

Phone: (360) 299-1984

FINAL LAND DIVISION APPLICATION

LONG SUBDIVISIONS, SHORT PLATS, BINDING SITE PLANS, OR UNIT LOT SUBDIVISIONS

Applicant Checklist	Final Land Division Submittal Requirement Checklist	Office Use Only
	See page 2 for details about selected submittal items. See AMC Ch. 19.32 Land Divisions for final plat application requirements and review criteria.	
☒	Application Form (attached)	
☒	Preliminary approval decision document for the project issued by the City	
☒	Narrative describing how all conditions of preliminary approval have been addressed	
☒	Final land division map (checklist attached)	
☒	Updated Subdivision Guarantee (that is less than 30-days old)	
☒	Stormwater facility maintenance plan per AMC 19.76.070.D	
☒	As-built construction drawings (from Engineer)	
☒	Approved Tree Preservation Plan	
☒	Approved Landscape Plan, including irrigation plans	
☒	Copy of approved grading plan	
☒	Lot Closure Calculations	
☐	Separate cost estimates for each of the following, <i>if applicable</i> : ☐ All completed civil improvements (for public dedication), prepared by project engineer. ☐ All completed park and landscape improvements (for public dedication). ☐ All completed critical area improvements.	
☒	Proposed covenants, conditions, and restrictions (CC&Rs), condominium declarations, reciprocal use easements, joint use and maintenance agreements, or other similar documents, if applicable. Also provide estimated yearly expenses.	
Required Number of Copies and Plan Size - Plans must be minimum 18" x 24", to scale, and legible Digital copy of the application and all submitted materials (flash drive or to pced@cityofanacortes.org.)		Application Fee See the Land Use Permit Fee Schedule
After the above information has been reviewed by City staff, and required revisions made (if any), the following items will need to be submitted: - Maintenance Bond & associated agreement for public improvements - Final land division map with owner signatures.		

SUBMITTAL REQUIREMENT DETAILS

Additional details on certain submittals are provided below to ensure Applicants are fully aware what City staff will be looking for when an application is submitted to the City.

- a. **APPLICATION FORM:** Form attached. Use this form to identify the land division project for which you are applying for final approval, and contact information.
- b. **PRELIMINARY APPROVAL DECISION DOCUMENT.** This document is the written decision issued by the City which includes findings of fact, conclusions of law, and conditions of approval.
- c. **NARRATIVE:** This document should provide responses to how each of the conditions of preliminary approval have been addressed, describe the site improvements completed, and whether bonding is proposed for uncompleted improvements (including an engineer's estimate of the cost). The city will review the request and determine if bonding will be allowed for any or all of the items.
- d. **FINAL LAND DIVISION MAP:** This is the document that will be recorded with the Skagit County Auditor. A checklist of required information to be shown on the preliminary land division map is attached.
- e. **UPDATED SUBDIVISION GUARANTEE:** A document prepared by a title insurance company documenting the ownership and title of all interested parties in the development and that lists all encumbrances. This document is needed to verify property ownership and to identify any encumbrances that are recorded to the property's title. Copies of all the encumbrances listed within the certificate or report must be provided. The certificate or report must be dated within 30 days prior to the submittal of a permit to the City.
- f. **AS-BUILT CONSTRUCTION DRAWINGS.** Measurements made after a project is complete to provide the actual positions and features of the project. As-builts must be provided in hard copy, .pdf, and AutoCAD format.
- g. **APPROVED TREE PRESERVATION PLAN:** Tree preservation plans are required for all residential subdivisions. See [AMC 16.50, Tree Preservation](#).
- h. **LANDSCAPE PLANS:** A landscape plan is required to show street trees and landscaping required within landscaped areas between the street and sidewalk, in stormwater management facilities, or parks and open space. The plan must demonstrate compliance with the irrigation standards in AMC 19.65.090.
- i. **LOT CLOSURE CALCULATIONS.** A compilation prepared by a WA State licensed land surveyor clearly indicating the dimensions of the boundaries and the closures for each lot, parcel, tract and block in a land division which is comprised of a printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys and boundaries.
- j. **CC&RS.** A written private agreement/document that is binding upon current and future property owners which requires performance, or limits or restricts certain acts, or stipulates certain uses or non-uses of property. If maintenance or monitoring of areas will be taken over by a home/business owners' association, the CC&Rs shall delegate responsibility to the association and stipulate the amount of money to be collected by each property owner, how this money will be spent, and which amenities /facilities will be maintained or monitored.

FINAL LAND DIVISION APPLICATION FORM

PROJECT INFORMATION	
City Project File Number:	LPS-2020-0001 PW20-124DE
Date of Application:	October 6, 2022
Name of Project:	The Crossings
APPLICATION INFORMATION	
Developer Name:	Anacopper LLC
Address:	2018 R Avenue Anacortes, WA 98221
Phone:	360-293-7431
Email:	Debbie@Strandbergconstruction.com
Surveyor Name:	Dale Herrigstad
Address:	4320 Whistle Lake Road Anacortes, WA 98221
Phone:	360-299-8804
Email:	Dale@herrigstad.com
Engineer Name:	Herrigstad Engineering-Dale Herrigstad
Address:	4320 Whistle Lake Road Anacortes, WA 98221
Phone:	360-229-8804
Email:	Dale@herrigstad.com

FINAL LAND DIVISION PLAN REQUIREMENTS

GENERAL INFORMATION

This form is intended to assist applicants in creating complete, code compliant final land division plans. Please check the plans you wish to submit to make sure they contain each of the listed items. To the right of the Requirements column is space for you to list the sheet number of the plan set where the listed information is shown.

- Final land division maps must be drawn by a State of Washington licensed surveyor in accordance with RCW 18.43.010 and 58.17.
- Minimum Plan Size: 18" x 24" and drawn in an engineering scale. Plans must be legible.
- You may use multiple sheets if needed.

INFORMATION REQUIRED ON PRELIMINARY LAND DIVISION MAP

✓ or N/A		PAGE # ON PLANS
	All items identified within WAC 332-130-050.	
	Cover/1st sheet must contain all of the following: ☒ Project name. ☒ City file number. ☒ Section, township, range. ☒ Full and correct legal description of lands being subdivided. ☒ Site address and tax parcel number. ☒ Names, addresses, and phone numbers of the developer, surveyor, engineer, landowner(s) (also show on each sheet) ☒ Zoning designation. ☒ Density & dimensional calculations. ☒ Total acreage and square feet of land to be divided. ☒ Gross acreage (see 19.12.010.G) ☒ Total number of residential units proposed and density calculations indicating maximum and minimum density requirements, if applicable. (see AMC 19.42.100)	1-4
	The number of the sheet and total number of sheets on each sheet.	1-4
	Date, graphic scale, and north arrow.	1-3
	Vicinity map.	1
	Locations and names of all existing and new streets, public areas, and easements within and adjoining the land division.	2-3
	Centerline data on streets and easements, including bearings and distances.	2-3
	All dimensions along the lines of each lot and tract, in feet and decimals of a foot to the nearest hundredth, with the true bearings and any other data necessary for the location of any boundary line in the field.	2-3
	All lots must be numbered in sequence and provided with an address as provided by the City's address coordinator. Each lot must be shown entirely on one sheet.	2-3

	The length and bearings of all straight lines, radii, arcs, and semi-tangents of all curves.	2-3
	Centerline data, width and sidelines of all easements, restrictions, and rights-of-way to which the lots and tracts are subject.	2-3
	Public and private easements for utilities and all other purposes must be denoted by broken lines and labeled as to type/purpose.	2-3
	The maximum impervious surface allowed for each lot as determined by the calculations in the stormwater report for the land division.	4
	Provisions ensuring access to storm drainage facilities and public access to trails or sidewalks if required as a condition of preliminary land division approval.	2-3
	Contiguous plats, by name or if unplatted, so noted.	1-4
	City and county boundaries crossing or adjoining the land division.	
	Include setback lines for all proposed lots having unusual shape, steep topography, critical areas, wetlands or other environmental or unusual limitations on its building site.	2
	Location, dimensions and size of all existing buildings and other structures, and retaining walls, rockeries, and fences.	2
	Location of all wells and septic systems located on or near the project site.	-
	Critical area features, buffers, shorelines and other land features as determined by the Director	2
	All points which were used as ties to establish the boundaries of the tract must be shown.	
	The location, size and shape of all permanent control monuments found and established at the controlling corners on the perimeter and within the land division and all monuments or other evidence used as ties to establish land division boundaries.	
	Accurate boundaries of all areas to be dedicated or reserved for public use or to be committed for the common use of property owners within the subdivision. All dedications and reservations must be stated on the plat together with appropriate recording references as required by the director.	2-3
	All required dedications, endorsements, covenants, affidavits, and certificates must be stated and shown on the face of the land division map.	1
	Waiver of direct access to any street from any property, if required by the conditions of preliminary approval.	
	A statement by the owner and clear visual indication on the land division map of every street, way, road, sidewalk or other similar facility that is not dedicated to the public, and specifying the maintenance and inspection responsibility therefor.	1,4
	Conditions of approval of the preliminary plat including but not limited to dedications, reservations, open space tracts, critical areas and buffers, LID features, stormwater requirements and homeowner' association obligations.	1,4
	Homeowners' association documents, condominium declarations, and other similar documents required or permitted by the preliminary land division approval.	1

	Certificates, approvals, and dedications, the exact wording of which must be approved by PCED and may be obtained from that office, for the following: ☐ County Auditor certificate. ☐ Owner(s) dedication, including signature space for all legal owners, mortgage or lien holders. ☐ Acknowledgements for all owner(s) signatures. ☐ PCED and Public Works Directors approvals. ☐ Mayor approval with attest from Finance Director (for long subdivisions only). ☐ City Finance Director approval. ☐ County Treasurer certificate. ☐ Surveyor certificate. ☐ Easement dedication. ☐ Certification showing that streets, rights-of-way and all sites for public use have been dedicated.	1
	Other information the director deems necessary.	

September 1, 2022

Libby Grage | City of Anacortes
Planning, Community & Economic Development Department
Planning Manager
P.O. Box 547 | 904 6th Street | Anacortes, WA 98221

RE: The Crossings Findings of Facts Decision Compliance Review

Dear Libby,

This letter forwards the Final Plat Application for The Crossings Unit Lot Subdivision. Below are the Findings of Facts Decisions for The Crossings development approved Nov. 9th 2020, delivered to us May 7th 2021 and our compliance review. Based upon the application, Findings of Facts, and Conclusions of Law, City Council approves the cottage housing site plan and preliminary unit lot subdivision with the following conditions of approval:

1. Prior to Construction Plan approval and any site work, a final cottage development Site Plan shall be submitted by the applicant for review and approval by PCED, which includes the following additional items:
 - Show crosswalk locations and proposed materials per AMC 19.53.050.C.3.
 - Extend internal pathways to provide access to porches that are facing the common open space areas per AMC 19.43.010.D.3.iv and .v.
 - **Crosswalks are designed per AMC 19.53.050.C.3 and shown on final plat map and landscape plans that are part of this application. Internal pathways are shown on The Crossings Final Plat pg. 2 and final installation is per AMC 19.43.010.D.3**
2. Prior to building permit issuance for each cottage unit, the applicant must demonstrate conformance with the applicable cottage housing site and building design standards outlined in AMC 19.43.010.D. An updated Cottage Site Plan for the entire cottage development may be required by the Director.
 - **Individual cottage plans demonstrate compliance with AMC 19.43.010.D**
3. The preliminary plat map dated July 22, 2020 (Sheet C9) is the approved preliminary plat map.
 - **Complete, included as part of this application.**
4. Appropriate public and private easements to ensure adequate provision of utilities and services consistent with the requirements of the Anacortes engineering design standards and the Anacortes Fire Department must be dedicated on the face of the plat and recorded by separate document and referenced on the final cottage site plan. This includes, but is not limited to:
 - A waterline easement shall be 20-foot wide minimum and dedicated to the City of Anacortes.

- All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
 - **Easements for the Waterline and Sewer lines are shown on The Crossings Final Plat pg. 3, called out on pg. 4, finalized on the As-Builts.**
- 5. The maximum impervious surface allowed for each lot must be added to the face of the plat and cottage site plan along with a statement that there may not a net increase in the impervious surface above the limit on the plat without approval by the director.
 - **Noted on The Crossings Final Plat pg. 4**
- 6. Notes must be placed on the face of the plat as recorded with the Skagit County Auditor to acknowledge the following:
 - a. Approval of the design of the unit on each of the lots was granted by the review of the development, as a whole, on the parent lot per the standards of AMC Chapter 19.43.010.D, Cottage Housing.
 - b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the city through subject file number as stated in subsection (D)(7)(a) of this section.
 - **Noted on The Crossings Final Plat pg. 4**
- 7. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association must be executed for use and maintenance of common garage, parking and vehicle access areas; retaining walls, underground utilities and stormwater facilities; common open space; exterior building facades and roofs; and other similar features must be recorded with the Skagit County Auditor and referenced on the face of the plat.

Final Draft CCRs, Joint Use Maintenance Agreement, Avigation Easement are under final review. All documents will be recorded simultaneously with the final plat document or earlier if applicable.
- 8. A final plat application must be submitted in conformance with AMC Ch. 19.32 Land Division prior to the expiration of this preliminary approval as provided in AMC Ch. 19.28 Permit Revision and Expiration.
 - **The Final Plat Application is part of this submittal and in conformance with AMC Ch.19.32 Land Division.**
- 9. To reduce and control erosion impacts the project shall follow the recommendations in the geotechnical report by GeoTest, dated April 12, 2018, as amended, and approved by PCED. (MDNS 1)
 - **BMPs recommended by the Geotest report have been included in the construction design Erosion Control Measures and will continue throughout the completion of home construction.**
- 10. Proposed retaining wall must be designed by structural engineer (if required by the Director), provide appropriate drainage facilities, and conform to the standards in AMC 19.66.080. (MDNS 2)
 - **Proposed retaining walls do not exceed 4 feet in height and are shown on The Crossings Final Plat pg. 2**

11. The applicant must comply with City, State and Federal regulations related to emissions to air and provide a dust emissions control plan for review prior to construction activities beginning on site. (MDNS 3)
 - **Complete**
12. Wetland buffer enhancement and restoration shall be completed per the ATSI report, dated February 2020, and addendum letter, dated July 16, 2020, prior to final subdivision approval, or occupancy of the first residence, whichever occurs first. An as-built report shall be prepared by a qualified biologist and submitted to PCED upon installation completion. Monitoring of the restoration and enhancement areas shall be conducted by a qualified biologist and reports submitted to PCED for a period of five years or until the site is deemed successful. (MDNS 4)
 - **In Process, installation of the buffer enhancement is estimated to begin in October 2022, plants and trees have been ordered, delivery scheduled. Following installation ATSI will complete a conformance report and As Built report that will be submitted to the PCED, monitoring by a qualified biologist will be for 5 years or until the area is deemed successful (MDNS 4)**
13. The ATSI buffer planting plan referenced above shall be revised as follows:
 - Planting density shall not be less than 3' on center for shrubs and 8' on center for trees;
 - Add or substitute fast growing trees and/or shrubs that will be larger at maturity to shade out existing grass, increase habitat complexity, and aid in success of the buffer enhancement plan.
 - **Landscaping will comply, the approved landscape plan is part of this application.**
14. The estimated cost for the installation of the buffer enhancement area and the proposed monitoring and maintenance work for a minimum period of five years shall be submitted to PCED. An acceptable financial guarantee shall be in place prior to final plat approval, or occupancy of the 1st residence, whichever occurs first. (MDNS 5)
 - **In Process, this will be complete and an acceptable financial guarantee will be provided.**
15. The proposed trail within the buffer shall be located generally parallel to the wetland within the outer 25% of the buffer where possible, be designed to avoid removal of trees and native vegetation, not exceed 6' in width, and be made of native soils or pervious surfaces. (MDNS 6)
 - **Pathways will comply, locations are shown on the Final Plat Map.**
16. A split rail fence shall be installed along the eastern edge of the wetland buffer and on either side of the proposed trail, unless an alternative proposal is approved by the Director that would provide better protection of the wetland and buffer. (MDNS 7)
 - **Fence will comply and be installed with appropriate signage prior to final plat.**
17. Permanent signs made of an enamel-coated metal face and attached to a metal post or other non-treated material of equal durability shall be posted at an interval of one every 50-feet. Sign verbiage shall be as follows, or as approved by the Director:

"Protected Wetland Area
Do Not Disturb Contact City of Anacortes
Regarding Uses, Restrictions, and Opportunities for Stewardship" (MDNS 8)

 - **Signs will be posted on the split rail fence in compliance to (MDNS)**

18. Design and installation of the proposed stormwater outfall features within the wetland buffer shall follow DOE 2014 SWMMWW guidelines for outfall systems, as approved by the Public Works Department. (MDNS 9)
 - **The outfall has been designed with dispersion as allowed for in DOE manual**
19. To protect critical areas and trees proposed for retention, prior to any site work, construction limits fencing, silt fencing, and tree protection measures shall be installed and PCED contacted for an inspection. (MDNS 10)
 - **Complete, silt fence and tree protection will remain onsite until completion of construction.**
20. Covenants shall be established limiting use of pesticides within 150' of the wetland and requiring application of integrated pest management. (MDNS 11)
 - **This requirement is noted in the Final Draft CCRs submitted as part of this application.**
21. Streetlights and exterior lighting shall be downcast to avoid glare and light trespass onto adjacent properties and the wetland/buffer. (MDNS 12)
 - **Streetlights will comply with downcast guidelines.**
22. The applicant shall either work with the property owner to trim the existing hedge located at the southeast corner of Oregon Ave. and Meadows Lane (upon obtaining appropriate approvals), or install appropriate advance advisory signage per the recommendations of the traffic report (TSI, March 5, 2020), as approved by the Public Works Dept. (MDNS 13)
 - **Development will comply**
23. A standard Inadvertent Discovery Plan shall be in place and followed during all ground disturbing activities. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured, and appropriate agencies contacted. (MDNS 14)
 - **Development will comply**
24. An avigation easement shall be recorded for the property and noted on the face of the final plat. (MDNS 15)

Avigation Easement Final Draft has been sent to The Port of Anacortes for review, pending final approval, a draft document is included as part of this application.
25. The development is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance.
 - **All utilities fees will be paid in accordance with the City of Anacortes Fees for development.**
26. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
 - **Clearing Grading plan is approved and included in this application.**
27. A Storm Drainage Report consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any

construction activities taking place on or off-site. Stormwater conveyance both on-site and off-site shall comply with City Storm drainage requirements.

- **Complete and approved by the City of Anacortes Planning and Public Works Department.**

28. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.

- **Complete, plans submitted and approved by Public Works and Utility Departments.**

29. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.

- **Noted and an Engineering Cost Estimate has been submitted to determine 2% fees**

30. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes-Public Works Director and-a-2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.

- **Development will comply a two-year maintenance plan will be established.**

31. Internal private driveway (Name to be Determined) shall be required to provide for:

- A minimum of 20-feet of paved asphalt with a thickened edge on one side to control sheet flow runoff.
- Maximum grade of 12%.
- The road shall be constructed to meet City requirements and maintained by the property owners of which it serves.
- No Parking Signs and or paint striping for Fire Lanes as required by the Fire Department.
 - **Final design Complies. Noted on org. Erosion Control Plan and Grading Plan**
 - **Parking plan is approved, final signage will be installed prior to final plat approval.**

32. Oregon Avenue, along the frontage of this project is required to provide for:

- A minimum of 20-feet of paved asphalt with traffic curb and gutter along the west side and a thickened edge on the east side to control sheet flow runoff.
- 6-foot minimum wide sidewalk along the west side. A sidewalk easement in favor the City of Anacortes shall be provided.
 - **Final design Complies. Noted on org. Erosion Control Plan and Grading Plan.**

33. All internal (Cottage Portion) drainage facilities and facilities within the Wetland Tract are considered private and will be maintained by the HOA. The project is required to record a Drainage BMP Maintenance Covenant prior to recording of the final plat.

- **Development will comply, this requirement is noted in the CCRs, the Drainage BMP is included as part of this application.**

34. All drainage facilities along Oregon Avenue that drain to the Rock Ridge Detention Pond will be considered Public and maintained by the City of Anacortes.

- **Development will comply. Noted in Drainage Plan**

35. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
- **Final design Complies. Noted on Sanitary Sewer Plan**
36. The project will make provisions and install a 2-inch minimum sized Schedule 40 or Schedule 80 conduit and Agency provided handholds for future City of Anacortes Access Fiber within the utility easement corridor.
- **Development will comply, installation is scheduled and will be complete upon final plat.**
37. Prior to construction plan approval, a 'No Parking' plan for the private shared access drive must be submitted by the applicant for review and approval by the City. The plan must include, but is not limited to language in the CC&Rs, HOA's responsibility for enforcement, and signage and/or curb paint. The approved plan must be implemented, as determined by the Public Works and/or Fire Departments, prior to final subdivision approval, or occupancy of the 1st residence, whichever occurs first.
- **Complete, the Parking Plan is included in this application.**
38. Prior to any site work beginning, the applicant/landowner shall obtain all required local, state, and federal permits, including but not limited to a clearing and grading permit, Construction Stormwater General permit from the State of Washington Department of Ecology, and a forest practices permit from WA Department of Natural Resources, if applicable.
- **All required permits have been applied for and received.**
39. Residential fire sprinklers may be required for some, or all units based upon building construction type, fire area, available fire flow, and/or access around structures. Fire hydrant(s) may be required based on structure size, layout, and other considerations. The need for sprinklers-and hydrants will be determined at time of building permit submittal. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
- **Fire sprinklers not required; all other required fire code implementation has been adhered to**
40. Emergency services apparatus access and turn-around must meet city standards, including 20' clear width, 30' minimum inside turning radius, and clear marking of required fire lanes.
- **Turn-arounds meet fire department requirements for hammer head design with 30' radius**
41. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Engineering Department and the U.S. Postal Service.
- **Approval has been sought with U.S. Postal Service (Anacortes), cluster mailboxes have been ordered and will be installed prior to final plat.**
42. Street lighting shall be required at both ingress and egress of the project. Street lighting shall be energy efficient and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 52, Option "B". Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.
- **Streetlights will comply, order has been placed with Puget Sound Energy**

43. Sanitation, recycling, and compost collection will be at curbside within the subdivision.
○ **Noted and will comply.**

44. Monumentation installation, per the current Engineering Standards.
○ **Development will comply**

If you have questions or need additional information, please don't hesitate to give me a call.

Sincerely,



Debbie Headrick
Executive Assistant
Strandberg Construction

Attachments on the following page

Attachments for Application The Crossings LPS-2020-0001

1. Final Land Division Application
2. Preliminary Approval FOF, Conclusions & Decisions November 9,2020
3. Narrative
4. Final Plat Map
5. Subdivision Guarantee
6. Stormwater Facility Maintenance Plan
7. As-Build Pending
8. Tree Preservation Plan
9. Approved Landscape Plan
10. Approved Grading Plans
11. Lot Closure Calcs Pending
12. Draft CCRs Lots 1-18 and CCRs Lots 19-21
13. Avigation Easement Under Review with The Port of Anacortes
14. Private Road Maintenance Agreement
15. Parking Plan

**REVISION #5
SUBDIVISION GUARANTEE**

SCHEDULE A

Liability: \$ 2,000.00

Policy No.: 5003353-0002662e

Dated: September 27, 2022 at 8:00 A.M.

Order No.: 02-175279-F

Name of Assured:

ANACOPPER LLC

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relative to the following described real property:

(See Schedule "A-1," attached.)

Title to said real property is vested in:

ANACOPPER LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes, together with interest, penalty and statutory foreclosure costs, if any, first half delinquent May 1, 2022, if unpaid, second half delinquent November 1, 2022, if unpaid:

<u>Account No.</u>	<u>Year</u>	<u>Amount Billed</u>	<u>Amount Paid</u>	<u>Balance Owing</u>
350123-3-002-0201	2022	\$6,017.02	\$3,008.48	\$3,008.48
Property I.D. No.: P31752				

SUBDIVISION GUARANTEE

Order No.: 02-175279-F

Policy No. 5003353-0002662e

SCHEDULE A

EXCEPTIONS CONTINUED:

5. Municipal assessments and impact fees, if any, levied by the City of Anacortes.

6.DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Anacopper LLC, a Washington Limited Liability Company
Trustee:	Land Title and Escrow Company
Beneficiary:	Peoples Bank
Amount:	\$700,000.00
Dated:	June 24, 2022
Recorded:	June 29, 2022
Auditor's No.:	202206290167

7.DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Anacopper LLC, a Washington limited liability company
Trustee:	Land Title and Escrow Company
Beneficiary:	Peoples Bank
Amount:	\$5,170,000.00
Dated:	June 24, 2022
Recorded:	June 29, 2022
Auditor's No.:	202206290176

NOTE: By recitation contained therein, the lien of said Deed of Trust has been subordinated to the lien of the Deed of Trust recorded Jun 29, 2022 under Auditor's File No. 202206290167, as shown in Paragraph 6 herein.

8.Rights of parties in possession due to unrecorded leasehold interests and/or rental agreements, if any.

9. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.

SUBDIVISION GUARANTEE

Order No.: 02-175279-F

Policy No. 5003353-0002662e

SCHEDULE A

EXCEPTIONS CONTINUED:

NOTE #1: EFFECTIVE JANUARY 1, 1997, AND PURSUANT TO AMENDMENT OF WASHINGTON STATE STATUTES RELATING TO STANDARDIZATION OF RECORDED DOCUMENTS, THE FOLLOWING FORMAT AND CONTENT REQUIREMENTS MUST BE MET. FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE DOCUMENTS BY THE RECORDER.

Margins to be 3" on top of first page and 1" on sides and bottom, 1" on top, sides and bottom of each succeeding page. Font size of 8 points or larger, paper size of no more than 8 1/2" by 14". No attachments on pages such as stapled or taped notary seals, pressure seals must be smudged.

INFORMATION WHICH MUST APPEAR ON THE FIRST PAGE

Title or titles of documents. If assignment or reconveyance, reference to auditor's file number of subject deed of trust must be included. Names of grantor(s) and grantee(s) with reference to additional names on following pages, if any.
Abbreviated legal description (lot, block, volume/page of plat or section/township/range and quarter section or government lot for unplatted).
Assessor's tax parcel number(s). Return address which may appear in the upper left hand 3" top margin.

Pursuant to item c.) above, the abbreviated legal description for the subject property is as follows:

Ptn SW SW, 23-35-1.

NOTE #2: The property description included herein is based upon the application for Title Insurance. Before any instrument(s) pertaining to this property is/are prepared, the description should be verified and approved by all parties.

NOTE #3: Unless otherwise specified, this Company has assigned this file to the following Underwriter for the policy to issue: First American Title Company.

Schedule "A-1"

Order No.: 02-175279-F
Policy No.: 5003353-0002662e

DESCRIPTION:

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 1 East, W.M.;

EXCEPT the West 586.00 feet of the South 325.00 feet thereof;

ALSO EXCEPT the West 20 feet thereof;

AND ALSO EXCEPT the North 33 feet thereof;

Situate in the County of Skagit, State of Washington,

PARCEL "B":

That portion of the North 33 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Tract C (being the Southeast corner of said North 33 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 23) of that certain Survey recorded April 11, 1978, in Volume 2 of Surveys, page 85, under Auditor's File No. 877240, records of Skagit County, Washington;

thence West along the South line of said Tract C to the Southwest corner thereof;

thence North along the West line of said Tract C, a distance of 18 feet;

thence Southeasterly in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington,

EXCEPTIONS:

A. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Granted To: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recorded: August 17, 1962
Auditor's No.: 625248

B. EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Granted To: William R. Colby, et ux, et al
Purpose: Utility lines, together with rights of ingress and egress
Recorded: July 26, 1965
Auditor's No.: 669404

Extinguishment of Easement and Water Association Agreement:

Recorded: April 6, 1995
Auditor's No.: 9504060057

C. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recorded: April 11, 1978
Auditor's No.: 877240

D. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recorded: July 19, 1988
Auditor's No.: 8807190076

E. Letter, including the terms, covenants and provisions thereof:

Recorded: April 7, 1998
Auditor's No.: 9804070077

F. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
Recorded: July 7, 2017
Auditor's File No.: 201707070120

EXCEPTIONS CONTINUED:

F. (continued):

Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington Corporation
Purpose:	The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected:	Exact location not disclosed
Recorded:	July 21, 2021
Auditor's No.:	202107210063

NOTE: Said document states that is supersedes document recorded under Auditor's File No. 202012090043.

The Crossings Cottages

GENERAL NOTES:

- 1. WORK HOURS:**
THE CITY OF ANACORTES ORDINANCE ALLOWS WORK FROM 7:00 AM TO 10:00 PM, SEVEN DAYS A WEEK (COA ORD. #2316). SOMEONE IN CHARGE SHALL BE ON-SITE AT ALL TIMES WHEN WORK IS IN PROGRESS. IF WORK IS DONE ON WEEKENDS, PLEASE INFORM THE PROJECT MANAGER SO THE CITY OF ANACORTES CAN HAVE AN INSPECTOR ON-SITE. CONTRACTOR WILL BE BILLED FOR CITY OF ANACORTES OVERTIME.
- 2. CALL 48 HOURS BEFORE THE FOLLOWING:**
FOR INSPECTION CONTACT 360.299.1951.
A. PRIOR TO WORK START UP.
B. PRIOR TO ANY UTILITY CONSTRUCTION IN THE RIGHT-OF-WAY.
C. PRIOR TO POURING CAST-IN-PLACE CONCRETE STRUCTURES.
D. PRIOR TO PLACING ANY CRUSHED ROCK ON ROADWAY SUBGRADE.
E. PRIOR TO PLACING CURB, GUTTERS AND SIDEWALKS.
F. PRIOR TO ASPHALT PAVING.
- 3. MATERIALS AND WORKMANSHIP:**
A. ALL MATERIALS USED, MUST MEET WSDOT, APWA AND CITY OF ANACORTES SPECIFICATIONS
B. ALL WORK AND MATERIALS THAT DO NOT MEET THE ABOVE SPECIFICATIONS, MUST BE REMOVED AS DIRECTED BY THE PROJECT INSPECTOR.
C. **SUBGRADE COMPACTION TESTS:** WILL BE DONE BEFORE AN C.S.B.C. IS PUT IN PLACE, ALL TRENCHES WILL BE TESTED FOR COMPACTION. THE MATERIAL TESTING LAB NEEDS 24-HOUR NOTICE. USE THE TESTING PROTOCOL PROVIDED BY THE CITY. ITEMS TO BE COMPACTION TESTED WILL INCLUDE THE PIPE, BEDDING (SECTION 7-08.3(1)C), BACKFILL (SECTION 7-06.3(3) AND SUB-GRADE FOR SURFACING (SECTION 2-06.3(2) AND ASPHALT (SECTION 5-04.3(10)B).
D. **INSPECTIONS:** ALL ASPECTS OF THIS PROJECT WILL BE INSPECTED INCLUDING PIPING, BACKFILL, SUB-GRADE, CONCRETE AND ASPHALT, AS WELL AS FORMS, CURB, GUTTER AND SIDEWALK. IF A PORTION GETS BACKFILLED BEFORE INSPECTION, THE CONTRACTOR WILL DIG UP THAT PORTION FOR INSPECTION. 24-HOUR NOTICE REQUIRED. KNOW THE SCHEDULE AND LET THE CITY KNOW.
E. **TESTING PROTOCOL:** PRIOR TO CONSTRUCTION, A PROCTOR AND SIEVE ANALYSIS SHALL BE SUBMITTED AND APPROVED BY THE CITY OF ANACORTES ON ALL MATERIAL USED IN THE RIGHT-OF-WAY. SEE THE CITY OF ANACORTES TESTING SCHEDULE.
F. ALL COMPACTION TEST SHALL BE APPROVED BY THE CITY OF ANACORTES ENGINEER AND PROJECT MANAGER PRIOR TO PLACING OF CRUSHED SURFACING, ASPHALT, CURB, GUTTER AND SIDEWALK (INCLUDING TRENCH RESTORATION WHEN TEST MAY BE REQUIRED IN EACH LIFT).
G. CITY OF ANACORTES MAY REQUIRE ADDITIONAL TESTS ON SUBGRADE, TRENCHES, CONCRETE, OR ASPHALT. THE COST OF TESTING SHALL BE PAID FOR AS INDICATED IN THE CONTRACT DOCUMENTS.
4. TRAFFIC CONTROL AND PUBLIC SAFETY:
A. **FLAGGING:** ALL FLAGGERS MUST HAVE FLAGGING CERTIFICATES AND MUST HAVE ATTENDED A FLAGGING COURSE OR AN OFF-DUTY POLICE OFFICER IS REQUIRED. THE JOB WILL BE SHUT DOWN IF ANY UNCERTIFIED PEOPLE ARE FLAGGING. A STOP WORK ORDER WILL BE GIVEN AND WORK WILL NOT PROCEED UNTIL A CERTIFIED PERSON IS FLAGGING.
B. **SIGNAGE:** ALL SIGNAGE MUST BE PER THE MANUAL UNIFORM TRAFFIC DEVICES. BEFORE THE JOB IS TO BEGIN, PROPER SIGNAGE WILL BE IN PLACE WITH FLAGGERS IN PLACE IF NEEDED. EXTRA SIGNAGE MAY BE NEEDED. BE READY TO RENT SIGNS IF NEEDED.
C. **TRAFFIC CONTROL PLAN:** NEEDS TO BE SUBMITTED AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO CONSTRUCTION START. TRAFFIC CONTROL PLAN SHALL INCLUDE THE LOCATION OF SIGNAGE, FLAGGERS, WORK ZONE, SAFE ZONE, AND TRAFFIC FLOW AND NEEDED DIMENSIONS. NO DETOURS ALLOWED WITH APPROVAL FROM THE PUBLIC WORKS DIRECTOR.
D. **FOR STREET CLOSURE:** CALL 911 OR FOR CELL PHONES, CALL 360.336.3131.
E. **CONSTRUCTION SAFETY:** IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ROADWAY EMBANKMENT AND SUBGRADE CONSTRUCTION:
A. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
B. EMBANKMENT AND SUBGRADE MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY.
C. PROPER MOISTURE MUST BE MAINTAINED THROUGHOUT PLACING AND COMPACTING.
D. COMPACTION TESTING TO BE PERFORMED BY AN INDEPENDENT LAB. USE A "MODIFIED PROCTOR".
6. TRENCHES IN DEVELOPED RIGHT-OF-WAY:
SEE CITY OF ANACORTES STANDARD CONSTRUCTION DETAILS AND SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
A. PIPE ZONE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
B. TRENCH ZONE SHALL BE COMPACTED TO 95% FO MAXIMUM DENSITY IN 12-INCH LIFTS.
C. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
7. DRAINAGE SYSTEM CONSTRUCTION:
A. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
B. OVERFLOWS, SPILLWAYS, GRAVEL FILTER WINDOWS, MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
C. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
D. GRASS LINED SWALES SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATION ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
E. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT BRICKS.
F. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.
8. RESTORATION OF RIGHT-OF-WAY:
A. CONTRACTOR MUST LEAVE THE RIGHT-OF-WAY, EQUAL TO EXISTING OR BETTER CONDITION.
B. PLACE COMPACTED TOPSOIL (SECTION 9-14.1(1), (2) AND (3)) AND SEED ALL AREAS DISTURBED BY EXCAVATION. (SECTION 9-14.2)
C. ALL DRAINAGE SYSTEMS MUST BE FULLY CLEANED, RESTORED AND OPERATIONAL BEFORE FINAL ACCEPTANCE. (SECTION 7-07.3)
9. FINAL INSPECTION AND ACCEPTANCE:
SEE SECTION 1-05.11 AND SECTION 1-08.5
A. WHEN THE CONTRACTOR HAS COMPLETED ALL OF THE WORK ON THE APPROVED PLANS, THE CONTRACTOR WILL:
- COMPLETE THE "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM".
- GIVE THE COMPLETED "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM" TO THE PUBLIC WORKS INSPECTOR AND REQUEST A SITE INSPECTION. ALL SITE INSPECTIONS ARE ON WEDNESDAY BETWEEN 9 AM TO 12 PM.
B. THE PROJECT MANAGER, ENGINEER OF RECORD, INSPECTOR, CONTRACTOR AND OTHER CITY OF ANACORTES DEPARTMENTS WILL WALK THE SITE AND CREATE A PUNCH LIST. THE CONTRACTOR WILL COMPLETE THE PUNCH LIST AND CHECK OFF EACH ITEM, THEN RETURN IT TO THE INSPECTOR FOR REINSPECTION. THE INSPECTOR WILL VERIFY THAT ITEMS ON THE WALK THROUGH ARE COMPLETED.
C. THE CITY WILL NOT MAKE THE FINAL INSPECTION UNTIL THE PHYSICAL WORK REQUIRED BY THE CONTRACT AND APPROVED PLANS, INCLUDING FINAL CLEAN-UP AND ALL WORK ORDERED BY THE PROJECT MANAGER, HAS BEEN COMPLETED. (SECTION 1-05.11)
D. FINAL APPROVAL OF THE PROJECT WILL NOT BE GRANTED UNTIL "AS-BUILTS" OR "DRAWING OF RECORD" (BOTH DIGITAL AND HARD COPY) HAVE BEEN RECEIVED AND APPROVED BY THE PROJECT MANAGER.
E. THE CONTRACTOR MUST FURNISH ALL DOCUMENTATION REQUIRED BY LAW, TO ALLOW THE CITY OF ANACORTES TO PROCESS FINAL ACCEPTANCE OF THE CONTRACT.
10. MISCELLANEOUS:
A. AS-BUILTS/DRAWING OF RECORD: REFER TO "GEN-13 - DRAWING OF RECORD".
B. UTILITY LOCATE NUMBER: 1.800.424.5555. REQUIRED BEFORE STARTING ANY GROUND WORK.

STORM DRAINAGE NOTES

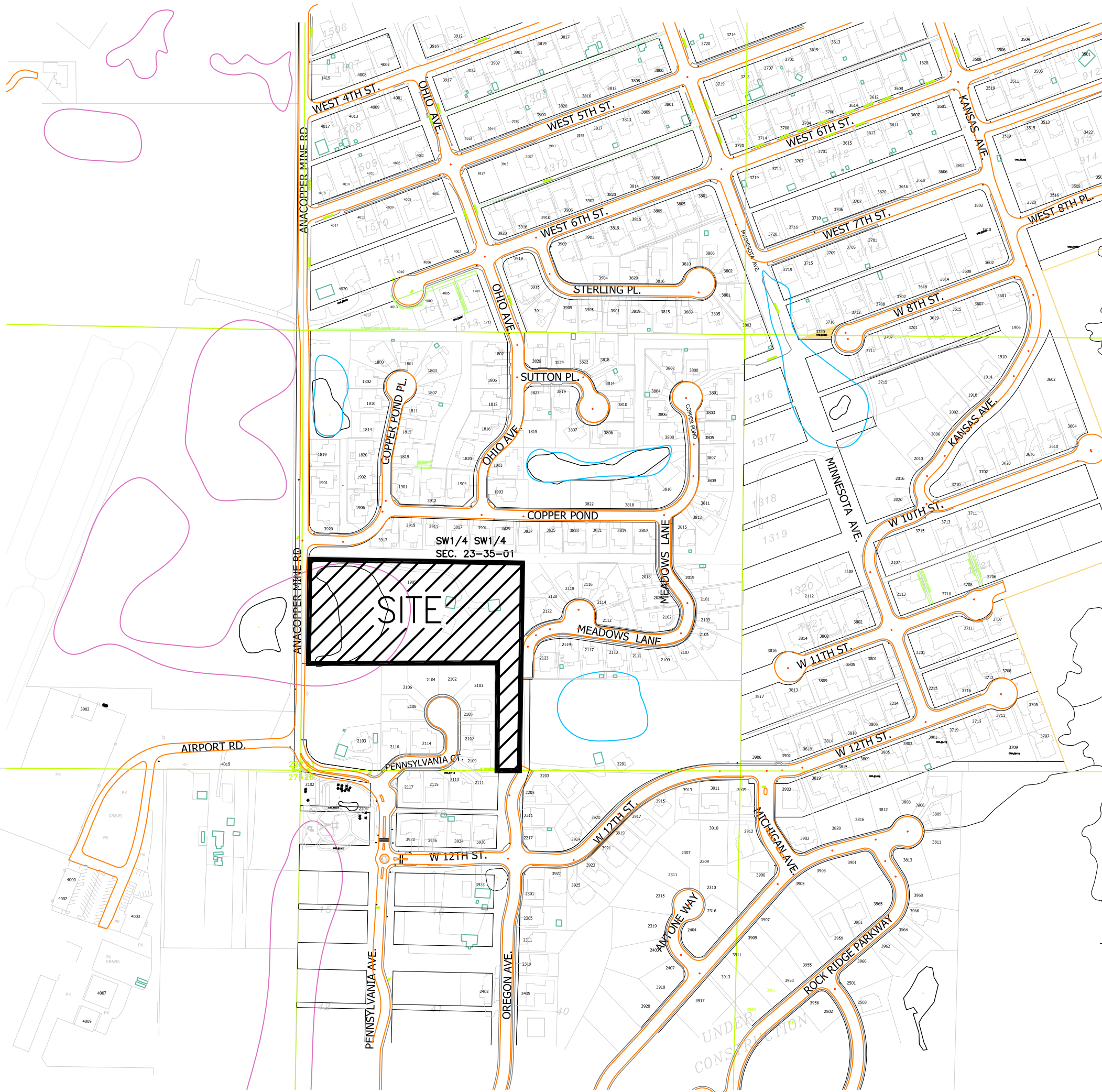
- A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.
B. ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATIO 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
C. ALL CONCRETE STORM PIPE SHALL BE RUBBER GASKETED, REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.
D. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRADE P33 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.
E. ALL 12-INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTREGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
F. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.
G. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
H. THE END OF THE ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED "STORM DRAIN" ON A PVC PIPE.
I. THE MARKER SHALL EXTEND A MINIMUM OF 36-INCHES ABOVE THE GROUND. THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER" WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.
J. CLEAN-OUTS SHALL HAVE CAST IRON CASES.
K. DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH.
L. FOOTING DRAINS, ROOF DOWN SPOUT AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
M. MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1-FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIPES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
N. DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
- EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
- OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END OF THE PIPE AND SHALL EXTEND 36-INCHES ABOVE THE GROUND.
- DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
- THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS TELEPHONE, CABLE, ETC.)
- ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.
O. CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
P. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITH A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.
Q. ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".
R. CATCH BASINS SHALL CONFORM TO TYPE 1, TYPE 11, OR THE INLET TYPE AS DEFINED IN SAID APWA STANDARD SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
S. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
T. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON THE ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITH THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 18-INCH BARRIER CURB DETAIL UNLESS SPECIFIED AS A THRU-CURB INLET.
U. CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
V. A LOW PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS. CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)H).
W. THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2-INCHES IN WIDTH AND PLACED CONTINUOUSLY THE LENGTH OF THE STORM DRAIN TRENCH.
X. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGES AND MUNICIPAL CONSTRUCTION.
Y. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
Z. OVERFLOW, SPILLWAY, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
AA. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
BB. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
CC. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

DUST CONTROL NOTES

1. Dust control shall be maintained during construction by watering the construction road when and where truck traffic is concentrated. The contractor must comply with City, State and Federal regulations related to emissions to air and provide a dust emissions control plan for review prior to construction activities beginning on site.

ARCHAEOLOGICAL DISCOVERY

1. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured, and appropriate agencies contacted.



VICINITY PLAN SCALE: 1"=300' SCHEDULE OF DRAWINGS

- C1 Cover Sheet, Vicinity Plan & Construction Notes
C2 Site Storm Improvements Plan
C3 Detention Pond Details
C4 Sanitary Sewer Plan
C5 Sanitary Sewer Profiles
C6 Water Plan

CONSTRUCTION SEQUENCE

1. INSTALL TEMPORARY EROSION CONTROL MEASURES.
2. COMPLETE OFFSITE STORM WATER IMPROVEMENTS.

PROJECT DATUM
TOP OF MONUMENT IN
CASE AT NEW ROAD
ENTRY AS SHOWN ON
PLANS. NAVD88

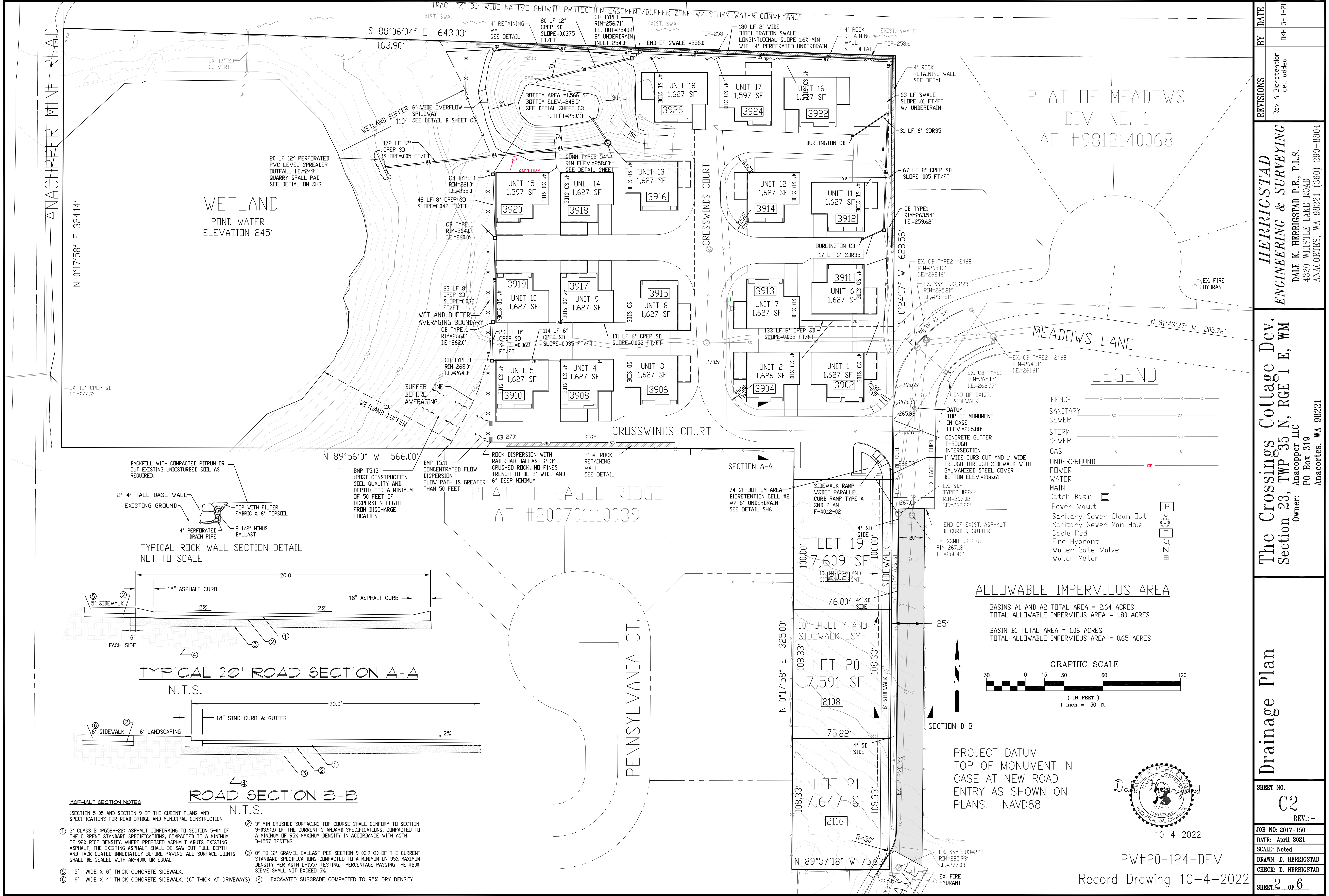


10-4-2022

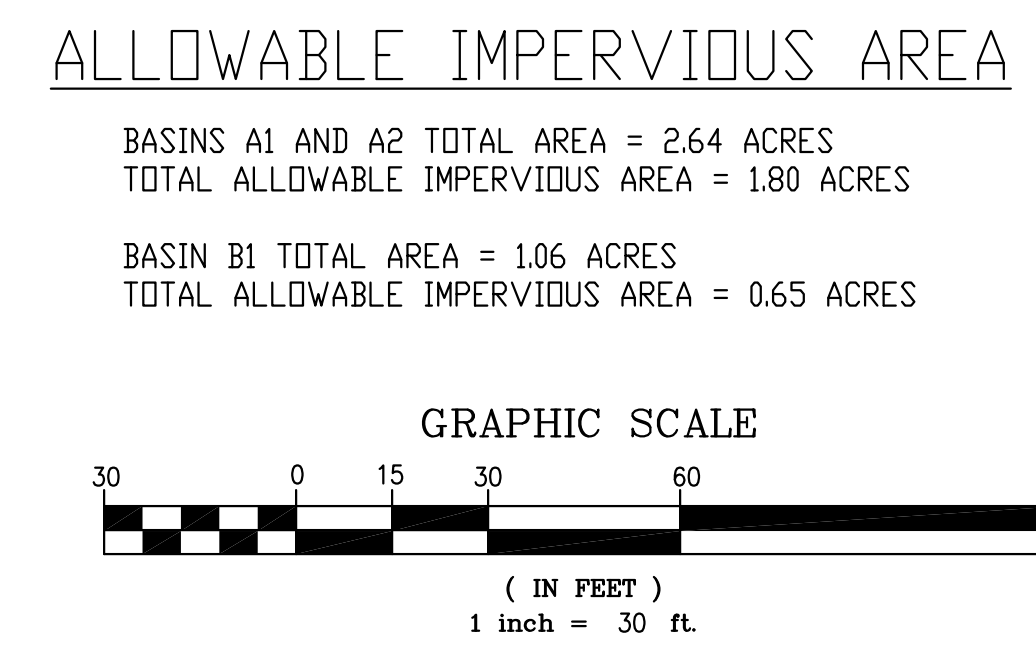
PW#20-124-DEV

Record Drawing 10-4-2022

REVISIONS	BY	DATE
HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8804		
The Crossings Cottages Dev. 1905 Anacopper Road Owner: Anacopper LLC 2018 R Avenue Anacortes, WA 98221		
Cover Sheet Construction Notes & Vicinity Plan		
SHEET NO. C1 REV.: -		
JOB NO: 2017-150		
DATE: April 2021		
SCALE: Noted		
DRAWN: D. HERRIGSTAD		
CHECK: D. HERRIGSTAD		
SHEET 1 of 6		



- ASPHALT SECTION NOTES**
- (SECTION 5-05 AND SECTION 9 OF THE CURRENT PLANS AND SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.)
- ① 3" CLASS B (PG58H-22) ASPHALT CONFORMING TO SECTION 5-04 OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 92% RICE DENSITY, WHERE PROPOSED ASPHALT ABUTS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH AR-4000 OR EQUAL.
 - ② 3" MIN CRUSHED SURFACING TOP COURSE SHALL CONFORM TO SECTION 9-03.9(3) OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING.
 - ③ 8" TO 12" GRAVEL BALLAST PER SECTION 9-03.9 (1) OF THE CURRENT STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM ON 95% MAXIMUM DENSITY PER ASTM D-1557 TESTING. PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5%.
 - ④ EXCAVATED SUBGRADE COMPACTED TO 95% DRY DENSITY
 - ⑤ 5' WIDE X 6" THICK CONCRETE SIDEWALK.
 - ⑥ 6' WIDE X 4" THICK CONCRETE SIDEWALK. (6" THICK AT DRIVEWAYS)

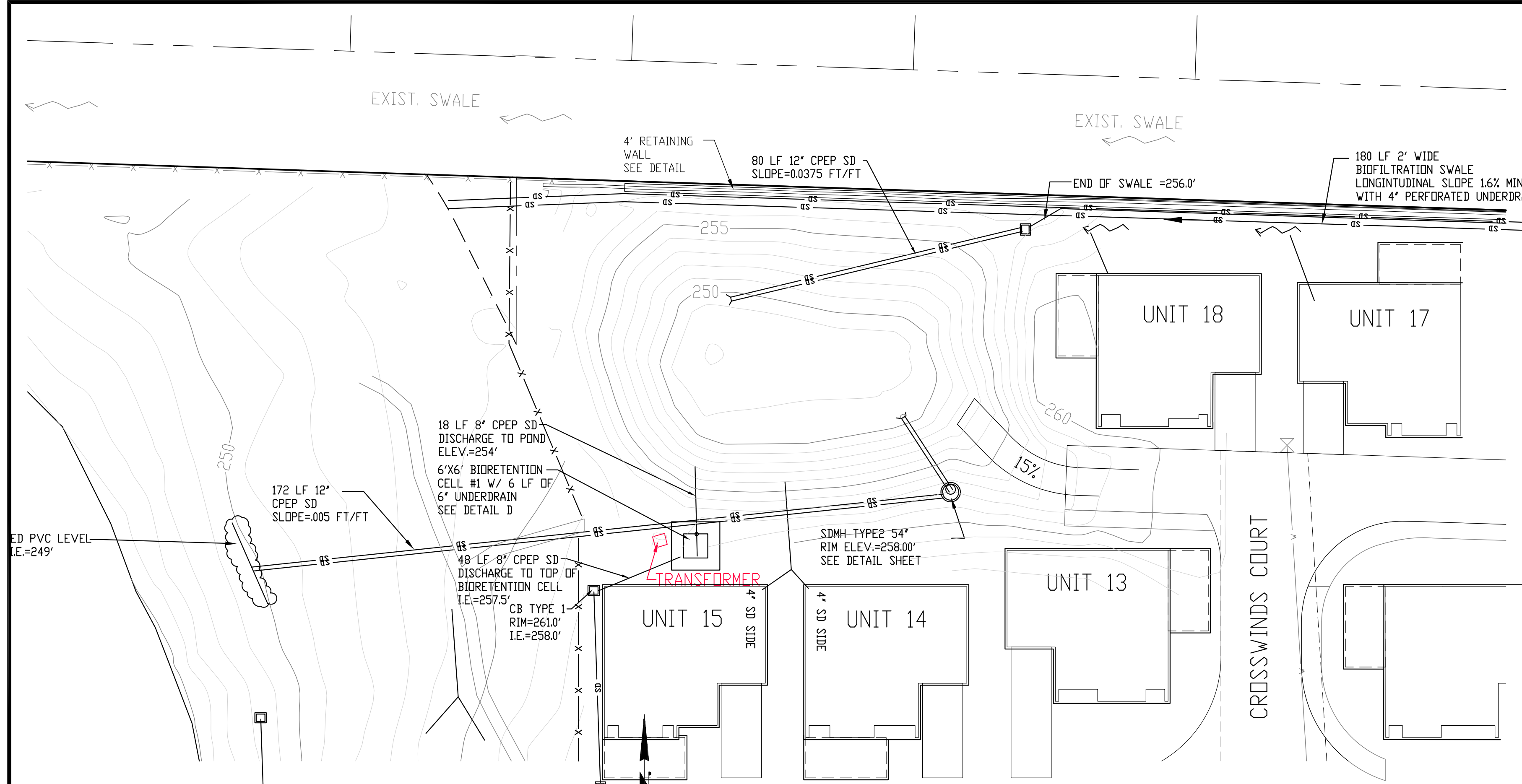


PW#20-124-DEV
Record Drawing 10-4-2022

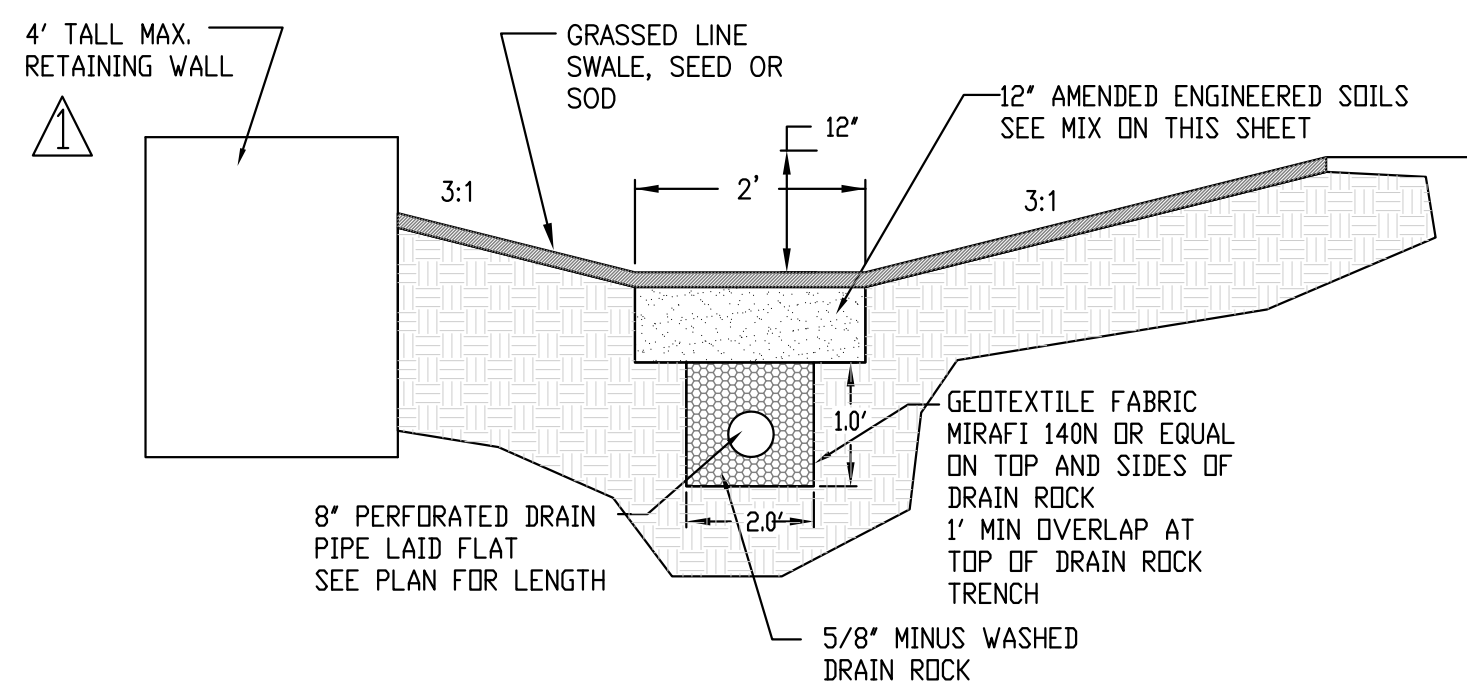
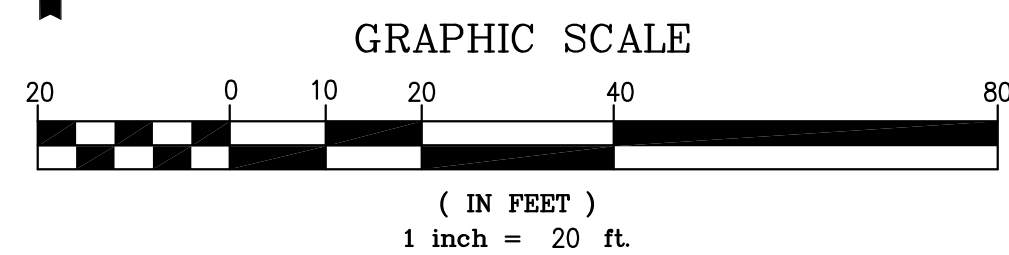
REVISIONS	BY	DATE
Rev A Bioretention cell added	DKH	5-11-21

HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8804
The Crossings Cottage Dev. Section 23, TWP 35 N, RGE 1 E, WM Owner: Anacopper LLC PO Box 319 Anacortes, WA 98221

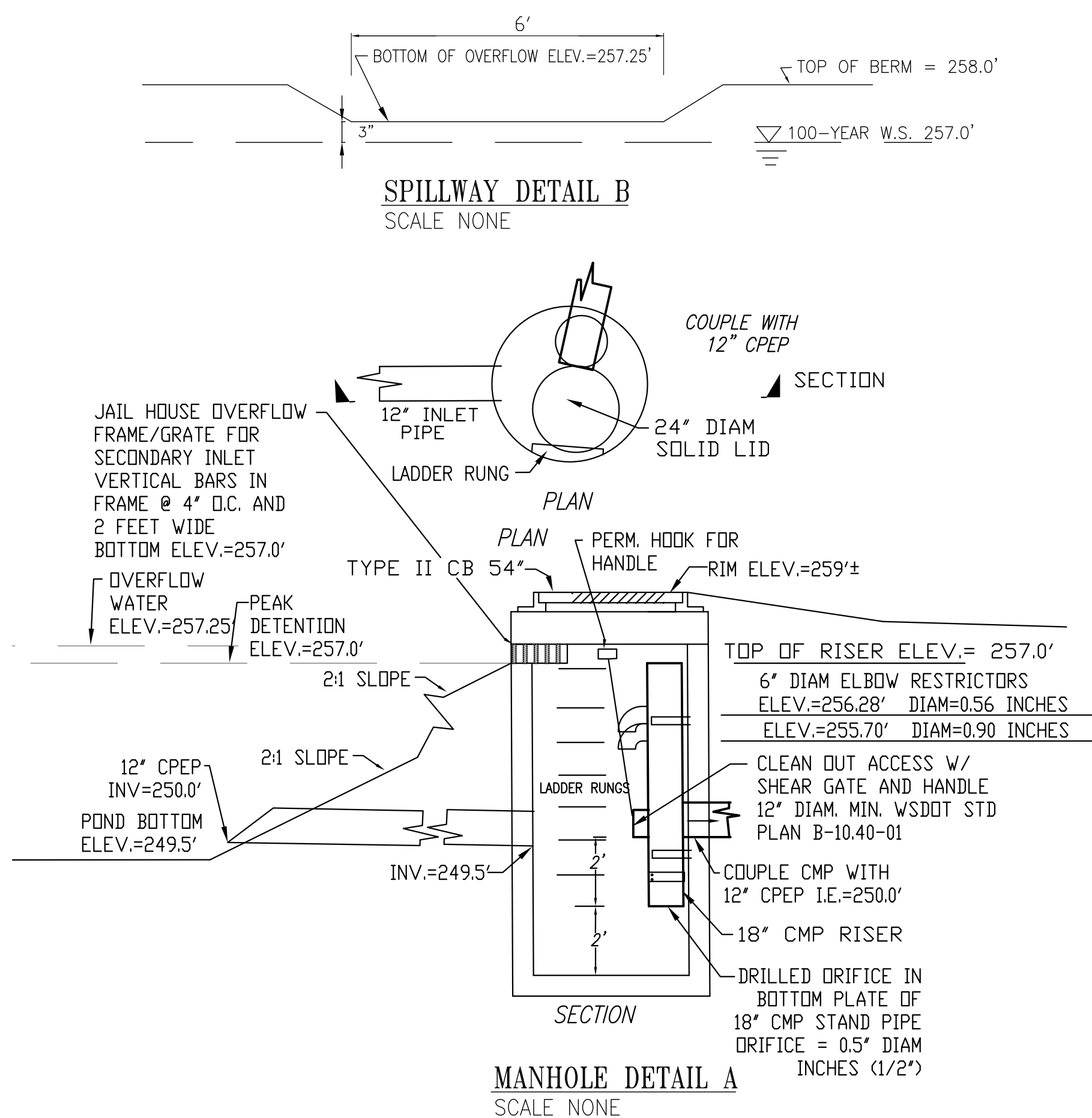
Drainage Plan
SHEET NO. C2 REV.: -
JOB NO: 2017-150 DATE: April 2021 SCALE: Noted DRAWN: D. HERRIGSTAD CHECK: D. HERRIGSTAD SHEET 2 OF 6



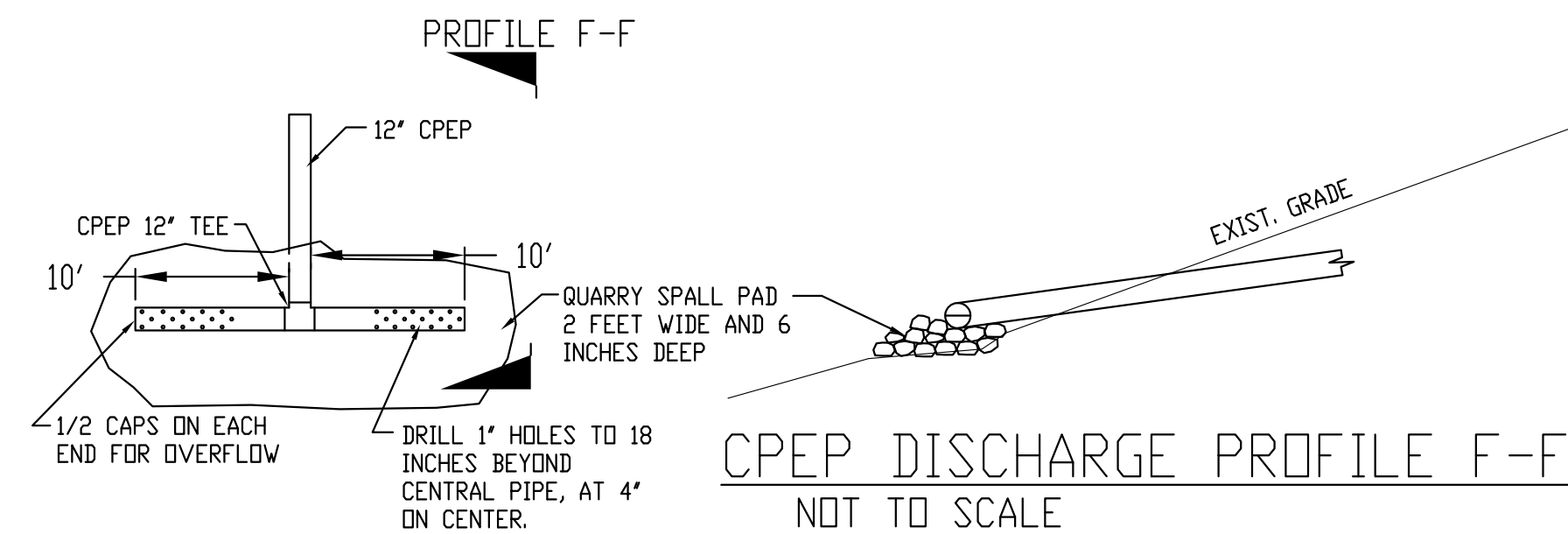
DETENTION POND AND SEDIMENT POND DURING CONSTRUCTION



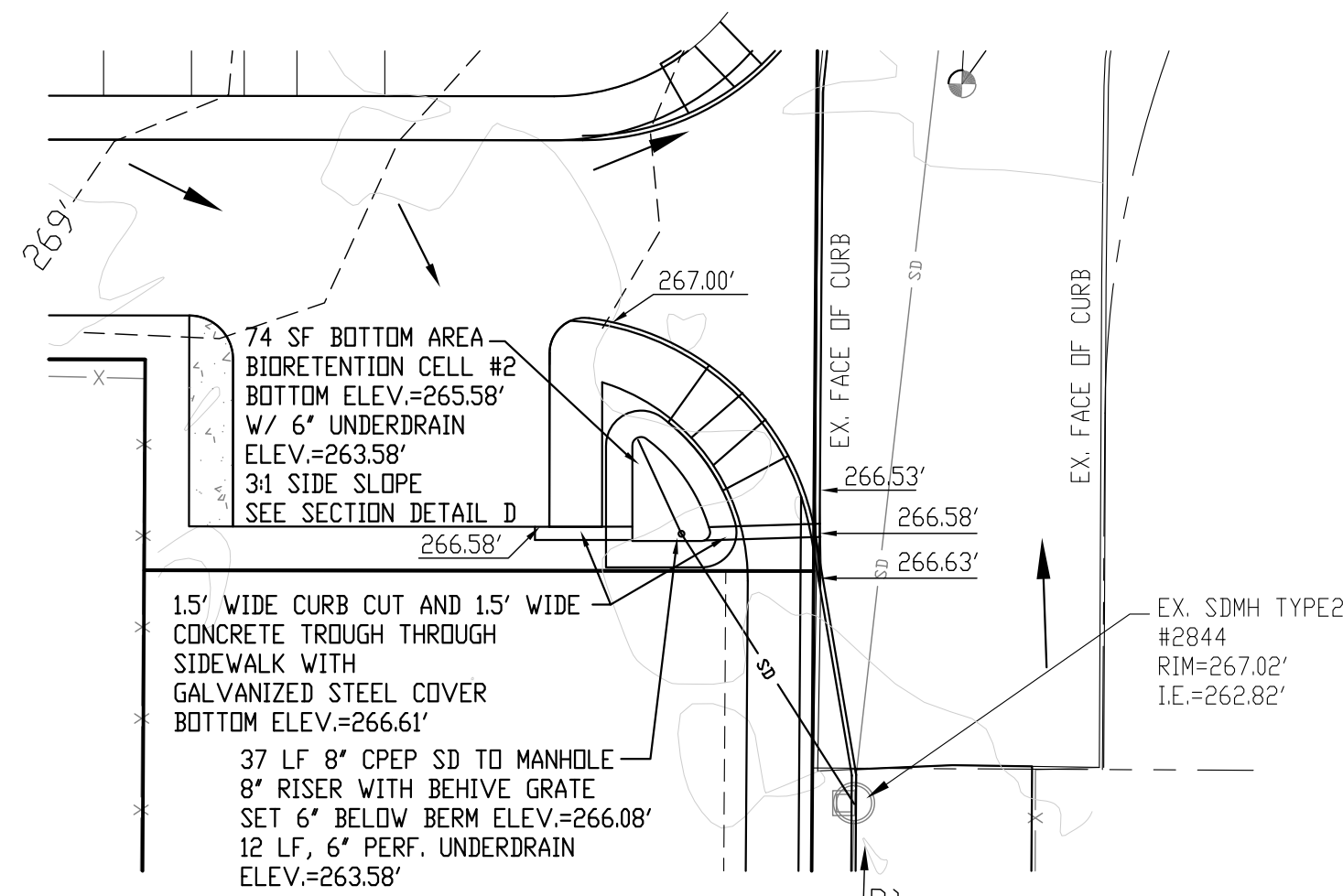
SWALE SECTION C-C
SCALE: NONE



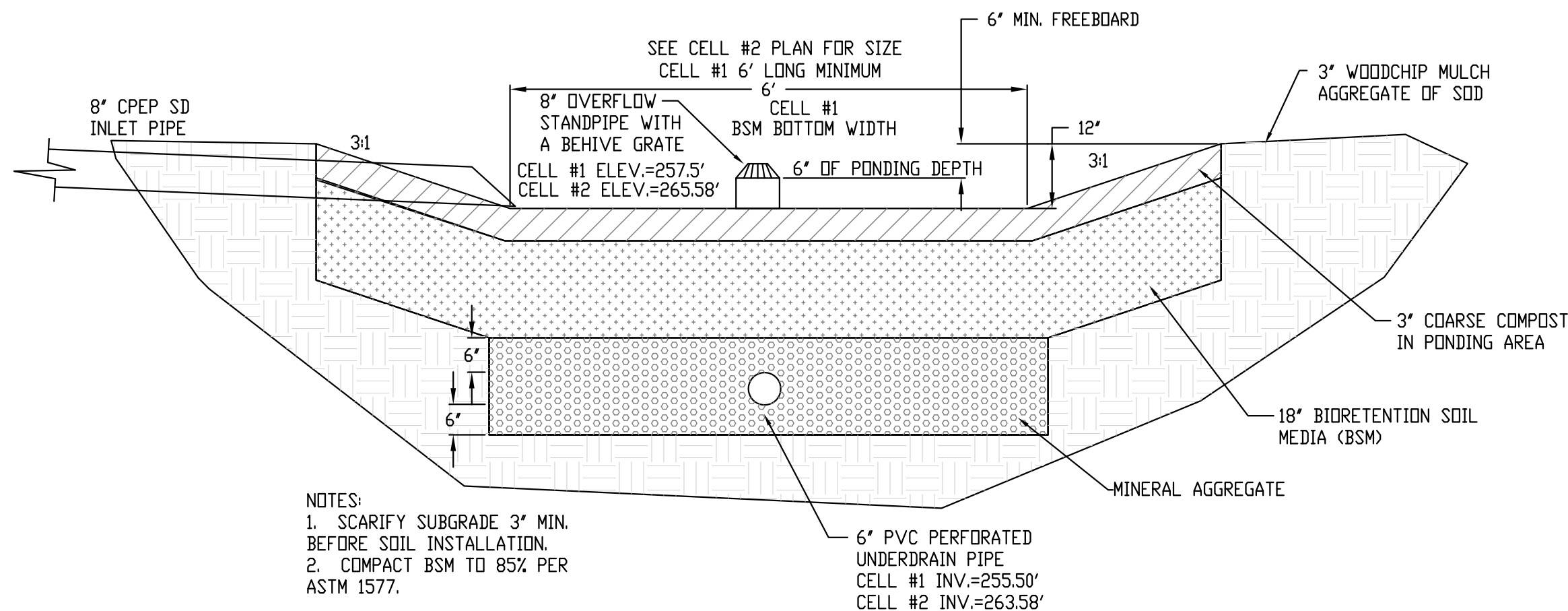
MANHOLE DETAIL A
SCALE NONE



CPEP DISCHARGE DETAIL PLAN E
NOT TO SCALE

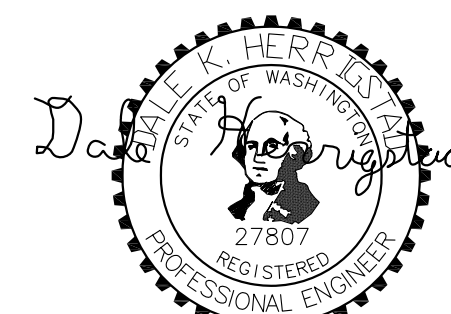


BIORETENTION CELL 2
SCALE 1"=20'



BIORETENTION CELL #1 & #2 SECTION DETAIL D
NOT TO SCALE

PROJECT DATUM
TOP OF MONUMENT IN
CASE AT NEW ROAD
ENTRY AS SHOWN ON
PLANS. NAVD88

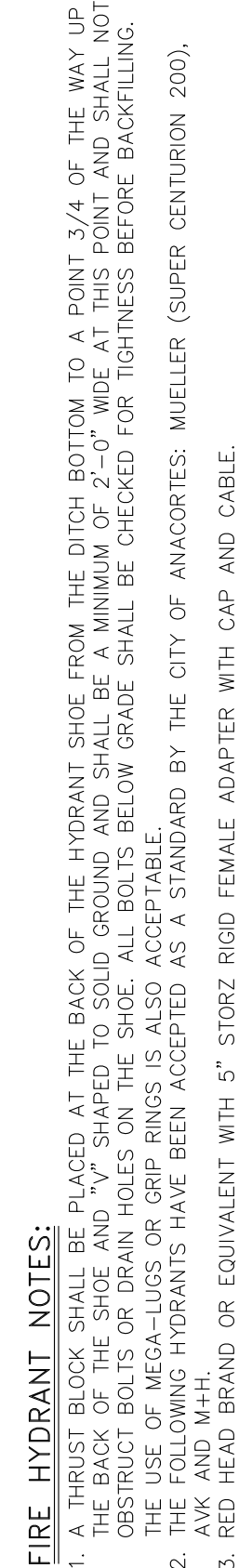
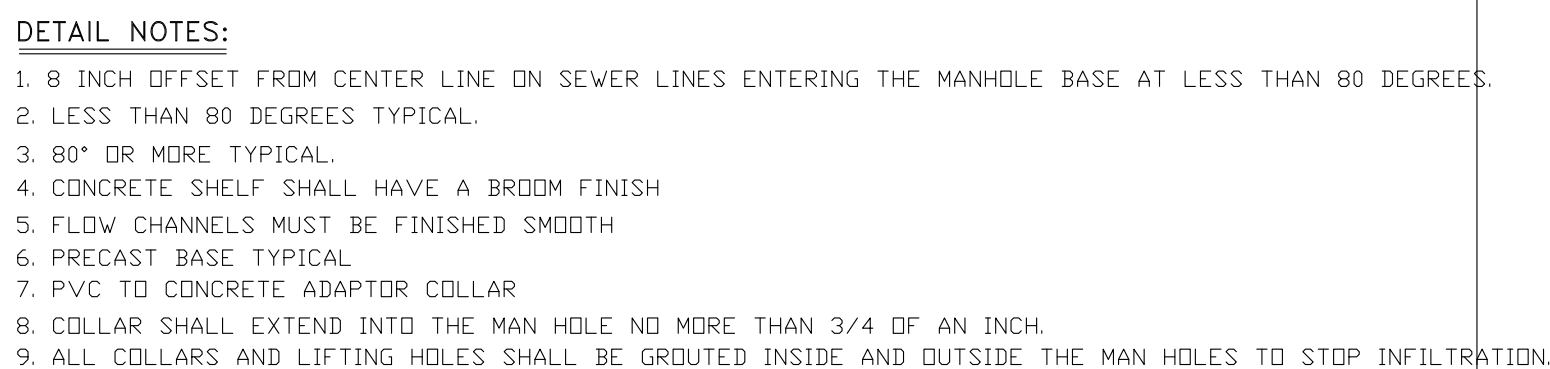
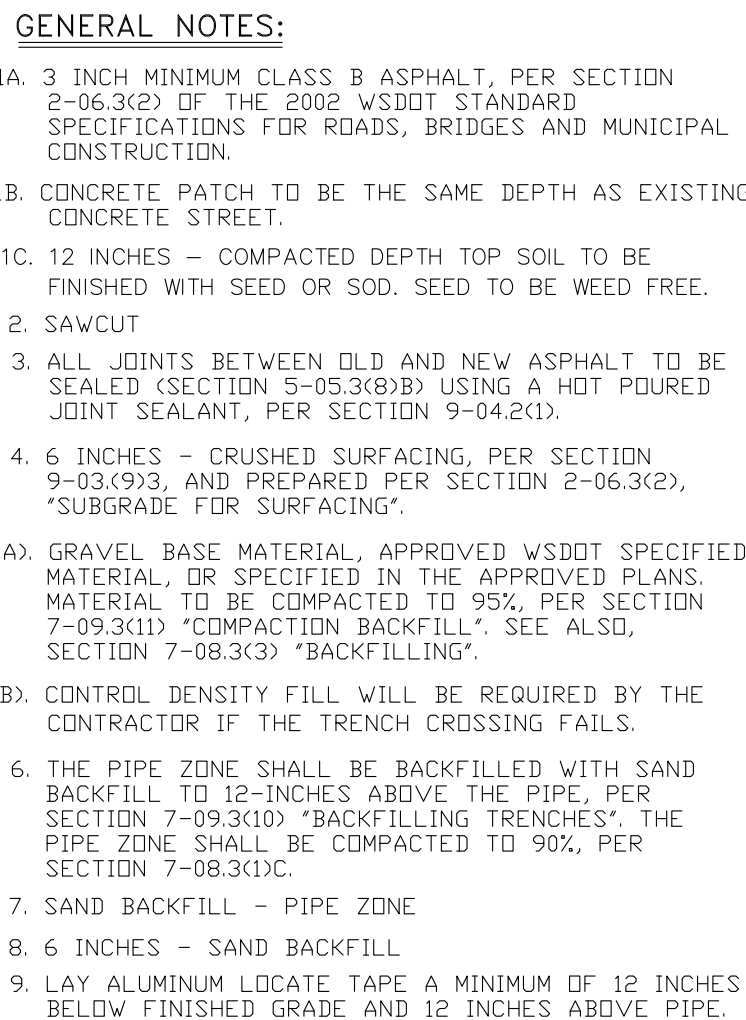
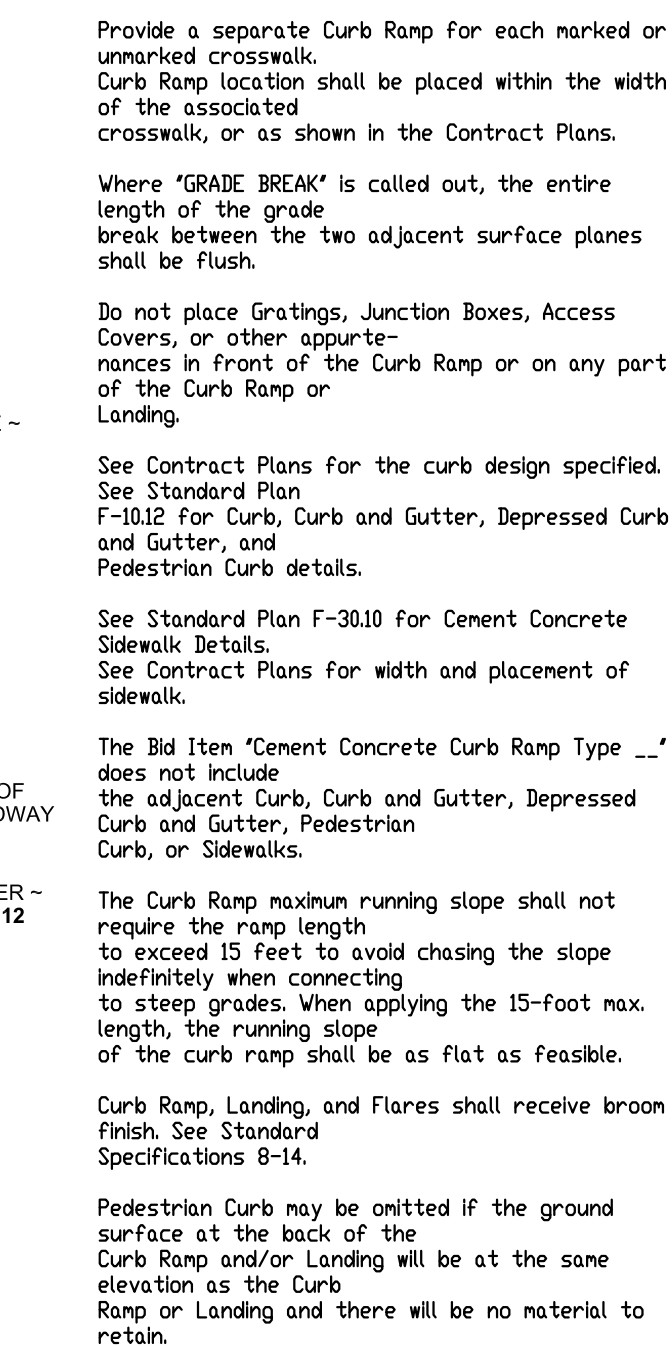
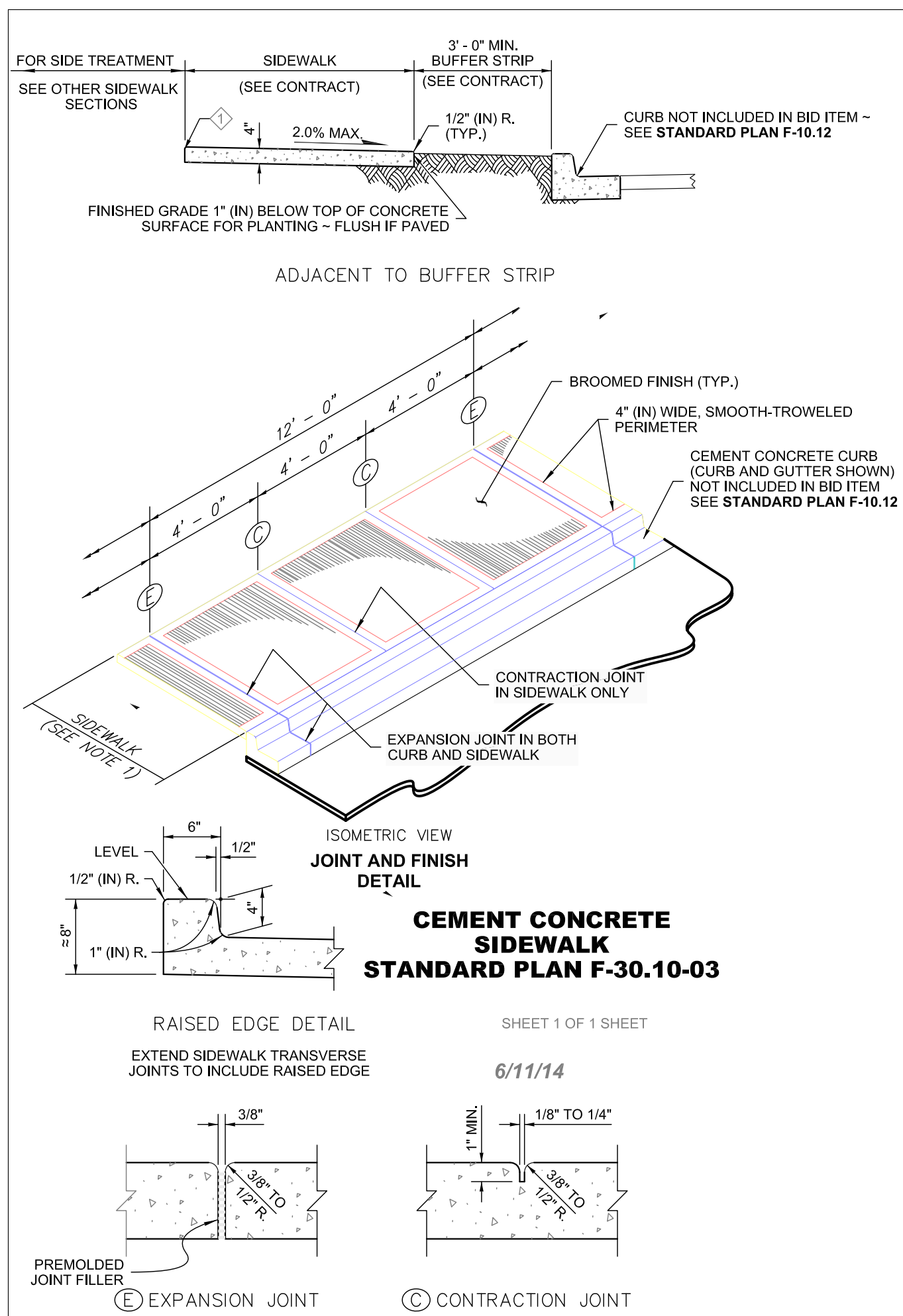
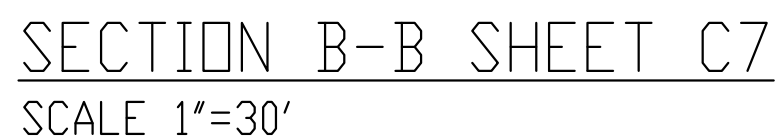
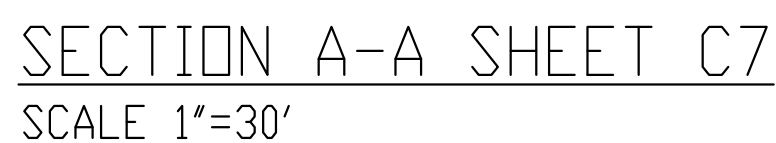


10-4-2022

PW#20-124-DEV

Record drawing 10-4-2022

DATE	5-11-21
BY	DKH
REVISIONS	Rev. A Added Bioretention cell
HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8804	
The Crossings Cottage Dev. Section 23, TWP 35 N, RGE 1 E, WM Owner: Anacopper LLC PO Box 319 Anacortes, WA 98221	
Pond Plan & Details	
SHEET NO.	C3
REV.:	-
JOB NO:	2017-150
DATE:	April 2021
SCALE:	Noted
DRAWN:	D. HERRIGSTAD
CHECK:	D. HERRIGSTAD
SHEET	3 OF 6



ANACOPPER MINE ROAD

TRACT A
104,199 SF
2.39 ACRES

WETLAND
POND WATER
ELEVATION 245'

P31752

POND TRACT B
13,252 SF
0.30 ACRES

WETLAND BUFFER
110'

SECTION A-A
SEE SHEET C8

SECTION B-B
SEE SHEET C8

PLAT OF EAGLE RIDGE
AF #200701110039

PENNSYLVANIA CT.

SECTION B-B
SEE SHEET C8

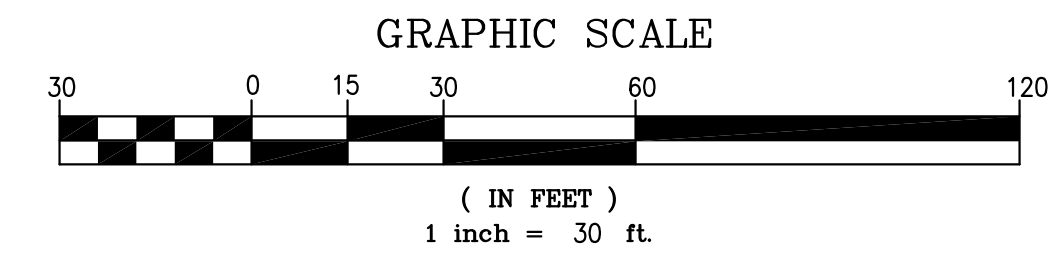
SECTION B-B
SEE SHEET C8

PLAT OF MEADOWS
DIV. NO. 1
AF #9812140068

MEADOWS LANE

LEGEND

FENCE
SANITARY SEWER
STORM SEWER
GAS
UNDERGROUND
POWER
WATER
MAIN
Catch Basin
Power Vault
Sanitary Sewer Clean Out
Sanitary Sewer Man Hole
Cable Ped
Fire Hydrant
Water Gate Valve
Water Meter



PROJECT DATUM
TOP OF MONUMENT IN
CASE AT NEW ROAD
ENTRY AS SHOWN ON
PLANS. NAVD88



10-4-2022

PW#20-124-DEV
Record Drawing 10-4-2022

SANITARY SEWER NOTES:

- All PVC Sewer Pipe and fittings shall conform to and meet the requirements of the latest ASTM specifications D3034. Also,
 - Pipe and fittings shall meet Standard Dimension Ratio 35.
 - All sanitary sewer pipe shall bear the mark of the National Sanitation Foundation.
 - All pipe shall be suitable for use as a gravity sewer conduit.
 - Provisions must be made for contraction and expansion at each joint with a point with rubber ring, securely placed to prevent displacement.
 - Pipe shall have flexible joints.
- All fittings and accessories shall be manufactured and furnished by the pipe supplier or be an approved equivalent and have bell and/or spigot configuration identical to that of the pipe. Manhole couplings corresponding to the size of the sewer pipe shall be used.
- Minimum 8 inch 3034 PVC sanitary sewer pipe shall be used for all mainline sewers.
- 6 inch PVC sanitary sewer pipe shall be used for side sewers. Side sewers will be used or side sewers will be constructed at a minimum slope of 2% as shown on the plans and have a 6 inch test tee/wye at the extremity, plugged and blocked for testing and future use. Side sewers tee/wye shall be factory made with matched ends for rubber gasket fittings, no cut in tees shall be permitted.
A side sewer grade that is less than 2% may be approved only by the Engineer and the City of Anacortes upon written request.
- The end of each sanitary sewer stub shall be marked with a 4" 3034 PVC pipe per the City of Anacortes Guideline details. It shall be placed at the flow line of the stub and extend 4 feet above finished grade. There shall be a permanent mark labeled "SEWER" with a depth shown on the pipe.
- Sanitary sewer manholes shall conform to the current WSDOT Specifications for Roads, Bridges and Municipal Construction.
- Sanitary sewer manhole installation shall conform to the current WSDOT Specifications for Roads, Bridges and Municipal Construction.
- Shallow manholes (Type III), less than 5 feet need special approval and shall have precast flat top.
- Joints between manhole sections shall be tongue and groove and shall provide annular space to accommodate a rubber gasket. Rubber gasket shall be installed properly to avoid water infiltration into the manhole.
- If manholes have rubber boots, the manholes shall be factory cored and rubber booting. No mortar pipe seals.
- If manholes will have will have sand impregnated collars, they shall be grouted inside and out. To be inspected prior to backfill of the manhole by the City of Anacortes Public Works Inspector.
- Pick holes shall be grouted from the inside and outside. To be inspected prior to backfill of the manhole by the City Inspector.
- Manhole frames and lids shall be sloped to conform to the street grades.
- The flow channel inside each manhole shall be formed of cast-in-place Portland cement concrete. Channel shall have a semi-circular cross-section and smooth, uniform slope from inlet to outlet. Where three or more pipes are connected to one manhole, the flow channel shall be formed to smoothly direct flow from inlets to outlet.
- Steps consisting of one (1) inch diameter hot bent and galvanized deformed bars shall be installed at one (1) foot centers. Each manhole shall have a minimum of eight (8) inches of adjustment brick or concrete adjusting rings between the top of the cone and the base of the manhole frame.
- The cast iron frame and cover shall be marked "SEWER" in raised lettering.
- A low-pressure air test at 5 PSI for 15 minutes for sewer mains is required. Pretesting is required. Rescheduling a failed test may result in several days delay due to conflicts with other projects. Call 360.299.1955 to schedule an inspection.
- The City of Anacortes Maintenance Camera crew will video Sanitary Sewer and Storm Sewer mains to determine cleanliness, alignment and proper bedding after lines have been flushed. Call the Public Works Inspector at 360.299.1955 to schedule appointment. 48-HOUR NOTICE REQUIRED. (Section 7-17.3(2)H).
- All manholes shall be protected from intrusion of rocks, gravel, water and other debris during construction.

REVISIONS	BY	DATE
HERRIGSTAD ENGINEERING & SURVEYING DALE K. HERRIGSTAD P.E., P.L.S. 4320 WHISTLE LAKE ROAD ANACORTES, WA 98221 (360) 299-8804		
The Crossings Cottage Dev. Section 23, TWP 35 N, RGE 1 E, WM Owner: Anacopper LLC PO Box 319 Anacortes, WA 98221		
Sanitary Sewer		
SHEET NO. C5 REV.: -		
JOB NO: 2017-150		
DATE: April 2021		
SCALE: Noted		
DRAWN: D. HERRIGSTAD		
CHECK: D. HERRIGSTAD		
SHEET 5 OF 6		



HERRIGSTAD ENGINEERING & SURVEYING

Civil Engineering and Surveying

4320 Whistle Lake Road
Anacortes, WA 98221

Dale Herrigstad, P.E., P.L.S.
(360) 299-8804 Phone

October 5, 2022

The Crossings Cottages CLOSURE REPORT

Unit 1

Polyline Report

Wed Oct 05 12:37:05 2022

Bearing Distance

N 89°56'01" W 29.000

N 00°04'00" E 13.499

N 89°56'00" W 12.000

N 00°03'59" E 25.000

S 89°56'01" E 41.000

S 00°03'59" W 38.500

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 2

Polyline Report

Wed Oct 05 12:37:05 2022

Bearing Distance

N 89°56'01" W 29.000

N 00°04'00" E 13.499

N 89°56'00" W 12.000

N 00°03'59" E 25.000

S 89°56'01" E 41.000

S 00°03'59" W 38.500

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 3

Polyline Report

Wed Oct 05 12:37:29 2022

Bearing Distance

N 00°00'00" W 13.500

N 90°00'00" W 12.000

N 00°00'00" E 25.000

N 90°00'00" E 41.000

S 00°00'00" E 38.500

N 90°00'00" W 29.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 4

Polyline Report

Wed Oct 05 12:37:37 2022

Bearing Distance

S 00°00'00" E 13.500

N 90°00'00" W 29.000

N 00°00'00" W 38.500

N 90°00'00" E 41.000

S 00°00'00" E 25.000

N 90°00'00" W 12.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 5

Polyline Report

Wed Oct 05 12:37:44 2022

Bearing Distance

S 00°00'00" E 13.500

N 90°00'00" W 29.000

N 00°00'00" W 38.500

N 90°00'00" E 41.000

S 00°00'00" E 25.000

N 90°00'00" W 12.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 6

Polyline Report

Wed Oct 05 12:38:00 2022

Bearing Distance

N 00°04'00" E 38.500

S 89°56'00" E 29.000

S 00°04'00" W 13.500

S 89°56'00" E 12.000

S 00°04'00" W 25.000

N 89°56'00" W 41.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 7

Polyline Report

Wed Oct 05 12:38:00 2022

Bearing	Distance
N 00°04'00" E	38.500
S 89°56'00" E	29.000
S 00°04'00" W	13.500
S 89°56'00" E	12.000
S 00°04'00" W	25.000
N 89°56'00" W	41.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 8

Polyline Report

Wed Oct 05 12:38:08 2022

Bearing	Distance
N 00°00'00" W	25.000
N 90°00'00" E	12.000
N 00°00'00" E	13.500
N 90°00'00" E	29.000
S 00°00'00" E	38.500
N 90°00'00" W	41.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 9

Polyline Report

Wed Oct 05 12:38:17 2022

Bearing	Distance
N 90°00'00" E	29.000
S 00°00'00" W	13.500
N 90°00'00" E	12.000
S 00°00'00" E	25.000
N 90°00'00" W	41.000
N 00°00'00" W	38.500

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 10

Polyline Report

Wed Oct 05 12:38:26 2022

Bearing Distance

S 00°00'00" E 25.000

N 90°00'00" W 41.000

N 00°00'00" W 38.500

N 90°00'00" E 29.000

S 00°00'00" W 13.500

N 90°00'00" E 12.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 11

Polyline Report

Wed Oct 05 12:38:37 2022

Bearing Distance

N 00°04'00" E 13.500

N 89°56'00" W 12.000

N 00°04'00" E 25.000

S 89°55'59" E 41.000

S 00°04'00" W 38.500

N 89°56'00" W 29.000

Closure Error Distance> 0.00000

Total Distance> 159.000

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 12

Polyline Report

Wed Oct 05 12:38:49 2022

Bearing Distance

S 00°04'35" W 13.500

N 89°56'00" W 29.000

N 00°04'00" E 38.500

S 89°56'00" E 41.000

S 00°04'00" W 25.000

N 89°56'00" W 11.998

Closure Error Distance> 0.00000

Total Distance> 158.998

Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 13

Polyline Report

Wed Oct 05 12:39:10 2022

Bearing Distance

N 00°00'00" W 13.500
N 90°00'00" W 12.000
N 00°00'00" W 25.000
N 90°00'00" E 41.000
S 00°00'00" E 38.500
N 90°00'00" W 29.000

Closure Error Distance> 0.00000
Total Distance> 159.000
Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 14

Polyline Report

Wed Oct 05 12:39:17 2022

Bearing Distance
S 00°00'00" E 25.000
N 90°00'00" W 12.000
S 00°00'00" E 13.500
N 90°00'00" W 29.000
N 00°00'00" E 38.500
N 90°00'00" E 41.000

Closure Error Distance> 0.00000
Total Distance> 159.000
Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 15

Polyline Report

Wed Oct 05 12:39:26 2022

Bearing Distance
S 00°00'00" E 25.000
N 90°00'00" W 12.000
S 00°00'00" E 10.500
N 90°00'00" W 10.000
S 00°00'00" E 3.000
N 90°00'00" W 19.000
N 00°00'00" W 38.500
N 90°00'00" E 41.000

Closure Error Distance> 0.00000
Total Distance> 159.000
Polyline Area: 1386.5 sq ft, 0.0 acres

Unit 16

Polyline Report

Wed Oct 05 14:02:46 2022

Bearing Distance
S 89°56'00" E 41.000
S 00°04'00" W 38.500

N 89°56'00" W 29.000
N 00°04'00" E 13.500
N 89°56'00" W 12.000
N 00°04'00" E 25.000

Closure Error Distance> 0.00000
Total Distance> 159.000
Polyline Area: 1416.5 sq ft, 0.0 acres

Unit 17

Polyline Report

Wed Oct 05 12:39:43 2022

Bearing Distance
N 89°56'00" W 10.000
N 00°04'00" E 10.500
N 89°56'00" W 12.000
N 00°04'00" E 25.000
S 89°56'00" E 41.000
S 00°04'00" W 38.500
N 89°56'00" W 19.000
N 00°04'00" E 3.000

Closure Error Distance> 0.00000
Total Distance> 159.000
Polyline Area: 1386.5 sq ft, 0.0 acres

Unit 18

Polyline Report

Wed Oct 05 14:03:05 2022

Bearing Distance
S 00°04'00" W 25.000
N 89°56'00" W 12.000
S 00°04'00" W 13.500
N 89°56'00" W 29.000
N 00°04'00" E 38.500
S 89°56'00" E 41.000

Closure Error Distance> 0.00000
Total Distance> 159.000
Polyline Area: 1416.5 sq ft, 0.0 acres

Filed for Record at Request of:

CHMELIK SITKIN & DAVIS P.S.
1500 Railroad Avenue
Bellingham, WA 98225
(360) 671-1796

DOCUMENT TITLE(S):

***DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS
FOR THE CROSSINGS***

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

GRANTOR(S) (Last name, First name and MI):

ANACOPPER LLC

GRANTEE(S) (Last name, First name, and MI):

THE GENERAL PUBLIC

ABBREVIATED LEGAL DESCRIPTION (Lot, block, plat or section, township, range):

SW1/4 SW1/4 SW1/4, SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., EXC W
586FT OF S 325FT THOF & EXC W 20FT & EXC N33FT THOF TGW PTN S 33FT OF N
693FT DESC AF#887647, EXC LOTS 19, 20 AND 21

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER(S):

**DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR THE CROSSINGS**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS ("Declaration") is made on this ___ day of _____, 2022, by Anacopper , LLC a Washington limited liability company hereafter referred to as the "Declarant," and "Developer."

INTRODUCTION

PRELIMINARY MATTERS, PURPOSE

A.1 Identification of Declarant and Property

Declarant is the owner in fee simple of the land described in **Section A.2** hereof, together with all improvements, easements, rights, and appurtenances thereunto belonging (all collectively referred to hereinafter as the "Property"). Declarant has submitted the Property to the provisions of City of Anacortes Municipal Code (hereinafter referred to as the "Ordinance"), and has thus created from such Property a Subdivision known as "The Crossings." The Property is a Plat Community as defined in, and is subject to, the Washington Uniform Common Interest Ownership Act, RCW Ch. 64.90.

A.2 Reference to Platting Documents- Legal Description of Property Affected

Concurrently here within, the Declarant has recorded with the Auditor of Skagit County, Washington the "Plat of The Crossings," this map hereinafter referred to as the "Plat Map," which shows the location and dimensions of the Lots and Common Areas within the Community, together with other necessary information. This Declaration of Covenants thus benefits and burdens certain real property located in Skagit County, Washington and is legally described on **Exhibit A** attached hereto.

A.3 Purpose

This Declaration of Covenants, together with the Plat Map referred to herein, state covenants, conditions, restrictions, and reservations intended by the Declarant to effect a common plan for the development of the Property mutually beneficial to all of the described Lots. These covenants, conditions, restrictions, reservations and plan are intended to become, and by the recordation of this instrument shall be conclusively deemed to be legal and equitable servitude which shall run with the land of the Property and shall be binding upon the entire Property and upon each such Lot therein as a parcel of realty, and upon its Owners, their family members, their heirs, personal representatives, successors and assigns, and their tenants, licensees and other lawful occupants, through all successive transfers of all or part of the Property or any security interest therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments, and regardless of any subsequent forfeiture, foreclosures, or sales of Lots under security instruments, or of any forfeiture, foreclosures, or sales instituted for nonpayment of government tax, levy or assessment of any kind.

NOW, THEREFORE, Declarant hereby declares that the Property, including the improvements constructed or to be constructed thereon, is hereby subjected to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments and liens hereinafter set forth, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the Property, and shall be binding on all persons having any right, title or interest in all or any portion of the Property, their respective heirs, legal representatives, successors, successors-in-title and assigns and shall inure to the benefit of each and every owner of all or any portion thereof.

Article 1 DEFINITIONS

The following terms shall have the following meanings and all definitions shall be applicable to the singular and plural forms of such terms:

1.1 Act means the Washington Uniform Common Interest Ownership Act, RCW Ch. 64.90, as may be amended from time to time.

1.2 Allocated interest(s) means the common expense liability and the votes in the Association allocated to each Lot, as set forth in Exhibit B hereto.

1.3 Assessments(s) shall mean all assessments imposed pursuant this Declaration, including fines or fees levied or imposed by the Association pursuant to the Governing Documents, interest and late charges on any delinquent account, and all costs of collection incurred by the Association in connection with the collection of a delinquent account, including reasonable attorneys' fees.

1.4 Association shall mean The Crossings Homeowners Association, which shall be incorporated as a nonprofit corporation, its successors, and assigns.

1.5 Association Lien shall mean a lien in favor of the Association imposed pursuant to the Declaration.

1.6 Board shall mean and refer to the Board of Directors of the Association, as provided for in this Declaration.

1.7 Budget shall mean the operating budget for the Association adopted pursuant to this Declaration.

1.8 Building shall mean any of the detached buildings on the Property.

1.9 Bylaws shall mean the bylaws of the Association.

1.10 Committee shall refer to any committee of the Association created by the Governing Documents or the Board.

1.11 Common Elements shall mean the tracts and improvements thereon shown on the Plat Map as Common Elements and all portions of a Lot other than a Residence. The Common Elements include, but are not limited to, the following:

- a. Wetland Critical area tract. (Tract A on the Plat) The purpose of this tract is to allow the meadow to grow. No mowing will be allowed.
- b. Detention Pond tract (Tract B on the Plat)
- c. Roads and sidewalks (Tract C on the Plat)
- d. All other landscaped areas shown on the plat, plus portions set aside for driveway apron, private open space, garden, swales, rain garden and stormwater facilities (Tract D on the Plat).
- e.
- f. Mailboxes
- g. Parking
- h. Streetlights

1.12 Common Expenses shall mean all costs and expenses incurred by the Association, including, but not limited to, allocations to reserves allocated to all of the Owners in accordance with common expense liability.

1.13 County shall mean Skagit County, Washington, including the employees and agents thereof.

1.14 Declarant shall mean and refer to Anacopper, LLC, a Washington limited liability company; or any Successor Declarant under **Section 3.2**.

1.15 Declaration shall mean this Declaration and Covenants, Conditions and Restrictions.

1.16 Development Period shall mean and refer to that period of time defined in **Section 3.1** of this Declaration.

1.17 First Mortgage and First Mortgagee shall mean, respectively, (a) a recorded mortgage on a Lot that has legal priority over all other Mortgages thereon, and which is held by an Institutional Lender, and (b) the holder of a First Mortgage which is an Institutional Lender.

1.18 Governing Documents means this Declaration; the Plat, Association Rules and Regulations, and the Articles and Bylaws of the Association, all as amended from time to time.

1.19 Improvement shall mean all Structures and appurtenances thereto of every kind, whether above or below the land surface, including by not limited to, buildings (including Residences), garages, utility systems, walkways, driveways, parking areas, loading areas, landscaping items, swimming pools, sports courts, fences, walls, decks, stairs, poles, landscaping vegetation including street trees, irrigation systems, stormwater facilities, streets, signs, exterior fixtures, recreational facilities, play structures, lighting including without limitation street lighting, paving, striping, curbs, picnic structures and any other Structure of any kind.

1.20 Institutional Lender shall mean one or more commercial or savings banks, savings and loan associations, trust companies, credit unions, industrial loan associations, insurance companies, pension funds or business trusts, including, but not limited to real estate investments trusts, any other lender regularly engaged in financing the purchase, construction, or improvement of real estate, or any assignee of loans made by such a lender, or any private or governmental institution which has insured the loan of such a lender, including Federal Mortgage Agencies, or any combination of any of the foregoing entities.

1.21 Limited Common Element shall mean a portion of the Common Elements allocated for the exclusive use of an Owner. Limited Common Elements include the driveway apron and the Private Open Space appurtenant to a Lot.

1.22 Lot shall mean each of the numbered lots shown upon any recorded subdivision plat of the Property. The Subdivision shall consist of 18 Lots.

1.23 Mortgage shall mean the recorded mortgage or deed of trust that creates a lien against a Lot and shall also mean a real estate contract for the sale of a Lot.

1.24 Mortgagee shall mean the beneficial owner, or the designee of the beneficial owner, of an encumbrance on a Lot created by a mortgage or deed of trust and shall also mean the vendor, or the designee of a vendor, of a real estate contract for the sale of a Lot.

1.25 Occupant shall mean a lessee or licensee of an Owner or any other person or entity, other than an Owner, in lawful possession of a Lot, or a portion of a Lot, with the permission of the Owner.

1.26 Owner shall mean and refer to the record owner (whether one or more persons or entities) of a fee interest in any Lot, including the Declarant, but excluding Mortgagees or other persons or entities having such interest merely as security for the performance of any obligation. Purchasers or assignees under recorded real estate contracts shall be deemed Owners as against their respective sellers or assignors.

1.27 Person shall include natural persons, and legal entities of all kinds.

1.28 Plat shall mean and refer to the approved plat of The Crossings, contained therein recorded at under Skagit County Recording Number [REDACTED] and any additions that may be made pursuant to **Section 3.5** thereof.

1.29 Private Open Space shall mean the area appurtenant to a Lot which is designated on the Plat as Private Open Space. Private Open Space shall be undeveloped ("Undeveloped Private Open Space") unless the Owner elects to convert such space to "Developed Private Open Space" with approval of the Architectural Reviewer as provided in Article 11.

1.30 Property shall mean and refer to the real property described with particularity in **Exhibit A** and such additions to that Property which may hereafter be brought within the jurisdiction of the Association.

1.31 Residence shall mean and refer to a residential structure occupying any Lot.

1.32 Specially Allocated Expenses shall mean any expense of the Association, including allocations to reserves and other income to the Association, allocated to some or all of the appropriate Lots in Accordance with this Declaration.

1.33 Structure shall mean any building, fence, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, rockery, or the like.

1.34 Subdivision shall mean the Property and all improvements thereto.

Article 2 HOMEOWNERS' ASSOCIATION

2.1 Non-Profit Corporation. The Association shall be incorporated as a nonprofit corporation in accordance with RCW 24.03A.

2.2 Membership. Every Person that is an Owner of any Lot shall be a member of the Association. Membership shall be appurtenant to the Lot and may not be separated from ownership of any Lot and shall not be assigned or conveyed in any way except upon the transfer of title to said Lot and then only to the transferee of title to the Lot. All Owners shall have the rights and duties specified in the Governing Documents.

2.3 Voting. Owners, including the Declarant unless otherwise provided herein, shall be entitled to one vote for each Lot owned. When more than one Person owns an interest in any Lot, the vote for that lot shall be exercised as the Owners of such lot decide to exercise that vote, but in no event shall more than one vote be cast with respect to any Lot, nor shall any vote be divided.

2.3.1 Voting Representative. There shall be one (1) voting representative of each Lot. Declarant shall be considered an "Owner" and shall be the voting representative with respect to any Lot owned by Declarant. If a Person (including Declarant) owns more than one lot, such Person shall have the votes for each Lot owned.

2.3.2 Joint Owner Disputes. The vote of a Lot must be cast as a single vote, and fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their votes shall be cast, they shall lose their right to vote on the matter in question. In the event more than one vote is cast for a particular Lot, none of such votes shall be counted and such votes shall be deemed void.

2.3.3 Pledged Votes. If an Owner is in default under a First Mortgage on a Lot for ninety (90) consecutive days or more, the Mortgagee shall automatically be authorized to declare at any time thereafter that the Owner has pledged his or her vote on all issues to the Mortgagee during the continuation of the default. If the Association has been notified of any such pledge to a Mortgagee, or in the event the record Owner has otherwise pledged its vote regarding special matters to a Mortgagee under a fully recorded mortgage or deed of trust, or to the vendor under a duly recorded real estate contract, only the vote of such Mortgagee or vendor will be recognized in regard to the special matters upon which the vote is so pledged, if a copy of the instrument with this pledge has been filed with the Association. Amendments to this Section shall only be effective upon the written consent of all of the voting Owners of their Lot and their respective Mortgagees and vendors, if any.

2.4 Bylaws of Association. Bylaws may be adopted and amended by the Board. The Bylaws may contain provisions which are supplementary to, and consistent with this Declaration and the Act.

2.5 Powers of the Association.

2.5.1 The Association shall:

2.5.1.1 Adopt organizational documents;

2.5.1.2 Adopt Budgets for revenues, expenditures, and reserves, and impose and collect Assessments for Common Expenses from Owners;

2.5.1.3 Prepare financial statements; and

2.5.1.4 Deposit and maintain the funds of the association in accounts in accordance with **Section 6.16**.

2.5.2 The Association shall also have the powers enumerated below, any powers reasonably implied from the grant of enumerated powers, any powers necessary and proper for the governance and operation of the Association, and all other powers that may be exercised in Washington state by a plat community:

2.5.2.1 Purchase policies of liability and property insurance on the Common Elements, directors' and officers' liability insurance and such other insurance as the Board deems advisable, and take all actions which may be necessary or convenient in dealing with any insurance recovery or any insurance company;

2.5.2.2 Contract for legal and accounting services, if necessary, for the administration of Association affairs, administration of the Common Elements, or the enforcement of this Declaration;

2.5.2.3 Arrange for the maintenance, repair, and replacement of the Common Elements;

2.5.2.4 If necessary, maintain any Lot if such maintenance is reasonably necessary in the judgment of the Board to preserve the appearance and value of the subdivision as a whole pursuant to 10.2.

2.5.2.5 Pay any amount necessary to discharge any lien or encumbrance levied against the entire Property or any part thereof which is claimed or may, in the opinion of the Board, constitute a lien against the Property or a portion thereof and/or against the Common Elements. Where one or more Owners are responsible for the existence of such liens, they shall be jointly and severally liable for the cost of discharging it and any cost or expenses, including reasonable attorneys' fees and costs of title search incurred by the board by reason of such lien or liens. Such fees and costs shall be assessed against the Owner or Owners and the Lot responsible to the extent of their responsibility.

2.5.2.6 Pay all utility charges attributable to Common Elements;

2.5.2.7 The Association may, but shall not be obligated to, maintain, or support certain activities within the Property designed to make the Owners and Occupants safer than they might otherwise be. However, neither the Association nor Declarant shall in any way be considered an insurer or guarantor of security within the Property nor shall either be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken;

2.5.2.8 Hire and discharge managing agents and other employees, agents, and independent contractors;

2.5.2.9 Adopt and publish Association Rules and Regulations governing the Owners, Occupants, guests and establish reasonable penalties for any infraction thereof;

2.5.2.10 Employ a property manager, to keep the books of the Association, and take such other actions as the Association may deem appropriate;

2.5.2.11 Impose Special Assessments to pay for Common Expenses;

2.5.2.12 Exercise all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the governing Documents;

2.5.2.13 Acquire by gift pledge or otherwise, own, hold, improve, build upon, operate, maintain, insure, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

2.5.2.14 Borrow money, and with the consent of at least 80% of the Owners, mortgage, pledge, encumber or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

2.5.2.15 With the consent of at least 80% of the Owners, dedicate, sell, transfer, all, or any part of the Common Elements to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the Board;

2.5.2.16 Participate in mergers and consolidations with other non-profit corporations created for the same purposes.

2.5.2.17 Amend organizational documents;

2.5.2.18 Amend budgets;

2.5.2.19 Institute, defend, or intervene in litigation or in arbitration, mediation, or administrative proceedings or any other legal proceeding in its own name on behalf of itself or two or more Owners on matters affecting the Subdivision;

2.5.2.20 Make contracts and incur liabilities as provided in the Governing Documents;

2.5.2.21 Grant easements, leases, licenses, and concessions through or over the Common Elements, and petition for or consent to the vacation of streets and alleys;

2.5.2.22 Impose and collect any reasonable payments, fees, or charges for: (a) the use, rental, or operation of the Common Elements, (b) services provided to Owners; (c) moving in, moving out, or transferring title to Lots; (d) recordation of amendments to the Declaration, and (e) preparation of resale certificates required pursuant to Act, lender questionnaires, or statements of unpaid assessments; and

2.5.2.23 Provide for the indemnification of its officers and board members, to the extent provided in RCW 24.03A.630 and 23B.08.500 – 23B.08.600.

2.5.3 The Association and Declarant shall have no authority, liability, or responsibility with respect to construction defects in any residence, and such issues shall be governed solely by the purchase and sale contract between each Owner and the builder constructing the residence.

2.6 Records. The Board shall cause to be kept complete, detailed, and accurate records of the following (collectively, "Records"):

2.6.1 Current budget, detailed records of receipts and expenditures affecting the operation and administration of the Association, and the other appropriate accounting records within the last seven years;

2.6.2 Minutes of all meetings of the Owners and the Board, other than executive sessions; a record of all actions taken by the Owners or Board without a meeting; and a record of all actions taken by a Committee in place of the Board on behalf of the Association;

2.6.3 The names of current Owners and the addresses used by the Association to communicate with them;

2.6.4 The original or restated Declaration and Organizational Documents and amendments thereto;

2.6.5 Current Association Rules and Regulations;

2.6.6 All financial statements and tax returns of the Association for the past seven years;

2.6.7 List of the names and addresses of the current Board members and Officers;

2.6.8 The Association's most recent annual report delivered to the secretary of state, if any;

2.6.9 Financial and other records sufficiently detailed to enable to the Association to provide the information required for resale certificates as required by the Public Offering Statement and RCW 64.90.640;

2.6.10 Copies of contracts to which the Association is or has been a party to within the last seven years;

2.6.11 Materials relied upon by the Architectural Reviewer to approve or deny any requests for design or architectural approval for a period of seven years after such decision is made;

2.6.12 Materials relied upon by the board and/or a Committee concerning a decision to enforce the Governing Documents for a period of seven years after such a decision is made;

2.6.13 Copies of insurance policies under which the Association is a named insured:

2.6.14 Any current warranties provided to the Association;

2.6.15 Copies of all notices provided to Owners or the Association as required by the Governing Documents or the Act; and

2.6.16 Ballots, proxies, absentee ballots, and other records related to voting by Owners for one year after the election, action, or vote to which they relate.

2.7 Examination of Records. Subject to the following, all Records must be made available for examination and copying by all Owners, mortgagees of Lots, and their respective authorized agents:

2.7.1 Records may be inspected during reasonable business hours at the Association's offices or at a mutually convenient time and location;

2.7.2 Records retained by the Association may be withheld from inspection and copying to the extent that they concern: (a) personnel and medical records relating to specific individuals; (b) contracts, leases, and other commercial transactions to purchase or provide goods or services currently being negotiated; (c) Existing or potential litigation, mediation, arbitration, or administrative proceedings; (d) existing or potential matters involving federal, state, or local administrative or other formal proceedings before a governmental tribunal for enforcement of the Governing Documents; (e) legal advice or communications that are otherwise protected by the attorney-client privilege or the attorney work product doctrine, including communications with any agents of the Association; (f) information the disclosure of which would violate a court order or law; (g) records of an executive session of the Board; (h) Individual Lot files other than those requested by the Lot Owner; (i) unlisted telephone number or electronic address of any Owner or Occupant; (j) security access information provided to the Association for emergency purposes and; (k) Agreements that for good cause prohibit disclosure to the Owners.

2.7.3 The Association shall provide copies by photocopy or through electronic transmission, if available, upon request by the person inspecting the Records. The Association may charge a reasonable fee for producing and providing copies of any Records and for supervising the inspection. The Association is not obligated to compile or synthesize any information.

2.7.4 Records provided for inspection shall not be used for commercial purposes.

Article 3 MANAGEMENT RIGHTS OF DECLARANT DURING DEVELOPMENT PERIOD

3.1 Development Period. "Development Period" shall mean that period of time from the date of recording this Declaration until the earlier of: (a) sixty days after Declarant has transferred title to the purchasers of Lots representing 75% of the total lots in the Plat; (b) two years after the last conveyance of a Lot, except to a dealer (as such term is defined by RCW 64.90.010); (c) two years after any right to add new Lots was last exercised, or (d) the date on which Declarant, by written Notice to all Owners, records an amendment to the Declaration voluntarily surrendering all rights to appoint and remove officers and board members.

3.2 Assignment of Declarant Rights. Declarant may, at any time, by recorded instrument (a "Declarant Assignment"), assign and/or delegate all or a portion of its rights and obligations under this Declaration to another Person. The scope of the rights assigned, and the liability assumed shall be limited solely to those specified in such Declarant Assignment. The original Declarant shall be deemed released from any obligation which is assumed by a Successor Declarant, and shall not be liable for any act or omission by a successor Declarant.

3.3 Expenditures During Development Period. During the Development Period, the Board shall have the sole discretion to use and consume all or so much of the dues paid, and initial capital contributions, as in the Board's judgment is necessary or expedient in maintaining the Common Elements and carrying out the other functions of the Association. Maintenance of Common Elements may include, but are not limited to: (1) replacement of all dead or missing landscaping; (2) maintenance of the detention pond; and (3) costs of repairing damage due to vandalism or other destruction. Other expenditures may include, but are not limited to, any legal fees associated with carrying out any duties during the Development Period, including all costs associated with turning over the Association after the expiration of said Development Period.

3.4 Special Declarant Rights. As more particularly provided in this Section, Declarant, for itself and any successor Declarant, has reserved the following Special Declarant Rights, which rights may only be transferred in accordance with RCW 64.90.425:

3.4.1 to complete any improvements indicated on the Plat, in this Declaration or the Public Offering Statement and to make minor adjustments to the property lines shown on the Plat to conform to location of actual constructed improvements;

3.4.2 to exercise any developmental right;

3.4.3 to maintain sales offices, management offices, models, and signs advertising the Subdivision and Lots for sale therein;

3.4.4 to use easements through the Common Elements for the purpose of making improvements within the Subdivision or within real estate that may be added to the Subdivision;

3.4.5 to make the Association subject to a master association;

3.4.6 to merge or consolidate the Subdivision or Association with another common interest community of the same form of ownership;

3.4.7 to appoint or remove any Officer or Board Member of the Association in accordance with **Section 5.2.1**, and or to veto or approve a proposed action of the Board or Association;

3.4.8 to control any construction, design review, or aesthetic standards or process;

3.4.9 to attend meetings of the Owners, the Association, and, except during an executive session, the Board; and

3.4.10 to have access to the records of the Association to the same extent as an Owner.

3.5 Other Declarant Rights. As more particularly provided in this Section, Declarant, for itself and any successor Declarant, has reserved the following Declarant Rights:

3.5.1 to subdivide or combine Lots owned by Declarant or convert Lots owned by Declarant into Common Elements. Whenever Declarant exercises a Development Right to subdivide, combine or convert a Lot previously created into additional Lots, Common Elements, or both:

3.5.1.1 If Declarant converts a Lot entirely to Common Elements, the amendment to this Declaration must reallocate all the Allocated Interests of that Lot among the other Lots as if that Lot had been taken by condemnation under **Article 15**;

3.5.1.2 If Declarant subdivides a Lot into two (2) or more Lots, whether or not any part of the Lot is converted into Common Elements, the amendment to this Declaration must reallocate all the Allocated Interests of the Lot among the Lots created by the subdivision in any reasonable and equitable manner prescribed by the Declarant; and

3.5.1.3 If Declarant combines two (2) or more Lots, the amendment to this Declaration must reallocate to the new Lot all of the Allocated Interests formerly allocated to the Lots so combined;

3.5.2 Add Real Estate. Add Real Estate or improvements to the Subdivision;

3.5.3 Create Lots. Create Lots or Common Elements within Real Estate included or added to the Subdivision.

3.5.4 Withdrawal of Property. Declarant shall have the right to withdraw Property from the Subdivision subject to the following limitations:

3.5.4.1 If all the Property is subject to withdrawal, and this Declaration or the Plat or amendment thereto does not describe separate portions of Property subject to that right, none of the Property may be withdrawn if a Lot in that portion of the Property is owned by a Person other than the Declarant; and

3.5.4.2 If a portion or portions are subject to withdrawal as described in this Declaration or on the Plat or in any amendment thereto, no portion may be withdrawn if a Lot in that portion of the Property is owned by a Person other than the Declarant.

3.5 Create Sub-associations. Create sub-associations within any Lot of the Subdivision which sub-associations would be subject to the Association as a Master Association. All unit owners within any such sub-association would be entitled to vote on all members of the Association's Board.

3.5.6 Different Parcels; Different Times.

3.5.6.1 Any Development Right may be exercised with respect to different parcels of Property at different times;

3.5.6.2 No assurances are made as to final boundaries of such parcels or as to the order in which those parcels may be subjected to the exercise of each Development Right; and

3.5.6.3 Even though a Development Right is exercised in any portion of the Property subject to that right, that right need not be exercised in all or in any other portion of the remainder of that Property.

3.5.7 Exercise of Declarant's Right. To exercise any Declarant Right or Special Declarant Right reserved under **Section 3.5**, the Declarant shall prepare, execute, and record an amendment to this Declaration in accordance with **Article 17**.

3.6 Limitation of Declarant's Rights. It is understood that the total Subdivision shall include Lots not exceeding in number the maximum permitted by law.

3.7 Termination of Development Rights. Except as otherwise provided in this Declaration, the foregoing Development Rights and Special Development Rights shall continue so long as the Declarant is completing improvements which are within or may be added to this Subdivision, or the Declarant owns any Lots, or any Special Declarant Rights remain in effect; provided that Declarant may voluntarily terminate any or all of such Development Rights or Special Development Rights at any time by recording an amendment to this Declaration, which amendment specifies which Right is thereby terminated.

Article 4 TRANSITION OF MANAGEMENT TO ASSOCIATION

4.1 Notice of Transition Meeting. Within thirty days following the end of the Development Period, but in no case later than sixty days after Declarant has transferred title to the purchasers of lots representing 75% of the total lots in the Plat (including all divisions), the Board shall send written Notice to Owners of the transition meeting of the association ("Transition Meeting"). The Notice shall be given in the manner prescribed by **Section 16.1**, and specify that the purpose of the Transition Meeting is to elect new Officers and Board members of the Association. Notwithstanding any provision of the Articles or Bylaws to the contrary, for the purpose of this meeting, the presence, either in person or by proxy, of the owners of 10% of the Lots shall constitute a quorum. The Board of Directors and officers of the Association may be elected by a majority vote of said quorum. The Owners shall adopt voting procedures designed to assure that the expiration dates for the term of the Board members are staggered. If a quorum shall not be present, the Development Period shall nevertheless terminate on that date specified in said Notice, the term in office of any Board member or Officer appointed by Declarant shall be deemed terminated, and it shall thereafter be the responsibility of the Lot Owners to provide for the operation of the Association.

4.2 Transfer of Property. No later than thirty days following the date of the Transition Meeting, Declarant shall deliver or cause to be delivered to the Board elected at the Transition Meeting all Property of the Owners and Association, including but not limited to:

4.2.1 The original or a copy of the recorded Declaration and any amendments thereto:

4.2.2 The organizational documents of the Association;

4.2.3 The minute books, including all minutes, and other books and records of the Association;

4.2.4 All current Association Rules and Regulations as may have been adopted;

4.2.5 Resignations of Officers and members of the board who were appointed by Declarant and not qualified as Board members;

4.2.6 The financial records, including canceled checks, banks statements, and financial statements of the Association, and source documents from the time of formation of the Association through the Transition Date;

4.2.7 Originals or copies of any recorded instruments of conveyance for Common Elements;

4.2.8 All tangible personal property of the Association;

4.2.9 Except for alterations to a Lot or Residence made by an Owner other than Declarant, a copy of the most recent plans and specifications used in the construction or remodeling of the Property and Structures;

4.2.10 Originals or copies of insurance policies for the Association and Property;

4.2.11 Originals or copies of any certificates of occupancy that may have been issued for the Subdivision;

4.2.12 Originals or copies of any other permits obtained by or on behalf of Declarant for the Subdivision and issued by any governmental agency with jurisdiction over the Subdivision;

4.2.13 Originals or copies of all written warranties that are still in effect for the Common Elements or any other areas or facilities that the Association has the responsibility to maintain and repair, from the contractor, subcontractors, suppliers, and manufacturers and all owners' manuals or instructions furnished to the Declarant with respect to installed equipment or building systems;

4.2.14 A roster of Owners and First Mortgagees, along with their addresses and telephone numbers, if known, as shown on the Declarant's records and the date of closing of the first sale of each Lot sold by the Declarant.

4.2.15 Originals or copies of any leases to which the Association is a party;

4.2.16 Originals or photocopies of any employment contracts or service contracts in which the Association is one of the contracting parties or service contracts in which the Association or the Owners have an obligation or a responsibility, directly or indirectly, to pay some or all of the fee or charge of the person performing the service;

4.2.17 Originals or copies of any qualified warranty issued to the Association as provided for in RCW 64.35.505; and

4.2.18 Originals or copies of all other contracts to which the Association is a party.

4.3 Transition Audit. Within sixty days of the Transition Meeting, the Board must retain the services of a certified public accountant to audit the records of the Association as of the date of the Transition Meeting, in accordance with generally accepted auditing standards, unless a majority of the Owners, excluding the Declarant, elect to waive the audit. The cost of the audit must be a Common Expense. The accountant performing the audit must examine supporting documents and records, including the cash disbursements and related paid invoices, to determine if expenditures were for Association purposes and the billings, cash receipts, and related records to determine if the Declarant was charged for and paid the proper amount of Assessments.

Article 5 BOARD OF DIRECTORS, OFFICERS, AND COMMITTEES

5.1 Management of Association. The Board shall have the power and authority to exercise all the rights, duties and functions and generally exercise all powers necessary to carry out the provisions of this Declaration, including but not limited to enacting Association Rules and Regulations, contracting for required services, obtaining property and liability insurance, and collecting and expending all Assessments and Association funds. The Board shall have the exclusive right to contract for all goods and services, payment for which is to be made from any monies collected from Assessments.

5.1.1 Association Rules and Regulations. All Association Rules and Regulations shall be reasonable. Following the adoption or amendment of any Association Rules and Regulations, the Board shall notify Owners of its action and provide a copy of any new or revised Association Rule and Regulation.

5.2 Board Members. All Board Members other than those appointed by Declarant pursuant to **Section 3.4** must be Owners, or the officer, director, or agent of an Owner which is an entity; any Board Member who no longer qualifies shall cease to be a Board member, Board Members shall serve for two-year terms of office unless otherwise provided in the Bylaws.

5.2.1 During Development Period. During the Development Period, Declarant may appoint and remove Association officers and Board Members, provided the Board shall be constituted as follows:

5.2.1.1 Upon creation of the Association, the Declarant shall have sole authority to appoint all Board Members who need not be members of the Association.

5.2.1.2 Not later than 60 days after the conveyance of 25% of the Lots owned by Owners other than Declarant, Owners other than Declarant shall elect at least one Board Member, but in no case less than 25% of the total number of Board Members.

5.2.1.3 Not later than 60 days after conveyance of 50% of the Lots owned by Owners other than Declarant, one third of the Board Members shall be elected by Owners other than Declarant.

5.2.1.4 Until such Board Members are elected and take office, the existing Board may continue to act on behalf of the Association.

5.3 Organizational Board Meeting. The first meeting of a newly elected Board shall be held immediately following the Transitional Meeting of the Association at which they were elected, and no Notice shall be necessary to the newly elected Board Members in order legally to constitute such meeting.

5.4 Board Meetings.

5.4.1 During Development Period. During the Development Period, the Board must meet at least four times a year. At least one of those meetings must be held at the Association or at a place convenient to the Owners.

5.4.2 Following Transition Meeting. Meetings shall be held as provided in the Bylaws for the Association.

5.4.3 Unanimous Consent. The Board may act by unanimous consent as documented in a record by all its members. Actions taken by unanimous consent must be kept as a record of the Association with the meeting minutes. After the Transition Meeting, the Board may only act by unanimous consent only to undertake ministerial actions, actions subject to ratification by the Owners, or to implement actions previously taken at a Board meeting.

5.4.4 Declarant Actions. During the Development Period, Declarant may veto or approve a proposed action of the Board.

Article 6 BUDGETS AND ASSESSMENTS

6.1 Budget Preparation. Not less than thirty days prior to the beginning of each fiscal year, the Board shall adopt a proposed Budget containing:

6.1.1 The projected income to the Association by category;

6.1.2 The projected Common Expenses and those specially Allocated Expenses that are subject to being budgeted, both by category;

6.1.3 The amount of Assessments per Lot and the date the Assessments are due.

6.1.4 The current amount of regular Assessments budgeted for contribution to the Reserve Account;

6.1.5 A statement of whether the Association has a reserve study pursuant to RCW 64.90.550, or is exempt because the cost of the reserve study or update exceeds 10% of the annual Budget;

6.1.6 If a reserve study has been prepared, a statement of the extent to which the Budget meets or deviates from the recommendations of that reserve study; and

6.1.7 The current deficiency or surplus in reserve funding expressed on a per Lot basis.

The Budget shall be based on an estimate of the charges for Common Expenses to be paid during the year, which may also make provision for creating, funding, and maintaining reserves for contingencies, operations, insurance, and maintenance, improvement, repair, replacement, and acquisition of Common Area, including Common Area Structures, and which takes into account any expected income and any surplus available from the prior year's operating fund.

6.2 Ratification of Budget. With respect to any Budget adopted after the Transition Date, the Board shall set a date for a meeting of the Owners to consider ratification of the Budget. The date of the meeting shall be not less than ten days and no more than fifty days after a summary of the annual Budget or special assessment supplemental Budget is mailed to each Owner. Unless at that meeting a majority of the Owners reject the Budget, the Budget is ratified, whether or not a quorum is present. If the proposed Budget is rejected or the required Notice is not given, the periodic Budget last ratified by the Owners shall be continued until such time as the Owners ratify a subsequent Budget proposed by the Board.

6.3 Supplemental Budget/Special Assessment. If during the fiscal year the Budget proves to be inadequate for any reason, including nonpayment for any reason of any Owner's Assessment or an unbudgeted Common Expense, the Board may prepare a supplemental budget for the remainder of the year that includes a Special Assessment. Any supplemental Budget that results in an increase in the Assessment charged to a Lot must be ratified pursuant to **Section 6.2** above. The Board shall have the authority to determine the date payment of any special Assessment is due. The Board has the duty and/or right under various provisions of the Declaration to assess particular sums against specific Owners (and not against all Owners.) Such Assessments against particular Owners shall be Assessments for all other purposes under this Declaration.

6.3.1 In addition, the Association may levy specific Assessments against a particular Lot for the costs incurred by the Association to bring the Owner's Lot into compliance with this Declaration or the other Governing documents. Special assessments may be levied either before or after the work is done, in the discretion of the Board.

6.4 Assessment of Budgeted Common Expenses Against Lots. The annual expenditures contained in the Budget, net of budgeted income, shall be assessed in equal shares against each Lot. Annual assessments shall commence on and become due and payable in twelve equal monthly installments, due on the first day of each month, or in any other manner as the board may reasonably require. Each Owner shall be obligated to pay Assessments made pursuant to this Declaration as provided above, or in any other reasonable manner as the Board shall designate. Any Assessment not paid in full when due shall be delinquent and shall bear interest as specified herein until paid. Each Owner of a Lot, for himself or herself, and for his or her heirs, personal representatives, successors and assigns, hereby covenants and agrees, and each subsequent Owner of a Lot by acceptance of a deed therefore, whether or not it shall be so expressed in the deed, is deemed to covenant, and agrees to pay to the Association for each lot owned any and all Assessments charged by the Association pursuant to this Declaration. No Owner may exempt himself or herself from liability for payment of Assessments for any reason, including waiver of use or enjoyment of any of the Common Areas or abandonment of the Owner's Lot.

6.5 Purpose of Assessments. The Assessments imposed by the Association shall be used (a) to promote the recreation, health, safety, and welfare of the residents of the Property, (b) for the improvement, maintenance, upkeep, repair, replacement, operation, and use of the Common Elements, (c) for legal fees and damages incurred in any action in which

the Association or a member of the Board, acting on behalf of the Association is named as a party, (d) for legal fees incurred by the Association, and (e) for any other reasonable expenses incurred by the Association.

6.6 Commencement of Assessments. Upon the conveyance of the first Lot, Assessments shall commence on all Lots; provided Declarant may delay commencement of Assessments for some or all Common Expenses or Specially Allocated Expenses, provided Declarant pays all such expenses that have been delayed in equal monthly installments on or before the first day of each month during such year, or in such other reasonable manner as the Board shall designate.

6.7 Omission of Assessment. The omission by the Board before the expiration of any year to adopt the Budget and Assessments for that or the next year shall not be deemed a waiver or modification in any respect of the provisions of this Declaration or a release of an Owner from the obligation to pay the Assessments or any installment thereof for that or any subsequent year, but the Assessment established for the preceding year shall continue until a new Assessment is fixed.

6.8 Capitalization of Association. Upon acquisition of record title to a Lot by the first Owner thereof, other than Declarant, the Association may assess and collect a working capital contribution for such Lot. The working capital contribution may be collected prior to the commencement of Common Assessments; provided, no working capital contribution may be used to defray expenses that are the obligation of the Declarant.

6.9 Special Assessments. In addition to the annual Assessments authorized above, the Association may levy, in any assessment year, a Special Assessment pursuant to **Section 6.3**, applicable to that year only, for the purpose of defraying, in whole or in part, (a) the cost of any capital improvements to the Common Elements, (b) legal fees and damage costs, or (c) any other reasonable expenses incurred by the Association.

6.10 Some Lots Benefitted. The Board may elect that any Common Expense or portion thereof benefitting fewer than all of the Lots must be assessed exclusively against the Lots benefitted.

6.11 Insurance Costs. The Board may elect that the costs of insurance must be assessed in proportion to risk.

6.12 Utility Costs. The Board may elect that the costs of utilities, if any, must be assessed in proportion to usage.

6.13 Assessments for Judgment. Assessments to pay a judgment against the Association may be made only against the Lots in the Subdivision at the time the judgment was entered in proportion to their Allocated Common Expense Liabilities at the time the judgment was entered.

6.14 Owner Misconduct.

6.14.1 Willful Misconduct or Gross Negligence. To the extent that any Common Expense is caused by the willful misconduct or gross negligence of any Owner or their tenant, invitee, guest or occupant, the Association shall assess that expense against the Owner's Lot

after notice and opportunity to be heard, even if the Association maintains insurance with respect to that damage or Common Expense.

6.14.2 Negligence. To the extent any Common Expense is caused by the negligence of any unit owner or that unit owner's tenant, guest, invitee, or occupant, the Association may assess that expense against the unit owner's unit after notice and an opportunity to be heard, to the extent of the Association's deductible and any expenses not covered under an insurance policy issued to the Association.

6.15 Reallocation. If Common Expense Liabilities are reallocated, Common Expense Assessments and any installment thereof not yet due shall be recalculated in accordance with the reallocated Common Expense Liabilities.

6.16 Association Funds. The Association shall prepare an annual financial statement in accordance with accrual-based accounting practices. If the Association's annual Assessments total fifty thousand dollars or more, the financial statements must be audited annually by a certified public accountant. If the Association's annual Assessments are less than fifty thousand dollars, the audit may be waived on an annual basis by a majority vote of the Owners, excluding the vote for Lots owned by Declarant. The Association shall keep all funds of the Association in the name of the Association with a qualified financial institution. The funds shall not be commingled with the funds of any other person or entity, or kept in any trust account or custodial account in the name of any trustee or custodian.

6.17 Account Reconciliation. The Association shall establish and maintain its accounts and records in a manner that enables it to credit Assessments for Common Expenses and Specially Allocated Expenses, including Allocations to Reserves, and other income to the Association, and to charge expenditures, to the account of the appropriate Lots in accordance herewith. Unless the Board determines that a reconciliation would not result in a material savings to any Owner, the accounts must be reconciled at least annually. Any surplus funds remaining after the payment of or provision for Common Expenses and any prepayment of reserves shall be credited to Owners to reduce future Common Expense Assessments.

6.18 Lien for Assessments.

6.18.1 Lien. The Association has a lien on a Lot for any unpaid Assessments levied against a Lot from the time the Assessment is due.

6.18.2 Priority. A lien under **Section 6.18** shall be prior to all other liens and encumbrances on a Lot except: (a) liens and encumbrances recorded before the recording of this Declaration; (b) a Security Interest on the Lot recorded before the date on which the Assessment sought to be enforced became delinquent; and (c) liens for Real Estate taxes and other governmental Assessments or charges against the Lot.

6.18.3 Security Interest Priority. Except as provided in **Sections 6.18.4** and **6.18.5**, the lien for Assessments shall also be prior to the Security Interests described in **Section 6.18.2(b)** to the extent of Assessments for Common Expenses, excluding any amounts for capital improvements, based on the periodic Budget adopted by the Association pursuant to **Section 6.1**, which would have become due during the six months immediately preceding the institution of proceedings to foreclose the Association's lien or a Mortgagee's security interest, the date of a trustee's sale in a non-judicial Foreclosure by a Mortgagee, or the date of

recording of the Declaration of forfeiture in a proceeding by the vendor under a real estate contract.

6.18.4 Mortgagee Notice. The priority of the Association's lien against Lots encumbered by a Security Interest held by a First Mortgagee or by a Mortgagee which has given the Association a written request for a notice of delinquent Assessments shall be reduced by up to three months if and to the extent that the lien priority under **Section 6.18.3** includes delinquencies which relate to a period after such holder becomes a First Mortgagee or has given such request for notice and before the Association gives the holder a written notice of the delinquency. This Section does not affect the priority of mechanics' or materialmen's liens, or the priority of liens for other Assessments made by the Association.

6.18.5 Recording as Notice. Recording of the Declaration constitutes record notice and perfection of the lien for Assessments. While no further recording of any claim of lien for Assessment under this Section shall be required to perfect the Association's lien, the Association may record a notice of claim of lien for Assessments under this Section in the real estate records of the County in which the Subdivision is located. Such recording shall not constitute the written notice of delinquency to a Mortgagee referred to in **Section 6.18.3**.

6.18.6 Limitation on Action. A lien for unpaid Assessments and the personal liability for payment of Assessments is extinguished unless proceedings to enforce the lien or collect the debt are instituted within six years after the amount of the Assessments sought to be recovered becomes due.

6.18.7 Foreclosure. The Association may not commence foreclosure unless unpaid amounts on a Lot being foreclosed total the equivalent of not less than three months of Common Expense Assessments; the Board approves commencement of the foreclosure action that Lot; and methods of collection, foreclosure, sale, or other conveyance under this Section, are commercially reasonable.

6.18.7.1 Judicial. The lien arising under **Section 6.18** may be enforced judicially by the Association or its authorized representative in the manner set forth in Chapter 61.12 RCW. The Association or its authorized representative shall have the power to purchase the Lot at the Foreclosure sale and to acquire, hold, lease, security interest, or convey the same. Upon an express waiver in the complaint of any right to a deficiency judgment in a judicial Foreclosure action, the period of redemption shall be eight months. Nothing in this Section shall prohibit an Association from taking a deed in lieu of Foreclosure.

6.18.7.2 Non-Judicial. A lien arising under this Article may be foreclosed non-judicially in the manner set forth in RCW 61.24 for non-judicial foreclosure of deeds of trust. For the purpose of preserving the Association's non-judicial foreclosure option, this Declaration shall be considered to create a grant of each Lot in trust to Chicago Title Insurance Company or its successors or assigns ("Trustee"), to secure the obligations of each Owner ("Grantor") to the Association ("Beneficiary") for the payment of Assessments. Grantor shall retain the right to possession of the Grantor's Lot so long as Grantor is not in default of an obligation to pay Assessments. The Trustee shall have a power of sale with respect to each Lot, which becomes operative in the case of a default in a Grantor's obligation to pay Assessments. The Lots are not used principally for agricultural or farming purposes. If the Association forecloses its lien non-judicially pursuant to this Section, it shall not be entitled to the lien priority over Security Interests provided in **Section 6.18.3**.

6.18.8 Receiver. From the time of commencement of an action by the Association to foreclose a lien for nonpayment of delinquent Assessments against a Lot that is not occupied by the Owner thereof, the Association shall be entitled to the appointment of a receiver to collect from the lessee thereof the rent for the Lot as and when due. If the rent is not paid, the receiver may obtain possession of the Lot, refurbish it for rental up to a reasonable standard for rental Lots in this type of Subdivision, rent the Lot or permit its rental to others, and apply the rents first to the cost of the receivership and attorneys' fees thereof, then to the cost of refurbishing the Lot, then to applicable charges, then to costs, fees, and charges of the Foreclosure action, and then to the payment of the delinquent Assessments. Only a receiver may take possession and collect rents under this Section, and a receiver shall not be appointed less than ninety days after the delinquency. The exercise by the Association of the foregoing rights shall not affect the priority of preexisting liens on the Lot.

6.18.9 Mortgagee Liability. Except as provided in **Section 6.18.3**, the holder of a Security Interest or other Purchaser of a Lot who obtains the right of possession of the Lot through Foreclosure shall not be liable for Assessments or installments thereof that became due prior to such right of possession. Such unpaid Assessments shall be deemed to be Common Expenses collectible from all the Owners, including such Mortgagee or other Purchaser of the Lot. Foreclosure of a Security Interest does not relieve the prior Owner of personal liability for Assessments accruing against the Lot prior to the date of such sale as provided in this Section.

6.18.10 Lien Survives Sale. The lien arising under **Section 6.18** shall not be affected by the sale or transfer of the subject Lot except in the event of sale through Foreclosure, as provided in **Section 6.16.9**.

6.19 Owner Liability. In addition to constituting a lien on the Lot, each Assessment shall be the joint and several obligation of the Owner of the Lot to which the same are assessed as of the time the Assessment is due. In a voluntary conveyance, the grantee of a Lot shall be jointly and severally liable with the grantor for all unpaid Assessments against the latter up to the time of the grantor's Conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. Suit to recover a personal judgement for any delinquent Assessment shall be maintainable in any court of competent jurisdiction without foreclosing or waiving the lien securing such sums. No Owner shall be entitled to assert as a setoff or defense against his or her obligations to pay Assessments for the amount of any obligation or liability due from, or claim asserted against, the Association or any other person.

6.20 Late Charges. Delinquent Assessments shall bear interest from the date of delinquency at the lesser of twelve percent (12%) per annum or the maximum rate permitted under RCW 19.52.020 on the date on which the Assessments became delinquent.

6.21 Attorneys' Fees. The Association shall be entitled to recover any costs and reasonable attorney's fees incurred in connection with the collection of delinquent Assessments, whether or not those collection activities result in suit being commenced or prosecuted to judgment. In addition, the prevailing party shall be entitled to recover any costs and reasonable attorney's fees incurred in connection with the collection of delinquent Assessments, whether or not such collection activities result in suit being commenced or prosecuted to judgments. In addition, the prevailing party shall be entitled to recover costs and reasonable attorneys' fees if it prevails on appeal and in the enforcement of a judgment.

6.22 Assessment Certificate. The Association, upon written request, shall furnish to an Owner or a Mortgagee a statement signed by an Officer or authorized agent of the

Association setting forth the amount of unpaid Assessments or the priority amount against that Lot, or both. The statement shall be furnished within fifteen days after receipt of the request and is binding on the Association, the Board, and every Owner, unless and to the extent known by the recipient to be false.

6.23 Acceleration of Assessments. In the event any monthly Assessment or special charge attributable to a particular Lot remains delinquent for more than sixty days, the Board may, upon fifteen days' written notice to the Owner of such Lot, accelerate and demand immediate payment of all, or such portion as the Board determines, of the monthly Assessments and special charges which the Board reasonably determines will become due during the next succeeding twelve months with respect to such Lot.

6.24 Delinquent Assessment Deposit.

6.24.1 Delinquent Assessment Deposit. An Owner may be required by the Board, from time to time, to make and maintain a deposit equal to not less than one month nor in excess of three months estimated monthly Assessment and charges, which may be collected as are other Assessments and charges. Such deposit shall be held in a separate fund, be credited to the Lot owned by such Owner, and be for the purpose of establishing a reserve for delinquent Assessments.

6.24.1.1 Resort may be had thereto at any time when such Owner is ten days or more delinquent in paying his monthly or other Assessments and charges. Said deposits shall not be considered as advance payments of regular Assessments. In the event the Board should draw upon said deposit as a result of an Owner's delinquency in payment of any Assessments, said Owner shall continue to be responsible for the immediate and full payment of said delinquent Assessments (and all penalties and costs thereon) and thus the full restoration of said deposit, and the Board shall continue to have all of the rights and remedies for enforcing such Assessment payment and deposit restoration as provided by this Declaration and by law.

6.24.1.2 Upon the sale of a Lot, the seller/Owner thereof shall not be entitled to a refund from the Association of any deposit or reserve account made or maintained with respect to such Lot pursuant to this or any other Section of this Declaration; rather, any such deposit or reserve account shall continue to be held by the Association for the credit of such Lot, and the Lot purchaser shall succeed to the benefit thereof, and the Lot seller shall be responsible for obtaining from the purchaser appropriate compensation therefor.

**Article 7
RESERVE STUDY AND ACCOUNTS**

7.1 Reserve Study. Unless the cost to prepare or update a reserve study exceeds ten percent of the Association's annual budget, the Association shall:

7.1.1 Cause to be prepared an initial reserve study (to be completed within ninety (90) days of final plat approval) and annual updates in accordance with RCW 64.90.545 and 64.90.550 (collectively, "Reserve Study"); and

7.1.2 Establish one or more income-earning accounts ("Reserve Account") for the deposit of any funds for the replacement costs of reserve components ("Reserve Components") identified in the Reserve Study.

7.2 Reserve Account. The Reserve Account shall be administered and under the direct control of the Board.

7.2.1 The Board may withdraw funds from the Reserve Account to pay for replacement costs of Reserve Components not included in the Reserve Study.

7.2.2 The Board may withdraw funds from the Reserve Account to pay for unforeseen or unbudgeted costs that are unrelated to replacement costs of the Reserve Components, provided:

7.2.2.1 The Board shall adopt a schedule to replace the withdrawn reserves within twenty-four months unless the Board determines that repayment within twenty-four months would impose an unreasonable burden on the Owners.

7.2.2.2 The amount of any such withdrawal, the current deficiency in reserve funding on per Lot basis, and the repayment plan shall be included with the annual Budget provided to Owners.

7.2.3 All withdrawals from the Reserve Account shall be recorded in the Association's minute books.

7.3 Owner's Demand for Reserve Study. Should the Board fail to prepare a required Reserve Study for a period of three years or more, 20% or more of the Owners may issue a written demand, which shall reference RCW 64.90.555, to the Board that the cost of a Reserve Study be included in the next annual Budget and that the Reserve Study be prepared by the end of that Budget year. Upon receipt of the demand, the Board shall include the cost of a Reserve Study in the next Budget and, if that Budget is not rejected by a majority vote of the Owners, arrange for the preparation of a Reserve Study. One or more Owners may bring an action to enforce the requirements of this **Article 7**. In such an action, a court may order specific performance and may award reasonable attorneys' fees and costs to the prevailing party. An Owner's duty to pay Assessments is not excused because of the Association's failure to comply with this **Article 7**. A Budget ratified by the Owners is not invalidated because of the Association's failure to comply with this **Article 7**.

7.4 Immunity from Liability. Except for an award for attorney's fees and costs under **Section 7.3**, the Association shall not be liable for monetary damages or other liability awarded against or imposed upon the Association, its Officers, or Board Members, or upon any person who may have provided advice or assistance to the Association, its Officers, or Board Members, for failure to establish or replenish a Reserve Account or have a current Reserve Study prepared or updated, or to include information regarding Reserve Account withdrawals in the Budget.

Article 8

CONVEYANCE OF COMMON ELEMENTS AND EASEMENTS

8.1 Conveyance of Common Elements. As further described on the Plat, Declarant grants, confirms, and conveys to the Association for the common use and enjoyment of the Association and Owners, the Common Elements, subject to the easements on the Plat and described herein.

8.2 Association to Maintain Common Elements. The Association shall have the right and the obligation to maintain the Common Elements, (except to the extent such maintenance is required to be provided by utility purveyors) and all expenses relating thereto shall be Common Expenses.

8.3 Easements. The following nonexclusive, perpetual, appurtenant easements and those shown on the Map are hereby reserved for the benefit of and created, granted, and conveyed to the Lot Owners Association or other parties as identified below:

8.3.1 Utility easements are granted to utility entities. The utility entities shall use the easements in such manner as to minimize inconvenience to the Lot Owners, damage to any roadway and existing structures and interference with other utilities. Said utility entities shall, at their own expense, repair any damage and restore the Property to as good a condition as existed prior to the performance of said work by said utility companies. Each Lot Owner agrees not to place locks on structures enclosing utility meters or to, in any manner, interfere with utility representatives' access to said meters at all times.

8.3.2 The Board, on behalf of the Association and all Owners thereof, shall have authority to grant utility, road and similar easements, licenses and permits under, through or over the Common Elements, which easements the Board determines are reasonably necessary to the ongoing development and operation of the Property.

8.3.3 There is hereby reserved to the Association, or their duly authorized agents and representatives, such easements, and rights of access over, across, under or into the Property (and any part thereof) as are necessary, for repairs, maintenance, or replacement and/or to perform the rights, duties, and obligations of the Association as are set forth, provided for, or authorized in the Governing Documents.

8.3.4 An easement is granted over, across and under Common Elements for the benefit of Declarant, the Association and the Owners, and their respective heirs and assigns, for ingress and egress to and from the Lots, for emergency vehicle access to the Lots, and for the purposes of exercising all other rights granted in this Declaration. Such easement includes, without limitation, the right to go upon the Lots for the purpose of removing vehicles or other similar objects which are parked or stored in violation of the terms of this Declaration, or otherwise exercise remedial rights under this Declaration.

8.3.5 The specific mention or reservation of any easement in this Declaration does not limit or negate the general easement for Common Elements reserved by law.

8.3.6 Lots and all Common Elements are hereby declared to have an easement over all adjoining Lots and Common Elements, for the purpose of accommodating any encroachment due to engineering errors, or errors in original construction, reconstruction, repair of any portion of the Lot Improvements, or any other similar cause, and any encroachment due to building overhang or Subdivision. There shall be valid easements for the maintenance of said encroachments so long as they shall exist, and the rights and obligations of Owners shall not be altered in any way by said encroachment; provided, however, that in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful act or acts with full knowledge of said Owner or Owners. In the event a Lot or Common Element is partially or totally destroyed, and then Repaired or rebuilt, the Owners agree that minor encroachments over adjoining Lots and Common Elements shall be permitted, and that there shall be valid easements for the

maintenance of said encroachments so long as they shall exist. The foregoing encroachments shall not be construed to be encumbrances affecting the marketability of title to any Lot.

8.3.7 The specific mention or reservation of any easement in this Declaration does not limit or negate the general easement for Common Elements reserved by law.

Article 9 ADMINISTRATION, USE AND MAINTENANCE OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

9.1 Responsibility for Maintaining Common Elements and Limited Common Elements. The Association is responsible for maintaining, repairing, and replacing as necessary all Common Elements, Limited Common Elements (except Developed Private Open Space) and Improvements thereon and all expenses related thereto shall be Common Expenses.

9.1.2 Private Open Space.

9.1.2.1 Developed Private Open Space. Each Owner shall be responsible for the maintenance and repair of Developed Private Open Space appurtenant to their Lot. The Developed Private Open Space may consist of yard, patio, garden beds, additional landscape or a combination of the foregoing. Developed Private Open Space shall be kept neat and tidy and up to professional landscape standards. Developed Private Open Space shall not be used as a kennel for pets. If the Developed Private Open Space requires irrigation, the Owner shall be responsible for all costs of installation, maintenance and repair of same.

9.1.2.2 Undeveloped Private Open Space. The Association shall be responsible for maintenance and repair of Undeveloped Private Open Space. Landscaping on such Undeveloped Open Spaces shall have an appearance similar to landscaping on the Common Elements.

9.2 Use of Common Elements. The Developer shall have and hereby reserves for itself, its successors, agents and assigns, an easement for the right during the Development Period to utilize the Common Areas for its business uses and purposes, including, but not limited to, uses and purposes related to the construction, promotion, and development of The Crossings.

9.2.1 Except as otherwise provided herein, each Owner shall have the right to use the Common Elements in common with all other Owners. The right to use the common Elements extends not only to each Owner, but also to such Owner's agents, servants, tenants, family members, invitees, and licensees. The right to use the Common Elements shall be governed by the provisions of the Governing Documents.

9.3 Repair of Damaged Improvements in Common Elements. Any damage to Common Elements or Improvements thereon, if any, by the Owner, Owner's agents, servants, tenants, family members, invitees, and licensees shall be repaired by the Association and the responsible Owner will be obliged to immediately remit funds for the repair in accordance with **Section 6.14**. If the Owner fails to promptly make a payment for such repairs, the payment due shall be treated as a late Assessment and the Owner shall be subject to the late payment and

lien provisions described in **Sections 6.18** and **6.20** and as otherwise set forth in this Declaration.

9.4 Alteration of the Common Elements. Nothing shall be altered, or constructed in, or removed from the common Elements except by the Declarant or the Association.

9.5 Dumping in Common Elements. No trash, plant or grass clippings or other debris of any kind shall be dumped, deposited, or placed on or within the Common Elements.

9.6 Management. Each Owner expressly covenants that the Association and/or the Declarant, during the Development Period, may delegate all or any portion of their management authority to a managing agent, manager or officer of the Association and may enter into such management contracts or other services contracts to provide for maintenance and the operation of Common Elements and any portion thereof. Any management agreement or employment agreement for the maintenance or management of the Common Elements or any portion thereof shall be terminable by the Association without cause and without payment of penalty upon ninety days' written notice thereof; the term of any such agreement shall not exceed one year, renewable by agreement of the parties for successive one-year periods. Each Owner is bound to observe the terms and conditions of any such management agreement or employment contract, all of which shall be made available for inspection by any Owner on request.

9.7 Special Rules Regarding Wetland Critical Area and Buffer. Tract A is meant to be a protected natural wetland and wetland buffer. The Association is responsible for the stewardship of this Tract A. The following rules apply within Tract A (Wetland Critical Area and Buffer):

- a. All dogs or other domestic animals shall be kept on a leash at all times. Any animal waste must be removed.
- b. On an annual basis, the Board will conduct a review of Tract A for invasive species and shall implement a plan for removal of same.
- c. No hazardous substances (including but not limited to pesticides or herbicides) may be used within Tract A.
- d. Except for maintenance/clean up activities, all users of Tract A must stay on the designated trail.

Article 10 MAINTENANCE OF LOTS

10.1 Maintenance by Owner. Each Residence shall be maintained by the Owner in a lawful, neat, clean, and attractive condition at all times. Without limiting the generality of the foregoing, each Owner's obligations include the following:

10.1.1 Exterior Maintenance. Each Owner shall maintain, repaint, repair, and replace the roof, gutters, exterior siding, windows, doors, lighting (including relamping) and other weather protection and related improvements on such Owner's Lot in good condition and repair.

10.1.3 Window Coverings. All window coverings and treatments on windows visible from any Common Area, sidewalk, or public or private roadway shall be commercial or

formal blinds or curtains in good repair; blankets, sheets, bedspreads, newspapers, sheets, aluminum foil, or the like are not permitted as window coverings. Paper coverings are allowed in commercial construction projects for temporary use during active construction only.

10.1.4 Sewer Pumps. Lots 16,17,18 have individual sewer pumps which are located on Common Elements. However, the Owner of each of these respective Lots shall be responsible, at their cost, for the maintenance, repair and replacement of such pump.

Article 11

ARCHITECTURAL CONTROL AND LAND USE RESTRICTIONS

11.1 Land Use Restrictions. Notwithstanding the following, each person who occupies a Lot within the Subdivision as an Owner, guest, or Occupant, shall comply strictly with all Governing Documents and all applicable laws and regulations of all government agencies ("Governing Laws").

11.1.1 Residential Use. All Lots within the Property shall be used solely for private single-family residential purposes; provided, however, that home businesses are allowed if the use receives prior written approval of the Board; there is no outdoor storage of any materials associated with the business; no customers, business invitees, or guests of the business come to the residence in which the use is located; the only on-site employees of the business reside on the Lot; applicable state and local permits and licenses are obtained and maintained by the Owner; no sign advertising the business is located on the Lot; the use is permitted under Governing Laws; and no noise, odor or adverse environmental impact of the business is allowed outside the confines of the residence on the Lot. The Board reserves the right to revoke approval for any home business which violates the terms and conditions of this Subsection or otherwise is deemed by the Board to constitute a nuisance. No single Residence shall be altered to provide a residence for more than one family.

11.1.2 Property Use Restrictions. No Lot shall be used in a fashion which unreasonably interferes with any Owner's right to use and enjoy their respective Lots or Common Elements. The Board, the Architectural Reviewer, or any Committee designated by the Board, or the Declarant during the Development Period, shall determine whether any given use of the Site unreasonably interferes with those rights. Such determinations shall be conclusive. Patios and decks will be kept neat and clean at all times. Storage of any materials that are not related to the enjoyment of a deck or patio (e.g. patio furniture, BBQ, potted plants, etc.) are not allowed.

11.1.3 Prohibition of Nuisances and Untidy Conditions. No noxious or offensive activity shall be conducted on any Lot or Common Element, nor shall anything be done or maintained on the Property which may be or become an activity or condition which unreasonably interferes with the right of other Owners to use and enjoy any part of the Property. No activity or condition shall be conducted or maintained on any part of the Property which detracts from the value of the Property as an urban village community.

11.1.4 Fences, Walls & Shrubs. Fences, walls, or shrubs are permitted to delineate Developed Private Open Space, subject to the approval of the Board or Architectural Reviewer and determination whether such fences, walls or shrubs would interfere with utility easements reflected on the face of the Plat and other easements. All fences constructed in the Plat must be the same as the fences constructed by the Declarant, unless otherwise authorized by the Declarant or Architectural Reviewer.

11.1.5 Temporary Structures. No structure of a temporary character or trailer, recreational vehicle or other outbuildings shall be used on any Lot at any time, either temporarily or permanently for residential purposes, except for such structure or trailer used by Declarant or a contractor working for the Declarant during the construction or sale of Residences. All such structures shall be removed at the expense of the Owner or the Lot on which the structure is located.

11.1.6 Signs. Except for temporary political signs authorized herein, no signs, billboards, or other advertising structures or device shall be displayed to the public view on any Lot or Common Element that is not approved by the Architectural reviewer. Signs also may be used by a builder to advertise the Property during the construction and sale period. All such signs shall be of a quality equivalent to those used by Declarant. One sign will be allowed at the entry to the Plat, unless otherwise authorized and approved by Declarant. Political yard signs of a temporary nature, and not more than five square feet in size, will be allowed on Lots during campaign periods. Within five days of the occurrence of the election, such signs must be removed from Lots. The Board may cause any sign placed on Property in violation of this provision to be removed or destroyed. Notwithstanding the foregoing, the Declarant shall have the right to maintain such signage on the Property as it deems necessary in its sole discretion incident to the sales process. All signs must follow City of Anacortes guidelines for the zoning of the property.

11.1.7 Animals. No animals (including pigs), other than dogs, cats, caged birds, and tanked fish may be kept on a lot. Notwithstanding the foregoing, no commercial animals (other than medical service animals such as guide dogs) may be kept, and no animals shall be bred, on any Lot. Dogs shall not be allowed to remain outside the Residence when the Owner is absent from the Lot. Barking shall be minimized by the Owner so as to not unreasonably disturb neighbors. No more than four pets (other than fish for which there is no limit) may be kept on any Lot. Dogs shall not be allowed to run at large. Leashed animals are only permitted on the trail within Tract A. Owners and Occupants are responsible for ensuring that animal waste deposited on lawns and rights-of-way is picked up promptly. All pens and enclosures must be approved by the Architectural Reviewer prior to construction and shall be kept clean and odor free at all times. If the investigation of the Board indicated that animals are kept in violation of this Section, the Board will give the Owner ten days' written Notice of the violation. Such violations must be remedied by the Owner within ten days following Notice. Failure to comply with the written Notice will result in a daily fine as established in the Rules and Regulations which may be enforced in accordance with this Declaration. The Association shall be entitled to reimbursement of all attorneys' fees and associated costs for any action taken to collect such fines. If an Owner or Occupant violates provisions of this Section regarding pens and enclosures on more than two occasions, the Board may require the Lot Owner to remove such structure. Persistent disturbances caused by an Owner's or Occupant's barking dog may be considered an unreasonable interference with the right of other Owners to use and enjoy their property, and the Board may require the Owner or Occupant to keep the barking dog indoors.

11.1.8 Protection of Trees. Owners and Occupants shall not cut down or remove trees located on Lots within the Plat. It shall be necessary for homeowners to obtain the permission of the Board before cutting, pruning or removing such trees. Any removal of trees authorized by the Board shall comply strictly with the City of Anacortes regulations governing tree removal and all Governing Laws.

11.1.9 Trash Containers and Debris. All Owners and Occupants shall place their trash in the trash containers, their yard waste in the yard waste containers and their recycled materials in the recycling containers. Waste and recycling containers may not be left on the street except on pickup days. Trash and Recycled Materials can be stored to the side of each lot owner's garage, and screened from view from the street and the Common Elements of the Subdivision.

11.1.10 Noise and Offensive Activity. Owners and Occupants shall refrain from making loud noises or playing musical instruments, radios, televisions, electronic music or using amplifiers at noise levels that may disturb other Occupants of the Property or disturb surrounding property owners in the neighborhood. Any disputes regarding such matters may at the request of any Owner be resolved by the Board in the same manner as provided in **Section 11.1.11** for resolution of disputes concerning Lot maintenance.

11.1.11 Owner Disputes Regarding Maintenance. Any dispute over whether maintenance or repair is necessary or prudent, the costs of such work, or any other issue related to the application of this Section, shall be submitted to the Architectural Reviewer for review and a decision. After Notice and opportunity to be heard, the Architectural Reviewer's decision shall be final and binding on all parties. The Architectural Reviewer may authorize the work to be done and levy a special Assessment against the Owner for that Owner's share of the cost.

11.1.12 Vehicle Parking Restrictions.

11.1.12.1 Parking on any street within the Subdivision is prohibited at all times.

11.1.12.2 Off-street parking spaces (including driveways) within a Lot shall be maintained in perpetuity for and used only by residents, or guests or invitees of residents, for parking of operable and licensed motor vehicles. Occupants shall first use garages for vehicle parking. If the garage is occupied by a vehicle, a second vehicle may be parked in the driveway. The driveway is for the exclusive use of the owner of that Residence and their guests. No more than one vehicle shall be parked on a driveway at any time. No Owner shall park more than two cars within the Subdivision. No garage shall be used for a storage, work, or shop area if such use impairs the ability of an occupant to park a motor vehicle therein.

11.1.12.3 No vehicle shall be parked on any driveway that extends into the streets or sidewalks of the Subdivision or otherwise inhibits vehicular or pedestrian traffic thereon, or blocks mailboxes. Commercial-type vehicles, campers, trailers, motor homes, and boats are prohibited from being parked anywhere within the Subdivision.

11.1.12.4 No vehicle repairs or maintenance shall be done in any driveway, common parking spaces or street.

11.1.12.5 Parking. The Association may direct that any vehicle or other thing improperly parked or kept in a garage, driveway, common parking space, or on private roads or sidewalks be removed at the risk and sole cost of the Owner thereof.

11.1.12.6 Dedicated off street parking spots. The Common Elements include dedicated off-street parking spots which are for the exclusive use of Owners, authorized

renters, and the guests of Owners and authorized renters. No vehicle shall use such parking spots for a period of time exceeding 24 consecutive hours.

11.1.13 Lease Restrictions. An Owner may only lease or rent a Residence by entering into a written lease or rental agreement ("Lease"). Any verbal or oral lease is void and shall constitute a violation of this Declaration. Any Lease shall be required, and shall be deemed, to provide that the terms of the Lease shall be subject in all respects to the provisions of the Declaration, Bylaws and Rules and Regulations, and that any failure by the tenant to comply with such provisions shall be a default under the Lease, entitling the Association to enforce such provisions as a real party in interest. The Association shall be entitled to receive a copy of any Lease from the Owner and/or the tenant. The use, or advertisement of, a Residence or any portion thereof as a vacation rental, month to month rental or short term rental is expressly prohibited. Except for leases to immediate family relatives (sons, parents, siblings, grandparents and grandchildren), leases must be for a term of at least six ((6) months and shall contain normal and customary legal remedies if the tenant fails occupy the Residence for the full term of the Lease. An Owner who repeatedly fails to pursue such remedies against tenants who do not occupy the Residence as their home or who fail to serve the full term of the Lease will be deemed to be in violation of this section.

11.1.14. Private Open space. At the option of the Owner and upon approval of the Architectural Reviewer, the Owner may develop the "Private Open Space" appurtenant to their Lot having an approximate size of 10 feet x 20 feet in the location delineated on the Plat. The following conditions shall apply to Developed Private Open Space:

- a. Developed Private Open space must be delineated and separated from Common space with appropriate fence or hedge.
- b. All cost related to converting Undeveloped Private Open Space to a developed condition or returning it to an undeveloped condition will be at the sole expense of the lot owner.

11.2 Architectural Review. Other than the initial construction of Residences by the Declarant, no Lot, Common Limited Element, dwelling, Residence, outbuilding, fence, wall, building, pool, deck, substantial landscaping, change in exterior paint color or other Structure or other Improvement shall be erected, altered, placed or maintained on any Lot without prior review and approval by an architectural reviewer ("Architectural Reviewer") who shall be: (i) during the Development Period, the Declarant or its designee; and (ii) after the Development Period, the Board or a committee formed by the Board for such purpose.

11.2.1 Standards.

11.2.1.1 The Board shall have the authority to adopt Association Rules and Regulations governing aesthetic considerations of harmony of construction and color of Structures which it determines to be in the best interest of providing for attractive development of the Subdivision, which authority shall include, but not be limited to, determining the height, configuration, design and appearance of the home, fences, walls, outbuildings, pools, and other Structures and Improvements appurtenant to the use of the Lot. The Board is required to manage the maintenance of landscaping and including lawns, as the Board determines is reasonably necessary to maintain the general appearance and value of the Properties within the Subdivision.

11.2.1.2 The Architectural Reviewer shall have the sole, exclusive, and final authority, in its sole discretion, to interpret, apply, and enforce the Association Rules and Regulations and the requirements herein. Such determinations shall be binding on all persons having any interest in the Lot. Owner shall be responsible for informing contractors, agents and others working on the Lot of the standards and conditions of all approvals issued by the Architectural Reviewer and shall be responsible for compliance with and correction of any and all violations of those standards and conditions.

11.2.1.3 No exterior aerials, antennas, microwave receivers or satellite dishes for television or other purposes shall be permitted on any Lot except as follows:

11.2.1.3.1 The Architectural Reviewer will not require prior approval as to placement and screening from Owners who wish to install satellite dishes which are exempt from regulation by homeowners' associations based on current FCC rulings. The Architectural Reviewer recognizes the need to locate these dishes in a place that will allow the best reception possible, however, Owners are encouraged to consider aesthetics as well. Owner wishing to install satellite dishes which are not exempt from regulation by homeowners' associations based on current FCC rulings are required to obtain approval from the Architectural Reviewer prior to installation

11.2.1.4 The following are prohibited on Lots and Residences:

- a. Exterior blinds on windows.
- b. Air conditioning units located in a window.
- c. Generators. Provided, however, that portable generators may be utilized for emergency use only when electricity is unavailable. The Board may, from time to time, establish noise thresholds and other restrictions regarding testing and use of generators.

11.2.2 Approval or Disapproval Process.

11.2.2.1 Submission of Proposal. Prior to placing any such Structure or making such Improvement on the Lot, the proposed plans and specifications for the Structure or Improvement and a request for approval shall be submitted to the Architectural Reviewer for approval.

11.2.2.2 The submission shall be in writing, shall contain a written request for approval and the name and address of the person submitting the same and the Lot involved, and shall set forth the following with respect to a proposed Structure or Improvement: The location of the Structure or Improvement upon the Lot, the elevation of the Structure or Improvement with reference to the existing and finished lot grade, the general design, the interior layout, the exterior finish materials and color including roof materials, the landscape plan, and such other information as may be required to determine whether such Structure or Improvement conforms with the restrictions established by the Governing Documents and any Association Rules and Regulations adopted by the Association. The Architectural Reviewer may require applicants to notify adjacent Lot Owners of request for approval.

11.2.2.3 A reasonable fee may be required for review and approval of submissions by the Architectural Reviewer other than applications by the original Declarant. The fee amount shall be determined by the Board from time to time and may include costs of retaining outside advisors (architects, engineers, etc.) pursuant to **Section 11.2.8** who may, in the Architectural Reviewer's discretion, be necessary to provide expert advice to the Architectural Reviewer.

11.2.3 Evaluation. The Architectural Reviewer shall approve or reject the plans submitted to it within thirty (30) days from the date of the submission of the plans to the Architectural Reviewer, unless the person submitting the plans consents to an extension of the time for a decision. If the Architectural Reviewer does not issue a decision within thirty (30) days from the date of the submission of the plans for the proposal, or applicable extension, then the plans shall be deemed to be approved.

11.2.4 Criteria. The Architectural Reviewer shall review the proposal based upon:

11.2.4.1 The harmony of the external design, color, and appearance of the proposal in relation to the Properties;

11.2.4.2 The other effects of the proposal on adjacent Lots and Common Areas, including but not limited to potential view blockage;

11.2.4.3 The compliance of the proposal with this Declaration and Association Rules and Regulations; and

11.2.4.4 The compliance of the proposal with the spirit, intent and provisions of applicable laws, rules, and regulations.

11.2.5 Decision. The Architectural Reviewer's decision shall be in writing and if a proposal is not approved, the decision shall include a brief statement of the reasons for the Architectural Reviewer's action. The Architectural Reviewer shall have the right to approve a proposal subject to compliance with any conditions as may be established by the Architectural Reviewer.

11.2.6 Variation. The Architectural Reviewer shall have the authority to approve proposals that do not conform to these restrictions in order to overcome practical difficulties or prevent undue hardship from being imposed on an Owner as a result of applying these restrictions. However, such variations may only be approved in the event that the variation will not make a detrimental impact on the overall appearance of the Plat, impair the attractive development of the Plat, or adversely affect the character of nearby Lots or Common Areas. Granting such a variation shall not constitute a waiver of the restrictions articulated in this Declaration. Variations shall only be granted if the Architectural Reviewer determines that the variation would further the purposes and intent of these restrictions. Variations shall only be granted in extraordinary circumstances.

11.2.7 Completion. Once started, the work of construction, altering, repairing, or reconstructing any Structure or Improvement on a Lot shall be diligently prosecuted until completion thereof and in any event the exterior of the Structure shall be completed and finished within six months after the work first commences. In the case of landscaping improvements or modifications, the work shall be completed within two months after the work first commences.

When constructed or placed on the Lot, the structure or improvement shall substantially conform to the plans and specifications approved by the Architectural Reviewer and shall be generally consistent with the size, quality, and value of the existing homes in the Subdivision.

11.2.8 Advisors. The Architectural Reviewer may appoint advisors or advisory Architectural Reviewers from time to time to advise on matters pertaining to the Subdivision.

11.2.9 Compliance with Governing Laws. In all cases, ultimate responsibility for compliance with all Governing Laws rests with the Owner and any agents employed by the Owner. The Architectural Reviewer and its advisors have no responsibility for ensuring that any Development it reviews complies with any Governing Laws. The Architectural Reviewer and its advisors shall not be responsible for any defect in any proposals which are approved by the Architectural Reviewer nor shall any member of the Architectural Reviewer nor any advisors be responsible for any defect in a Structure which was built pursuant to plans and specifications approved by the Architectural Reviewer. The Architectural Reviewer, its advisors, and the Association shall not be liable, and Owner shall indemnify, defend, and hold the Architectural Reviewer, its advisors, and the Association harmless from all liability arising from any defects or Owner's or its agents' failure to comply with Governing Laws.

Article 12 GENERAL PROVISIONS

12.1 Headings. The captions in this Declaration are for convenience only and do not in any manner affect, limit, or amplify the provisions hereof.

12.2 Right of Quiet Enjoyment. No Owner shall permit anything to be done or kept in the Owner's Unit, Limited Common Elements, Common Elements, or the Real Property which would interfere with the Right of Quiet Enjoyment of the other residents of The Crossings.

Article 13 COMPLIANCE WITH GOVERNING DOCUMENTS

13.1 Strict Compliance. Each person who occupies a Lot within the Development as an Owner, guest, or Occupant, shall comply strictly with the provisions of the Governing Documents and with all Association Rules and Regulations and decisions of the Board, including a decision made after a hearing required under this Declaration. The acceptance of a deed, conveyance, or lease, or the entering into occupancy of any Lot shall constitute an agreement that the provisions of the Governing Documents, are accepted and ratified by that Owner and its Occupants and all provisions of the Governing Documents shall be deemed and taken to be covenants running with the land and shall bind any Person having at any time any interest or estate in the Lot, as though the provisions were recited and stipulated at length in each and every deed, conveyance or lease of the Lot.

13.2 Failure to Insist on Strict Performance Not a Waiver. The Board shall exercise its business judgment in determining what actions to take in the enforcement of the Governing Documents. The failure of the Board to insist upon the strict performance of any of the terms, covenants, conditions, or restrictions of the Governing Documents, or to exercise any right or option contained in the Governing Documents, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of that term, covenant, condition, or restriction, but the term, covenant, condition, or restriction shall remain in full force and effect. The receipt by the board of any Assessment from an Owner with knowledge of any

breach shall not be deemed a waiver of a breach, and no waiver by the Board of any provision of the Governing Documents shall be deemed to have been made unless expressed in writing and signed by the appropriate Officers on behalf of the Board.

13.3 Enforcement Procedures. In the event of any violation by an Owner or Occupant, the Association and any aggrieved Owner shall have all of the rights and remedies which may be provided for in the Governing Documents, or which may be available at law or equity.

13.4 Internal Enforcement Procedures.

13.4.1 Complaint Review Panel. Except as hereinafter provided, the Board or committee appointed by the Board shall serve as the Complaint Review Panel ("Panel") and shall investigate, hear, and determine all complaints concerning violations by any Owner or Occupant pursuant to procedures set forth in reasonable policies adopted by the Board from time to time. The Panel is authorized to order compliance with the applicable provision of the Governing Documents. Any member of the Panel who is incapable of impartial, disinterested, and objective consideration of the case shall disclose this to the Panel and shall remove himself or herself from participation in the proceedings and have it so recorded in the minutes of the Panel.

13.4.2 Informal Dispute Resolution Procedure. The Association and Owners intend that an informal process be followed prior to the initiation of a formal hearing process against any party subject to the Governing Documents. To that end, any Owner, employee, or agent of the Association has the authority to request that an Owner or Occupant cease or correct any act or perform any omission which appears to be in violation of the Governing Documents. The informal request must be made, either verbally or in writing, prior to initiation of the formal hearing process.

13.5 Judicial Enforcement. Failure to comply with a provision of the Governing Documents, or a decision of the Board or Panel shall be grounds for an action to recover sums due for damages, fines and any costs incurred by the Association in connection with the proceedings before the Panel, including reasonable attorney's fees incurred by the Association. Such action shall be maintainable by the association (acting through the Board) on behalf of the Owners. Such Violation shall further be sufficient grounds for the granting of injunctive relief in an action and a showing of irreparable harm shall not be a prerequisite to issuance of such injunctive relief. Nothing contained in this Declaration shall be deemed or construed as a waiver of the Association's right to bring a judicial action without first exhausting the Association's internal enforcement procedures in cases where the Board deems immediate judicial action to be necessary or appropriate. In the event that the Board fails or refuses, after demand by an aggrieved Owner, to take appropriate action to enforce compliance with any provision of the Governing Documents or any Board or Panel Decision, an aggrieved Owner on his or her own may maintain an action for damages or injunctive relief against the party failing to comply. In any judicial action to enforce compliance with the Governing Documents, or a decision of the Board, or Panel, the prevailing party, including the Association, shall be entitled to recover from the non-prevailing party, whether or not the action proceeds to judgment, its costs and a reasonable sum for attorneys' fees incurred in connection with the action, in addition to actual cost.

13.6 Imposition of Fines.

13.6.1 Authority to Impose Fines. The Association shall have the right to impose monetary penalties against the Owner and/or Occupant who violates the Governing Documents or other rules and restrictions adopted by the Association. The Board shall, from time to time, adopt a schedule for such monetary penalties. The schedule may provide for penalties that are assessed a single flat rate and may provide for penalties which are incurred on a periodic (daily, weekly, etc.) basis and which accrue until violations are corrected.

13.6.2 Procedure for Imposition of Fines. If the Association determines that a violation of the Governing Documents or other rules and restrictions adopted by the Association has occurred, the Association shall send a written notice of violation ("Notice of Violation") to the Owner and Occupant of the Lot determined to be responsible for the violation. The Notice of Violation shall identify: (1) the location where the violation has occurred; (2) the name of the person responsible for the violation; (3) the nature of the violation; (4) the action or actions required in order to cure the violation and a deadline for compliance; and (5) the rate or amount of the fine that will be assessed if the violation is not cured by the compliance deadline. In addition, the Notice of Violation shall indicate that the Owner or Occupant deemed responsible for the violation shall be entitled to request a hearing before the Panel, provided a written request for such a hearing is submitted to the Panel within fourteen calendar days after the issuance of the Notice of Violation.

13.6.3 Hearing by Complaint Review Panel. If a request for a hearing is submitted, the Panel shall conduct a factual hearing and allow interested parties to present evidence relevant to the issues of whether or not a violation has occurred and what action is required to cure the violation. The Panel shall issue a written decision after the conclusion of the factual hearing. All Notices of Violation become final either fourteen days after they are issued if no request for a hearing is submitted or on the date that the Panel issues its decision following a hearing.

13.6.4 Collection of Fines, Lien on Title. Unpaid fines assessed pursuant to this Section shall constitute liens against the Lot, and shall be subject to the terms and conditions of this Declaration regarding liens for Assessments and attorney's fees.

13.7 Enforcement Against Occupants. The occupation of a Lot by a tenant, and every lease, shall be subject to the Governing Documents. By entering into occupancy of a Lot, an Occupant agrees to be bound by the Governing Documents. A breach of the Governing Documents by an Occupant shall be deemed to be a breach of his or her lease. In the event of a violation by an Occupant, the Board shall notify the Owner and Occupant of the violation and demand that the violation be remedied through the Owner's efforts within twenty days after the Notice of Violation. The Owner shall, within five days of such notice, serve upon the Occupant in the manner provided by law, a notice to comply or quit the premises. If the violation is not remedied within the twenty-day period, then the Owner shall immediately thereafter, at his or her own cost and expense, institute and diligently prosecute an unlawful detainer action. The unlawful detainer action shall not be compromised or settled without the prior written approval of the Board. If the Owner fails to fulfill the foregoing obligation, then the Board shall have the right, but not the duty, to institute and prosecute an unlawful detainer action as attorney-in-fact for the Owner and at the Owner's sole cost and expense, including all legal fees incurred. The costs and expenses of the action shall be deemed to constitute Assessments secured by a lien on the Lot involved as well as the personal obligation of the Owner, and collection thereof may be enforced by the Board in the same manner as any other Assessment. Each and every Owner does hereby automatically and irrevocably name, constitute, appoint, and confirm the Association as his or her attorney-in-fact for the purposes described in this Section.

Article 14

LIMITATION OF LIABILITY

14.1 Liability for Utility Failure, Etc. Except to the extent covered by insurance obtained by the Board, the Association, Board members (including the Declarant if a Board member), Officers, and Committee members shall not be liable for: (i) any failure of any utility or other service to be obtained and paid for by the Board; (ii) for injury or damage to Person or Property caused by the elements, or resulting from electricity, noise, smoke, water, rain (or other liquid), dust or sand which may leak or flow from outside of from any parts of the Buildings, or from any of it pipes, drains, conduits, appliances, or equipment, or from any other places; or (iii) for inconvenience or discomfort resulting from any action taken to comply with any law, ordinance or orders of a governmental authority. No diminution or abatement of Assessments shall be claimed or allowed for any such utility or service failure, or for such injury or damage, or for such inconvenience or discomfort.

14.2 No Personal Liability. So long as the Association, Board members (including the Declarant if a Board member), Officers, and Committee members have acted in good faith, without willful or intentional misconduct, upon the basis of such information as may be possessed by such Person and such Person's evaluation of such information, no such Person shall be personally liable to any Owner, or other Person, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence, including any discretionary decision, or failure to make a discretionary decision, by such Person in such Person's official capacity. Without limiting the generality of the foregoing, the term "discretionary decisions" shall include evaluating and deciding whether or not to act in response to reports, investigations or recommendation received by such Person, and shall include deciding whether or not to commence, defend, continue, or settle lawsuits or arbitration/mediation or other legal proceedings involving the Association or Subdivision (or any part thereof). Provided, that this Section shall not apply where the consequences of such act, omission, error, or negligence are covered by insurance obtained by the Board pursuant to **Article 14.**

14.3 Indemnification of Board Members. Each Board member, Committee member, and Officer (including Declarant in its capacity as a Board or Committee member of Officer), shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of being or having held such position at the time such expenses or liabilities arose or are incurred, except in such cases wherein such Person is adjudged guilty of either willful or intentional misconduct, a knowing violation of the law in the performance of his duties and except in such cases where such Person has participated in a transaction from which said Person will personally receive a benefit in money, Property or services to which said Person is not legally entitled. Provided that, in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Association.

14.4 Legal Proceedings. The rights, powers, benefits, duties, and obligations granted to and imposed upon parties subject to this Declaration (including without limitation the Declarant Owners, Association, Board and Officers) shall not be restricted, diminished, or otherwise modified by threatened or pending legal proceedings (including without limitation litigation, administrative, mediation, or arbitration), which proceedings involve one or more of such parties.

Article 15 INSURANCE

15.1 General Requirements. Commencing not later than the time of the first conveyance of a Lot to a Person other than the Declarant, the Association shall maintain, in its name, to the extent reasonably available, a policy or policies and bonds necessary to provide: (a) commercial general liability insurance; (b) property insurance; (c) fidelity bonds; (d) workers' compensation insurance to the extent required by applicable laws; (e) directors and officers liability insurance; and (f) such other insurance as the Board deems advisable. The Board shall review at least annually the adequacy of the Association's insurance coverage. All insurance shall be obtained from insurance carriers with a minimum A VIII Best's financial rating and authorized to do business in the state of Washington, and, if required, meet the specific requirements of any Federal Mortgage Agency regarding the qualifications of insurance carriers. Notwithstanding any other provisions herein, the Association shall continuously maintain in effect liability insurance and fidelity bonds that meet any applicable requirement established by any Federal Mortgage Agency so long as any of them is a holder of a Mortgage or Owner of a Lot, except to the extent such coverage is not available or has been waived in writing by them. All such insurance policies and fidelity bonds shall provide that coverage may not be canceled or substantially modified without at least thirty days' (ten days' cancellation for nonpayment of premium) prior written notice to any and all insureds named therein, including Owners, Mortgages, and designed servicers of Mortgages.

15.2 Property Insurance. The policy for property insurance shall insure the Common Elements, insuring against risks of direct physical loss commonly insured against, which insurance, after application of any deductibles, must be not less than 80% of the actual cash value of the insured Property at the time the insurance is purchased and at each renewal date, exclusive of land, excavations, foundations, and other items normally excluded from property policies.

15.3 Liability Insurance. The liability insurance, including medical payments insurance, shall insure the Board, the Association, the Owners, and any managing agent, and cover all of the Common Elements in the Subdivision with a "Severability of Interest" Endorsement: or equivalent coverage which would preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or of another Owner, and shall cover liability of the insureds for property damage and bodily injury and death of persons arising out of the operation, maintenance, and use of the Common Elements, liability in connection with employment contract of the Association, hos liquor liability, employers' liability (stop gap) insurance, non-owned and hired automobile liability insurance, and such other risks as are customarily covered with respect to projects of similar construction, location and use. The limits of liability shall be in amounts generally required by mortgagees for projects of similar construction, location and use but shall be at least One Million Dollars (\$1,000,000) bodily injury and property damage per occurrence and Two Million Dollars (\$2,000,000) general aggregate.

15.4 Insurance Trustee; Power of Attorney. The named insured under the policies referred to above shall be the Association, as trustee for each of the Owners. The insurance proceeds may be made payable to any trustee with which the Association enters into an insurance trust agreement, or any successor trustee, who shall have exclusive authority to negotiate losses under the policies. Each Owner appoints the Association, or any insurance trustee or successor trustee designated by the Association, as attorney-in-face for the purpose of purchasing and maintaining such insurance, including the collection and appropriate disposition of the proceeds thereof, the negotiation of losses and execution of release of liability,

the execution of all documents and the performance of all other acts necessary to accomplish such purposes.

15.5 Additional Policy Provisions. The insurance obtained shall contain the following provisions and limitations:

15.5.1 Each Lot Owner is an insured Person under the policy with respect to liability arising out of the Owner's interest in the Plat or membership in the Association.

15.5.2 Provide that such insurance as to the interest of any mortgagee shall not be invalidated by any act or neglect of the Board or Owners or any Persons under any of them;

15.5.3 Waive any provision invalidating such mortgagee clause by reason of the failure of any Mortgagee to notify the insurer of any hazardous use or vacancy, any requirement that the Mortgagee pay any premium thereon, and any contribution clause; and

15.5.4 Provide that, without affecting any protection afforded by such mortgagee clause, any proceeds payable under such policy shall be payable to the Association or the insurance trustee.

15.6 Fidelity Bond/Directors and Officers Insurances. The required fidelity bonds shall afford coverage to protect against dishonest acts on the part of Officers, Board members, trustees, and employees of the Association and all other Persons who handle or are responsible for handling funds of, or funds administered by the Association. All managers hired by the Association shall maintain fidelity bonds for its officers, employees, and agents who handle or who are responsible for handling funds of, or funds administered by the Association. All such fidelity bonds shall name the Association as an obligee and shall be not less than three months' aggregate Assessments. The bonds shall contain waivers of any defense based upon the exclusion of Persons who serve without compensation from any definition of "employee" or similar expression. The Association shall obtain directors and officers liability insurance which shall at a minimum insure each Board member and Officer of the Association against any loss arising from any claim for any alleged wrongful act made by such person while acting in his/her capacity as Board member or Officer of the Association.

15.7 Owner's Insurance. Each Owner shall be responsible for maintaining property insurance in reasonable amounts on all Improvements located on its Lot.

Article 16

DAMAGE OR DESTRUCTION; CONDEMNATION

16.1 Common Elements. If all or any portion of any Common Element is damaged, the Association shall rebuild, repair, and replace the same, unless: (a) rebuild, repair or replacement would be illegal; (b) 80% of the Owners vote not to rebuild, repair, and replace; or (c) the Association is terminated. Any uninsured portion of the cost of rebuild, repair, and replacement shall be a Common Expense.

16.2 Residence. If any Residence is damaged or destroyed by fire or other casualty, the Owner thereof shall repair or reconstruct the Residence in a manner which will restore it substantially to its appearance and condition immediately prior to the casualty and in compliance with the Architectural Review provisions of the Governing Documents, acting with all reasonable diligence and as soon as reasonably possible.

16.3 Condemnation. In the event any part of the Common Elements is made the subject matter of any condemnation or eminent domain proceeding, or is otherwise sought to be acquired by any condemning authority, the Association shall give prompt notice of any such proceeding or proposed acquisition to the Owners and to the holders of all First Mortgages who have requested from the Association notification of any such proceeding or proposed acquisition. All compensation, damages, or other proceeds therefrom shall be payable to the Association.

16.4 Common Element Condemnation. If part of the Common Elements is acquired by condemnation, the portion of the award attributable to the Common Elements taken must be paid to the Association. A court may award damages to a Lot owner or owners for particular damage to the Owner's Lots arising from condemnation.

16.5 Association to Represent Owners. The Association shall represent the Owners in any proceedings, negotiations, settlements, or agreements regarding a condemnation of any part of the Subdivision, and any condemnation proceeds shall be payable to the Association for the benefit of the Owners of affected Lots and their Mortgages. Should the Association not act, based on a right reserved to the Association in the Declaration, on the Owners' behalf in a condemnation process, the affected Owners may individually or jointly act on their own behalf.

Article 17 AMENDMENTS TO GOVERNING DOCUMENTS

The Declaration and other Governing Documents may be amended as follows:

17.1 By Declarant. Without approval of the Owners or the Board, the Declarant may amend this Declaration and other Governing Documents upon the exercise of any Development Right or Special Declarant Right reserved herein; or

17.2 By Owners. The Association may amend the Declaration upon the vote or agreement of no less than 51% of the Owners, subject to the following:

17.2.1 Any amendment that would reallocate a common element to become a limited common element or to incorporate a common element or a limited common element into an existing Lot must include the affirmative vote of Owner of the Lot to which the common element or limited common element will be assigned or incorporated;

17.2.2 Any amendment to create or increase Special Declarant Rights, increase the number of Lots, or change the allocated interests of a Lot must be approved by vote or agreement of no less than ninety percent (90%) of the Owners, which vote must include the affirmative vote of the Owner of any Lot whose allocated interest is changed by the amendment; and

17.2.3 Any amendment that to Special Declarant Rights that have not terminated may not be amended without the consent of the Declarant.

Once an amendment has been adopted by the Association, the amendment will become effective when a certificate of the amendment, executed the President of the Board, has been recorded in the county where the Property is located.

Article 18

MORTGAGEE PROTECTION

18.1 Notices. The Association shall provide to any First Mortgagee which has requested the same, written notice of: (i) casualty or condemnation; (ii) the fact an Owner has for more than thirty days failed to meet any obligation under the Governing Documents; or (iii) lapse of insurance. Any First Mortgagee shall, upon request, be entitled to receive written notice of all meetings of the Association and be permitted to designate a representative to attend all such meetings.

18.2 Effect of Declaration Amendments. No amendment to this Declaration shall be effective to modify, change, limit or alter the rights expressly conferred upon First Mortgagees in this instrument with respect to any unsatisfied mortgage duly recorded unless the amendment shall be consented to in writing by such First Mortgagee. Any provisions of this Declaration conferring rights upon First Mortgagees which are inconsistent with any other provisions of this Declaration shall control over such inconsistent provisions.

18.3 Inspection of Books. First Mortgagees shall be entitled to inspect, during normal work hours on weekdays, all of the books and records of the Association, and, upon request, to receive the annual financial statement of the Association within ninety days following the end of the fiscal year of the Association.

18.4 Priority. A breach of any of the provisions, covenants, restrictions, or limitations hereof or the recordation of any Association Lien or the pursuit of any remedy hereunder shall not defeat or render invalid the lien of any Mortgage of Record. Each First Mortgagee which obtains title to a Lot by judicial or non-judicial foreclosure or by deed in lieu of foreclosure, shall take title to such Lot free and clear of any claims for unpaid Assessments or charges against such Lot which accrued prior to the time such First Mortgagee acquires title to such Lot.

Article 19

MISCELLANEOUS

19.1 Notices for All Purposes.

19.1.1 Delivery of Notice. Any notice ("Notice") permitted or required to be delivered under the provisions of Governing Documents may be delivered by mail, private carrier, or personal delivery; telegraph or teletype; telephone, wire, or wireless equipment that transmits a facsimile of the notice; or by email if the recipient has consented in writing to receipt of Notice by email and provided a valid email address. Notice to the Association shall be addressed to the Association, or the Association's registered agent, president, or secretary, at the Association's registered office or principal office shown in its most recent annual report or provided by notice to Owners. Notice to Owners or Board Members shall be addressed to such person's Lot address unless such person has requested in writing that notices be sent to an alternate address. Notice to be given to the Board shall be given to Declarant until the Board has been constituted and thereafter shall be given to the president or secretary of the Board. Mailing addresses may be changed from time to time by notice in writing to the Board. Notice shall be deemed to have been delivered as of the date it was sent.

19.1.2 Mortgagee Notice. Upon written request therefore, and for a period of specified in such notice, the Mortgagee of any Lot shall be entitled to be sent a copy of any

notice respecting the Lot covered by his security instrument until the request is withdrawn or the security instrument discharged. Such written request may be renewed an unlimited number of times.

19.2 Severability. The provisions of this Declaration shall be independent and severable, and the unenforceability of any one provision shall not affect the enforceability of any other provision, if the remainder affects the common plan. This Declaration shall be effective upon recording.

19.3 Assignment by Declarant. Declarant reserves the right to assign or delegate all of any of its rights, duties, and obligations created under this Declaration.

Dated this ___ day of _____, 2022.

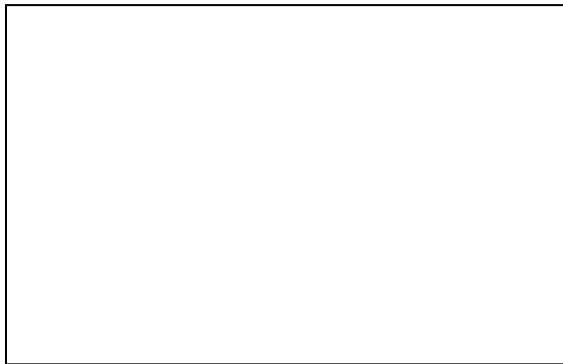
ANACOPPER, LLC

By: Nels Strandberg
Its: Member/Manager

[illegible]

On this day personally appeared before me **NELS STRANDBERG** to me known to be the **MEMBER/MANAGER** of the **ANACOPPER , LLC**, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of the corporation.

GIVEN under my hand and official seal this _____ day of _____, _____.



[NOTARY SEAL]

Print Name: _____
 NOTARY PUBLIC in and for the
 State of Washington, Residing at _____
 My Commission Expires: _____

EXHIBIT A
[LEGAL DESCRIPTION]

PARCEL "A"

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 1 East, W.M.,

Except the West 586.00 feet of the South 325.00 feet thereof,

ALSO EXCEPT the West 20 feet thereof,

AND ALSO EXCEPT the North 33 feet thereof,

Situate in the County of Skagit, State of Washington.

PARCEL "B"

That portion of the North 33 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 1 East W.M. described as follows,

Beginning at the Southeast corner of Tract C (being the Southeast corner of said North 33 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 23) of that certain Survey recorded April 11, 1978, in Volume 2 of Surveys, page 85, under Auditor's file No. 877240, records of Skagit County, Washington, thence West along the South line of said Tract C to the Southwest corner thereof, thence North along the West line of said Tract C, a distance of 18 feet, thence Southeasterly in a straight line to the point of beginning.

EXCEPT: Lots 19, 20 and 21.

Situate in the County of Skagit, State of Washington. _____

EXHIBIT B
[ALLOCATED INTEREST]

Lot	Allocated Interest
1	5.556
2	5.556
3	5.556
4	5.556
5	5.556
6	5.556
7	5.556
8	5.556
9	5.556
10	5.556
11	5.556
12	5.556
13	5.556
14	5.556
15	5.556
16	5.556
17	5.556
18	5.556

**DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS
AND RESERVATIONS FOR**

**“THE CROSSINGS”
Lots 19-20-21**

THIS DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS (this “Declaration”) is made by ANNACOPPER LLC, (Declarant) as of the _____ day of _____ 2020.

RECITALS

Declarant is the owner of certain real property that is the subject matter of these Restrictive Covenants, property is situate in Anacortes, Skagit County, Washington, legally described on Exhibit “A” hereto.

The Property is subdivided as “The Crossings”, according to the plat thereof recorded under Auditor’s File No. _____ records of Skagit County, Washington.

Declarant wishes to subject the Property to this Declaration.

NOW, THEREFORE, Declarant declares that the Property is subject to all restrictions and easements of said plat, shall be held, transferred, sold, conveyed, leased, used and occupied subject to the covenants, conditions, restrictions, easements, assessments and liens hereinafter set forth which are for the purpose of protecting the value and desirability of and which shall touch and concern and run with title to the Property and which shall be binding on all parties having any right, title, or interest in the Property or any portion thereof, and their respective heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE 1
DEFINITIONS**

Section 1.1 Words Defined. For the purpose of this Declaration and any amendments hereto, the following terms shall have the following meanings and all definitions shall be applicable to the singular and plural forms of such terms:

- 1.1.1 “Construction” and “Constructed” shall mean any construction, reconstruction, erection or alteration of an improvement, except wholly interior alterations to a then existing Structure.
- 1.1.2 “Declarant” shall mean Anacopper LLC., a Washington Limited Liability Company.
- 1.1.3 “Declaration” shall mean this Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for The Crossings Lots 19-20-21 as it may from time to time be amended.
- 1.1.4 “First Mortgage” and “First Mortgagee” shall mean, respectively, The mortgage or deed of trust on the Lot that has legal priority over all other mortgages and deeds of trust thereon, and the holder of a First Mortgage. For purposes of determining the percentage of First Mortgagees approving a proposed decision or course of action in cases where a Mortgagee

- holds First Mortgages on more than one Lot, such Mortgagee shall be deemed a separate Mortgagee for each such First Mortgage so held.
- 1.1.5 “Lot” shall mean any one of the lots numbered Lots 19 through 21 together with structures and improvements thereon, as designated in the plat of “The Crossings” on recorded under Auditors File No. _____ the plat map of records of Skagit County.
- 1.1.6 “Mortgage” shall mean a recorded mortgage or deed of trust that creates a lien against a Lot and shall also mean a real estate contract for the sale of a Lot.
- 1.1.7 “Mortgagee” shall mean the beneficial owner, or the designee of the beneficial owner, of an encumbrance on a Lot created by a mortgage or deed of trust and shall also mean the vendor, or the designee of a vendor, of a real estate contract for the sale of a Lot.
- 1.1.8 “Owner” shall mean the record owner, whether one or more persons, of fee simple title to a Lot within the Property, including a contract seller except those having such interest merely for the performance of an obligation.
- 1.1.9 “Person” shall mean an individual, corporation, partnership, association, trustee or other legal entity.
- 1.1.10 “Plat” shall mean the recorded plat of “The Crossings” and any amendments, corrections or addenda thereto subsequently recorded.
- 1.1.11 “Property” shall mean the land described on “Exhibit A” and such additions thereto as may hereafter be subjected to the terms of the Declaration, and all improvements and structures now or hereafter placed on the land.
- 1.1.12 “Structure” shall mean any building, fence, wall, patio, swimming pool, or the like.
- 1.1.13 “Participating Builder” shall mean and refer to a person or entity that acquires a portion of The Crossings Short Plat for the purpose of improving such portion or portions in accordance with and subject to these Declarations.
- 1.1.14 “Development Period” shall mean the period of time from the recording of this Declaration and including any and all time prior to such recording that development has commenced, or until all of the Lots and or Homes within this project have been sold by the Declarant.

Section 1.2 Form of Words. The singular form of words shall include the plural and the plural shall include the singular. Masculine, feminine and neuter pronouns shall be used interchangeably.

ARTICLE 2 COMMON AREAS AND EASEMENTS

Section 2.4 Easements for Utilities and Drainage. Declarant does hereby establish, create and reserve for the benefit of itself, the Owners, and their respective heirs and assigns, an easement (the “Utilities and Drainage Easement”) for the installation and maintenance of cable systems, security and similar systems, and all utilities, including, but not limited to, storm sewers and drainage systems and electrical, gas, telephone, water and sewer drainage systems and electrical, gas, telephone, water and sewer lines over the area designated for easements and shown on the plat map for The Crossings. No Lot Owner shall allow or permit any structure or landscaping to be located, installed or grow upon the area subject to the Utilities and Drainage Easement which might in any way damage or interfere with the installation and operation of such utilities and systems. Each person utilizing the Utilities and Drainage Easement areas located on another’s Lot shall promptly restore such area to a condition as close to its original condition as reasonably practical after making such use. Each Lot Owner shall maintain the area of his Lot subject to the Utilities and Drainage Easement in a condition which will not interfere with the operation and maintenance of said utilities and systems.

Section 2.5 Maintenance of Street Trees Between Sidewalk and Lots. It will be the responsibility of the lot owner(s) directly adjacent to said planting strips to maintain trees, shrubs and plants in a professional manner, in accordance to the landscape plan “Exhibit B” hereto. Declarant shall maintain the planting strips during the Development Period. At the end of the Development Period or transfer of ownership of lots, the responsibility of maintenance of the planting areas will transfer to the owners of lots 19,20 and 21.

ARTICLE 3 CONSTRUCTION ON LOTS AND USE OF LOTS

Section 3.1 Uniformity of Use and Appearance. One of the purposes of this Declaration is to assure within the Property a uniformity of use and quality of workmanship, materials, design, maintenance and location of Structures with respect to topography and finish grade elevation. It is in the best interest of each Owner that such uniformity of use be maintained as herein provided. No building, except for “Accessory Structures” shall be erected, altered, placed or permitted to remain on any Lot other than one single family dwelling. For purposes of the Declaration, “Accessory Structure” shall mean and include only an “Accessory Dwelling Unit” (guest house, studio, garden shed or detached garage) as defined and permitted by the City of Anacortes Land use and or development code(s) and any or all of which are subject to all other requirements of this Article 3. If allowed by the provisions contained herein. Notwithstanding anything herein set forth, the Construction of any Structure shall comply with the more restrictive of either

- (a) the terms and conditions of this Declaration or
- (b) the laws, codes, ordinances and regulations of any governmental entity having jurisdiction.

Section 3.2 Design Guidelines. Design shall be generally consistent with the theme of the Community established by the Declarant. Structures to be painted or stained in colors consistent with the existing individual residential dwelling in the immediate areas, no residence or other structure shall be erected on a Lot which contains synthetic siding such as fiberglass, aluminum or vinyl; provided, however, that modern siding materials generally acceptable and used in high-quality residential construction shall be allowed, provided it is consistent with the general architecture and high-quality residence located in the surrounding area. Acceptable roofing materials shall consist of architectural composition or metal; provided however, that modern roofing materials generally acceptable and used in high quality residential construction shall be allowed provided it is consistent with the general architecture of the surrounding homes. The Declarant shall have the authority to implement the basic theme contained herein.

Section 3.3 Minimum Size. The floor area of the main house Structure, exclusive of open porches and garages shall be not less than

- (a) 1,800 square feet for a dwelling

Each home is required to have a garage which shall be of such size as to accommodate at least two full size automobiles.

Section 3.4 Maximum Height. Height restriction per the Building Codes of City of Anacortes.

Section 3.5 Use Restrictions.

3.5.1 “Residential Use”. The dwellings within the Structures are intended for and restricted to use as single-family residences only, on an ownership, rental, or lease basis, and for social, recreational or other reasonable activities normally incident to such use. In addition to the foregoing, the Declarant may use dwellings it owns as sales offices and models for sales of other Lots.

3.5.2 “Maintenance of Buildings and Lots”. Each Owner shall, at the Owner’s sole expense, keep the interior and exterior of the Structure on the Owner’s Lot, as well as the Lot, in a clean and sanitary condition, free of rodents and pests, and in good order, condition and repair and shall do all redecorating, painting, landscaping and maintenance at any time necessary to maintain the appearance and condition of the Structure and the Lot. The landscaping shall be maintained to the curb on the edge of the street.

3.5.3 “Completion of Construction”. Any Structure erected or placed on any Lot shall be completed as to external appearance within twelve (12) months from the date Construction is started. Any ADU to be erected or placed on any lot shall be completed within six (6) months from the date of construction is started. All yards and landscaping must be installed prior to receiving the building occupancy certificate from the City of Anacortes Building Department. Lots shall be maintained in a neat and orderly condition during Construction.

3.5.4 “Parking”. All motor vehicles authorized in the Declaration shall be parked in the applicable Lot Owners garage, garage apron or private driveway. Garages are to be kept free of storage to allow for the parking of 2 full size cars. The intent here is to minimize any street parking. No trucks, campers, trailers, boats, motorcycles, inoperable vehicle, or part thereof, shall be parked or permitted to remain on any Lot, unless the same is stored or placed in a garage or in the rear or side yard area and screened from sight. No such vehicles shall be parked on any street adjoining any Lot. The exception shall short term parking of vehicles belonging to guests; provided, however, the owner shall make reasonable attempts to park and locate such vehicles in a manner to provide the least interference of street and pedestrian traffic. The Declarant may establish such other parking regulations as it may deem necessary and appropriate.

3.5.5 “Signs”. No sign of any kind shall be displayed to the public view on or from any Lot except “For Rent”, “For Sale” or “Open House”, signs stating the name of the occupant, address of the residence or a name given the unit by the owner. This Section shall not apply to the Declarant or any Participating Builder.

3.5.6 “Animals”. Animals, including horses, livestock, poultry, reptiles or pigs, shall not be kept on any lot. Household pets shall not exceed four (4) in number, provided that unweaned puppies or kittens may be kept. All animal enclosures must be kept in a clean, neat and odor free condition at all times. Notwithstanding anything set forth herein all Owners shall comply with all applicable governmental laws, codes, ordinances and regulations pertaining to animals.

3.5.7 “Temporary Structures”. No Structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be installed, placed or used on any Lot as a residence, either temporarily or permanently.

3.5.8 “Clothes Lines”. No washing, rugs, clothing apparel or any other article shall be hung from the exterior of any Structure or on a Lot so as to be visible from the streets and roadways adjoining the Lots.

3.5.9 “Television, HDTV, Antennas and Satellite Dishes”. No exposed exterior radio or television transmission or receiving antennas, except for “mini” satellite TV and HDTV antenna/dishes (approximately 18”) in diameter or less may be installed within a Lot. Any “mini” satellite dish antenna located on the lot must be located and erected so as to minimize its visibility from adjoining lots and street view and be painted a color to blend with the surface to which it is attached.

3.5.10 “Solar Panels”. Solar Panels are allowed, all solar panel systems are to be integrated into the home architecture. Solar system panels must be integrated with the roof color palette. Equipment, exterior lines and pipes shall be painted to blend with the surrounding area as much as possible, placement of the panels shall take into consideration the glare impact on adjacent properties. Only professionally designed systems will be allowed.

3.5.11 “Heating Ventilation and Air Conditioning Equipment”. All heating, ventilation and air conditioning equipment (HVAC), wherever located, shall be screened from view by an appropriate fence or plantings. Plantings must be of sufficient size to screen equipment from view at the time of planting. Further, location of the HVAC equipment shall be placed so as to provide the least noise and interference with the neighboring Lot Owner.

3.5.12 “Trash Containers and Debris”. Trash shall be placed in sanitary containers and screened so as not to be visible from adjoining structures, streets or roadways. No Lot or any portion thereof shall be used as a dumping ground for trash or rubbish of any kind. Yard rakings, dirt and debris resulting from landscaping work or construction shall not be dumped onto adjoining lots, streets or roadways. Compost piles may be kept upon the lots provided they are kept in an enclosure, and clean, neat and in sanitary condition free of rodents, pests and screened from view of adjoining Lots. No vacant lot shall be permitted or allowed to accumulate tall grass, leaves, limbs, branches and other vegetation as to be a detriment to the neighborhood or become a fire hazard.

3.5.13 “Offensive Activity”. No trade, craft, business, profession, commercial or manufacturing enterprise or business or commercial activity of any kind, including day schools, nurseries or church schools shall be conducted or permitted on any Lot, nor shall goods, equipment, vehicles or materials used in connection therewith be kept, parked, stored, dismantled or repaired outside of any Lot or any street with the Property. No noxious or offensive activity, including but not limited to the creation of excess levels of noise, shall be carried on in any Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners or tenants.

3.5.14 “Setbacks”. All Structures shall be constructed in accordance with all ordinances, rules and building regulations of the City of Anacortes, without limitations, as well as land use, zoning and other setback requirements as identified on the face of the Final Plat Map of “The Crossings”.

3.5.15 “Fences”. All fences shall be constructed in a good and workman-like manner and shall be architectural in design. No chain link or vinyl fencing will be allowed. The fence shall not detract from the appearance of the adjacent structure or obstruct the view of the lots. No fencing in front yard setbacks unless the structure is less than 3 ft in height. All fences shall comply with the constructed from pressure treated posts and Cedar fence boards and shall be artistic in design and shall not detract from the appearance of any adjacent Structures.

3.5.16 “Underground Utilities”. All utility lines located outside a dwelling unit shall be in conduit attached to such units or underground.

3.5.17 “No Lot shall be improved in such a way as to cause excess surface water run-off that may cause erosion, damage or inconvenience to other Lots or Owners thereof. All drainage from a Lot shall be piped at the Lot Owner’s expense to the nearest underground public storm sewer line, street ditch or dry well. All roof drains shall be connected to public storm sewer system. Absolutely no dumping of any pollutants into the storm sewer systems shall be permitted.

3.5.18 “Tree Cutting”. The cutting of trees within the planting strip is strictly prohibited without the written approval from the City of Anacortes planning department. Trees within the planting strips are required by the City of Anacortes Code, Chapter 16.50 Tree Preservation.

3.5.19 “Damage”. Any damage to streets, plat improvements, entry structure, fences, landscaping, mailboxes, lights and lighting standards by Lot Owners, their children, contractors, agents, visitors, friends, relatives or service personnel shall be repaired by such Owner within twelve (12) days from the occurrence of such damage.

3.5.20 “Mailboxes.” All mailboxes must be of a standard accepted by the U.S. Postal Authorities and must be located in those areas so designated by the U.S. Postal Department.

3.5.21 “Compliance with Laws.” Notwithstanding anything to the contrary set forth herein, each Owner shall comply with the more restrictive of either

- (a) the terms and conditions of this Declaration, or
- (b) the laws, codes, ordinances, and regulations of any governmental entity having jurisdiction.

ARTICLE 4

This Declaration may be amended if such amendment is approved by owners of the Lots 19,20 and 21 within the Plat or by Declarant under Article 7 herein.

ARTICLE 5 DURATION

The covenants, conditions and restrictions of this Declaration shall run with and bind the Property and shall inure to the benefit of and be enforceable by the Owners, their respective legal representatives, heirs, successors and assigns, for a period of thirty (30) years from the date this Declaration is recorded, after which time the covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by a majority of the Lot Owners has been recorded agreeing to terminate the covenants, conditions and restrictions.

ARTICLE 6 RESERVATION OF DECLARANT'S RIGHT TO AMEND TO COMPLY WITH FNMA, FHLMC OR FHA REQUIREMENTS

Section 6.1 Amendment by Declarant. Declarant reserves the right to amend the Declaration as may be necessary to comply with Federal Home Loan Mortgage Corporation (FHLMC) or Federal National Mortgage Association (FNMA) or Federal Housing Administration (FHA) regulations or requirements as necessary to enable the holders of first mortgages or deeds of trust to sell first mortgages or deeds of trust to FHLMC or FNMA or if such amendment is necessary to secure funds or financing provided by, through or in conjunction with FHLMC, FNMA or FHA.

Section 6.2 Authorization to Amend. If Declarant, at its option, determines that it is necessary to so amend the Declaration, then Declarant, on behalf of all Lot Owners is hereby authorized to execute and to have recorded (or filed, in the case of the Articles) said required amendment or amendments. All Lot Owners hereby grant to Declarant a full and complete power of attorney to take any and all actions necessary to effectuate and record said amendment or amendments and agree that said amendment or amendments shall be binding upon their respective Lots and upon them and their heirs, personal representatives, successors and assigns to the same extent as if they had personally executed said amendment or amendments. All Lot Owners hereby acknowledge and agree that the power of attorney granted herein shall be deemed coupled with an interest and shall be irrevocable.

Section 6.3 Duration. Declarant's rights under this Article shall exist only until Declarant has transferred ownership of lots 19,20 and 21 within "The Crossings".

ARTICLE 7 SEVERABILITY

The provisions of this Declaration shall be independent and severable, and the unenforceability of any one provision shall not affect the enforceability of any other provision, if the remainder affects the common plan.

**ARTICLE 8
EFFECTIVE DATE**

This Declaration shall be effective upon recording.

**ARTICLE 9
ASSIGNMENT**

The Declarant, Anacopper LLC and members reserve the right to assign, transfer, sell, lease or rent all or any portion of the Property owned by them and reserves the right to assign all or any of its rights, duties and obligations created under this Declaration.

DATED this _____ day of _____, 2020

Anacopper LLC
a Limited Liability Company

By: _____
NELS STRANDBERG, member

2/18/2020 2:53 PM

WHEN RECORDED RETURN TO:

Anacopper LLC
2018 R Avenue
Anacortes, WA 98221

GRANT OF AVIGATION EASEMENT

GRANTOR: Anacopper LLC, a Washington Limited Liability Company

GRANTEE: PORT OF ANACORTES, a Washington Municipal Corporation

LEGAL DESCRIPTION: (5.2000 ac) SW1/4 SW1/4 SW1/4, SECTION 23, TOWNSHIP 35 NORTH,
RANGE 1 EAST, W.M., EXC W 586FT OF S 325FT THOF & EXC W 20FT &
EXC N 33FT THOF TGW PTN S 33FT OF N 693FT DESC AF#887647

ASSESSOR'S TAX PARCEL
IDENTIFICATION NUMBER: P31752 350123-3-002-0201

AVIGATION EASEMENT

THIS AVIGATION EASEMENT is entered into as of this 9th day of November, 2022, by Anacopper LLC, a Washington limited liability company ("Grantor"), and the Port of Anacortes, a Washington municipal corporation ("Grantee").

RECITAL

- A. Grantor is the owner of certain real property situated in Skagit County, Washington and legally described in Exhibit A attached hereto and by this reference incorporated herein (the "Property") as Exhibit B and by this reference incorporated herein.
- B. Grantor hereby expressly grants the Port of Anacortes the following easement rights over and about Grantor's Property for general aviation uses (the "Avigation Easement").

AGREEMENT

- 1. The Avigation Easement includes the right for the Port of Anacortes and its successors, assigns, guests and/or invitees, for the use and benefit of the public, to cause over and above Grantor's Property such noise as may be inherent in the operation of aircraft for navigation of, or flight in, said airspace, and for use of said airspace for landing on, taking off from, or operating on the Anacortes Airport (the "Airport").
- 2. The Avigation Easement includes the right of flight for the passage of aircraft over any portion of Grantor's Property.
- 3. This Avigation Easement includes the right to invade or otherwise interfere with the Property from time to time with noise, vibration, exhaust, and other disturbances to the Property arising Grantee's use of the Avigation Easement. The Grantor, on behalf of itself, its successors and assigns, further acknowledges that this Avigation Easement contemplates and includes all existing and future operations at the Airport, acknowledging that future Aircraft numbers and types will most likely increase and noise patterns may also change or increase, and that the rights, obligations and covenants herein set forth shall not terminate or vary in the event of changes in Aircraft volumes or changes in noise, traffic patterns, runway lengths or location, or types or categories of Aircraft using the Airport.
- 4. Grantor shall not grant any person any easement or other right in the Property which would in any way interfere with the Grantee's exercise of its rights under this Avigation Easement.
- 5. This Avigation Easement shall not be modified or amended except by a subsequent agreement in writing signed by Grantor and Grantee. This Avigation Easement, including the exhibits attached hereto, constitutes the entire agreement and understanding between the parties hereto and supersedes all prior and contemporaneous agreements and undertakings of the parties in connection therewith. No statements, agreements, understanding, representations, warranties, or conditions not expressed in this Avigation Easement shall be binding upon the parties hereto or shall be effective to interpret, change or restrict the provisions of this Avigation Easement unless such is in writing signed by both parties hereto and by reference made a part hereof.
- 6. Any notice permitted or required to be given by either party to this Avigation Easement shall be given in writing and delivered by certified U.S. mail, with return receipt requested, properly addressed, postage prepaid, by reputable overnight delivery service, or by personal delivery as follows:

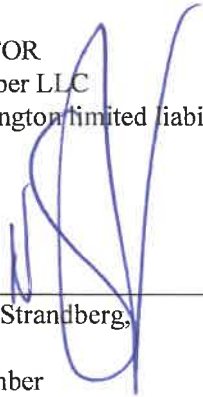
Grantor: Anacopper LLC
2018 R Avenue
Anacortes, WA 98221

Grantee: Port of Anacortes
100 Commercial Ave
Anacortes, WA 98221

7. This Avigation Easement shall run with the land and the benefits and burdens hereof shall be binding upon the Grantor, and its successors and assigns, as owner of the Property, and the benefits hereof shall inure to the benefit of the Grantee, its commissioners, agents, contractors, successors and assigns, as owner of the Airport, and all employees, invitees, guests and passengers now or hereafter utilizing the Airport, including any and all person or entities operating Aircraft to or from the Airport.
8. This Avigation Easement shall be construed, interpreted, and enforced in accordance with the laws of the State of Washington.
9. In the event of any dispute arising from or relating to this Avigation Easement, the substantially prevailing party in any such proceeding shall be entitled to recover its reasonable attorneys' fees and costs.

IN WITNESS WHEREOF, the parties have executed this Avigation Easement as of the date and year first above written.

GRANTOR
Anacopper LLC
a Washington limited liability company

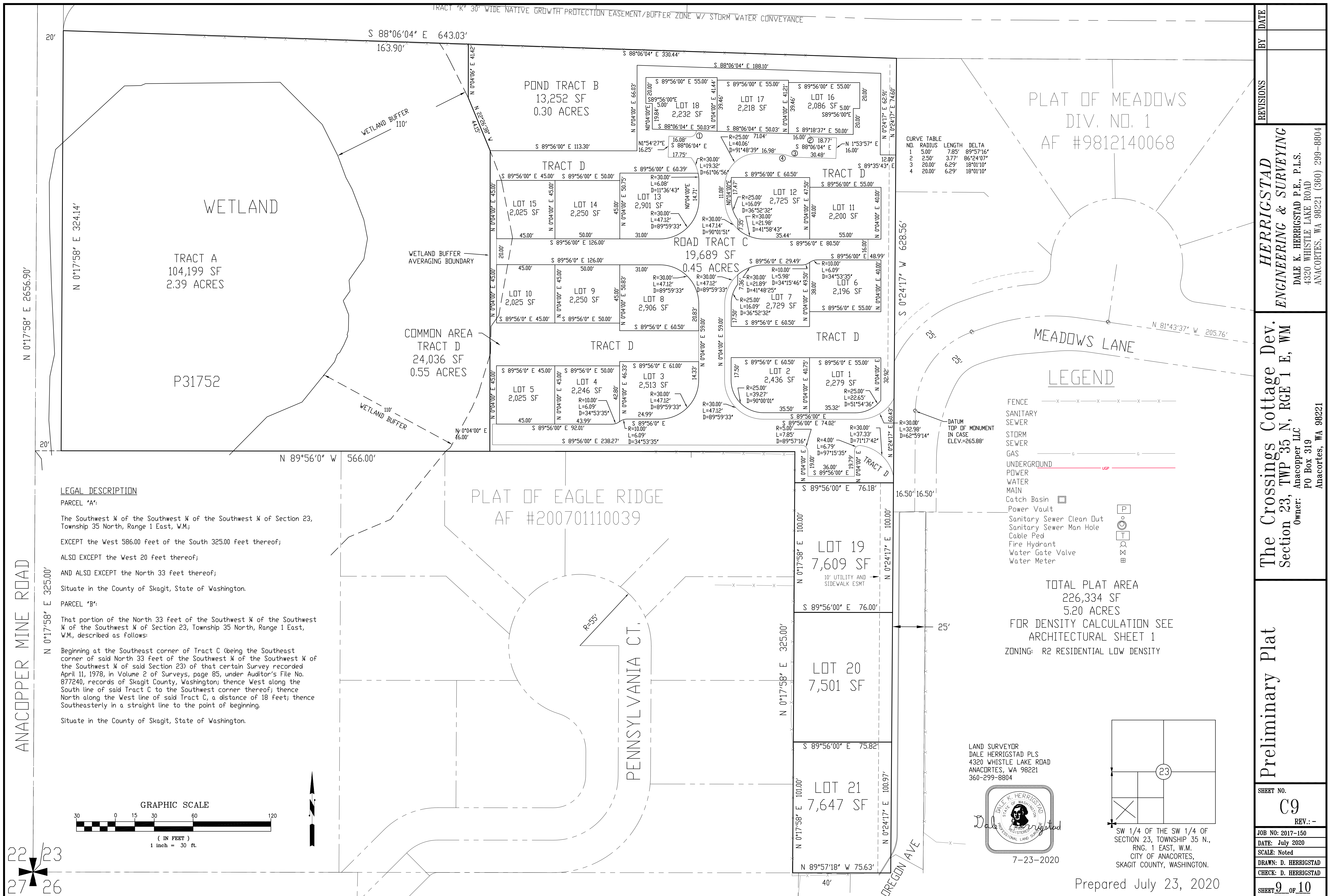
By: 
Nels G. Strandberg,

Its: Member

GRANTEE
Port of Anacortes
a municipal corporation

BY: 
Dan Worra

Its: Executive Director





CITY COUNCIL FINDINGS OF FACT, CONCLUSIONS, & DECISION

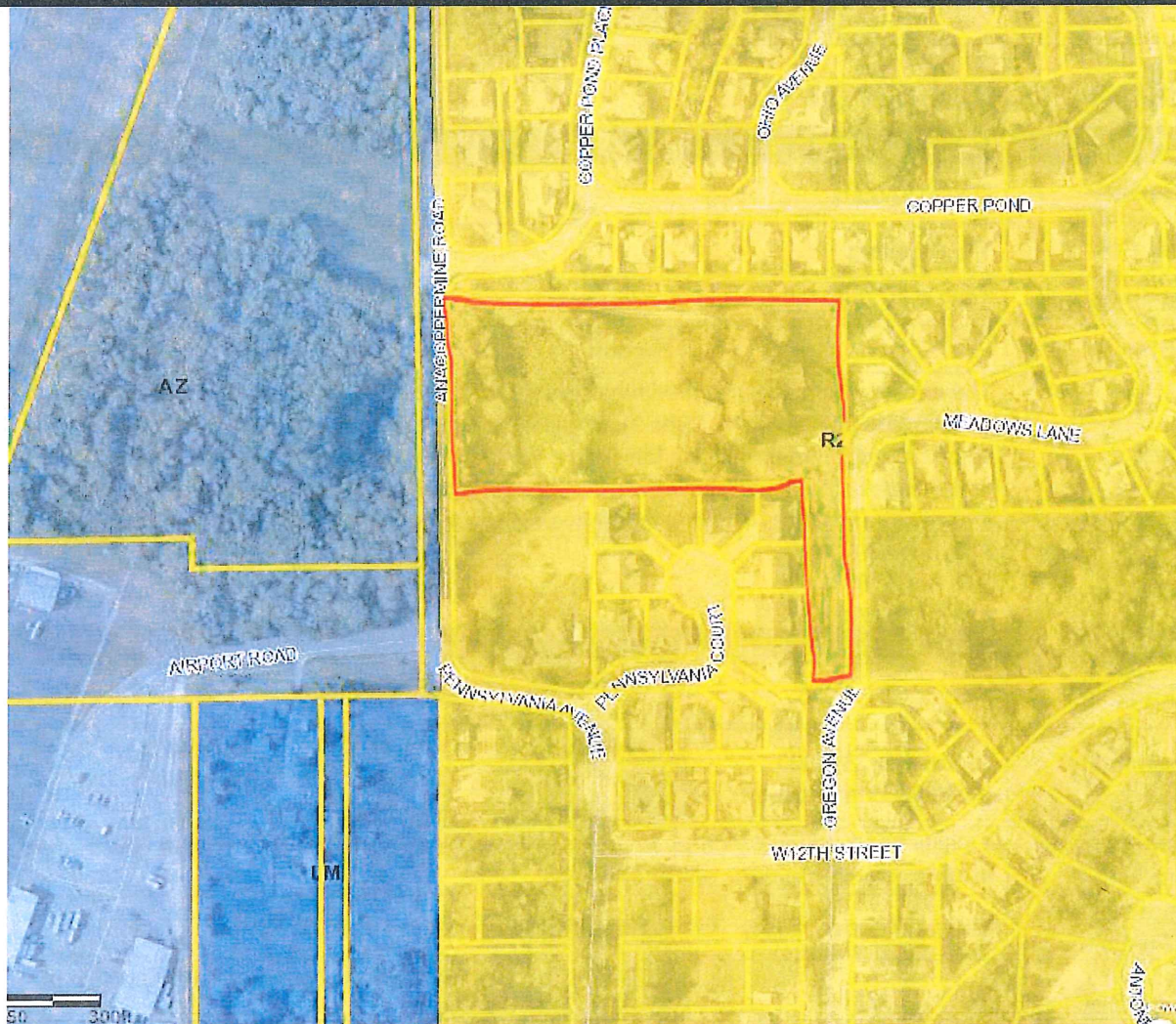
A. PROJECT SUMMARY DATA

PROJECT INFORMATION:

File Number	LPS-2020-0001						
Project Title	The Crossings						
Site Address	1905 Anacopper Mine Road, Anacortes						
APN(s)	P31752	Section	23	Township	35	Range	01
Request	The applicant is requesting preliminary approval of a 21 unit lot subdivision and cottage housing site plan approval (Type 2). The project includes 18 cottage unit lots and 3 standard single family building lots, improvement of Oregon Avenue between W. 12 th St. and Meadows Lane, and site infrastructure improvements, including utilities and stormwater facilities. Wetland buffer averaging and buffer enhancement is also proposed.						
Landowner & Applicant	Anacopper LLC P.O. Box 319 Anacortes, WA 98221						
Application Date	February 21, 2020		Complete Application Date	March 20, 2020			
Public Hearing Date	September 23, 2020 (Planning Commission)		City Council Closed Record Hearing Date(s)	October 12, 2020 (continued) November 2, 2020 (continued) November 9, 2020			
Present Use of Property	1 single family home (2,000 sq. ft.), detached garage and outbuilding that were constructed in 1984. These structures will be removed.						
Comprehensive Plan Designation	Residential Low Density		Zoning:	R2			
Shoreline Environment	N/A		Critical Areas	There is a wetland on the western portion of the site.			
Water Supply	Current	Proposed	Sewer Supply	Current	Proposed		
	City	City		City	City		
Staff Recommendation	Recommend that Planning Commission recommend approval with conditions to City Council						
Planning Commission Recommendation	Approve, with conditions						

CITY STAFF CONTACTS:

Name:	Title:	Phone:	E-mail:
Libby Grage	Planning Manager	(360) 299-1986	libbyb@cityofanacortes.org
Steve Lange	Public Works Engineering	(360) 299-1983	stevel@cityofanacortes.org

PROJECT LOCATION & SURROUNDING AREA**SITE & SURROUNDING USES:**

	Comprehensive Plan	Zoning	Land Use
Site	Residential Low Density	R2	Single-family residence
North	Residential Low Density	R2	Single-family residence
East	Residential Low Density	R2	Single-family residence
South	Residential Low Density	R2	Single-family residence
West	Aeronautical Zone	AZ	Anacortes Airport

B. PROCEDURAL

1. **Type of Review.** The application for cottage housing site plan review (10+ dwelling units) is a Type 2 Administrative Decision. The application for unit lot subdivision approval (with 10+ lots) follows the process for preliminary long subdivision approval, which is a Type 4 City Council Decision. The applications are being processed collectively pursuant to AMC 19.20.040, Consolidated Review, under the highest numbered type procedure required for any part of the application. In this case, a Type 4-CC review process is required.
2. **Project history.** A mandatory preapplication meeting was held on November 19, 2019. Neighborhood meetings were held on January 16, 2020 and February 4, 2020. The formal application was submitted on February 21, 2020 and determined complete on March 20, 2020.
3. **Public notice and reviewing departments/agencies.** A notice of application with a 21-day public comment period ending on April 22, 2020 was published in the Anacortes American on April 1, 2020, posted on the project site and mailed to property owners within 300' on March 26, 2020, and posted on the website on March 24, 2020, and routed to City departments and applicable local, state and federal agencies on March 25, 2020.

The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES:				
City of Anacortes	Local Agencies & Districts	State & Federal	Skagit County	Other
☒ Building ☒ Fire Dept. ☒ Parks ☒ Planning ☒ Police ☒ Public Works ☒ Operations	☒ Skagit Transit ☒ Anacortes School District 103 ☒ Port of Anacortes	☒ DOE ☒ WDFW ☒ WSDOT ☒ DNR ☒ DAHP	☐ Health District ☐ Planning ☐ Public Works	☒ Swinomish Tribe ☒ Samish Tribe ☒ Upper Skagit Tribe
X = Request for review/comments sent to department or agency.				

4. **Environmental review.** A SEPA Mitigated Determination of Nonsignificance (MDNS) with a 14-day comment period was issued for the proposal on September 2, 2020. The SEPA MDNS became final on September 16, 2020. There were no appeals of the threshold determination.
5. **Public Hearing.** A pre-decision open record public hearing before the Planning Commission was held on September 23, 2020 at 6:00 PM. A notice of public hearing was published in the Anacortes American on September 2, 2020, posted on the project site, mailed to property owners within 300' and parties of record on September 2, 2020. At the public hearing the following members of the public provided testimony: Tom Glade and Carol Bordin.
6. **Planning Commission Recommendation.** Following the close of the close of the public hearing and deliberations, the Planning Commission voted to recommend approval of the preliminary unit lot subdivision and site plan subject to the staff-recommended conditions.

7. **Closed Record Decision Hearing.** The City Council held a closed record decision hearing on October 12, 2020, November 2, 2020 and November 9, 2020. The following parties of record provided testimony at the closed record decision hearing: Shawn Patrick, Carol Bordin, Cherie Goyer, Susan Lavell Warm, and Tom Glade.

C. FINDINGS OF FACT

Proposal

1. The applicant, Anacopper LLC, has requested unit lot subdivision /preliminary long subdivision approval and cottage housing site plan approval. The majority of the site will be developed with a cottage housing development consistent with AMC 19.43.010.E. A unit lot subdivision is proposed to create cottage unit Lots 1-18 (which range between 2,025 and 2,906 sq. ft). Three standard single family residential lots (lots 19-21) will be created in the south portion of the site along Oregon Ave. Four tracts, Tracts A through D, will be comprised of wetlands/buffers, stormwater infrastructure, a private access road, and common open space areas.

Location and Existing site conditions

2. The project site is located at 1905 Anacopper Mine Road (Assessor Parcel Number P31752). The subject property is panhandled in shape and includes 5.2 acres and is zoned R2. The site is surrounded by residential development to the north, east and south; Anacopper Mine Road and the Anacortes Airport are located to the west.
3. A single family residence and associated outbuildings are currently located on the property with access from a gravel driveway via Anacopper Mine Road. The existing structures and driveway are proposed to be removed and vehicular access to the site relocated.
4. The majority of the site slopes downward to the northwest, while the southern portion (the panhandle) slopes down to the north and east. Site elevations vary from 275' in the southeast to 245' at the western side of the property.
5. The majority of the property is upland mowed lawn with scattered trees surrounded by herbaceous understory components. There is a pond/ wetland located on the western portion of the site, adjacent to Anacopper Mine Road.

Zoning and Form /Intensity Standards

6. The site is zoned R2, Residential Low Density 2. The maximum density allowed in R2 is 4 dwelling units per gross acre. The maximum number of standard single family dwelling units allowed for the project site is 21 (5.2 gross acres x 4 dwelling units per gross acre). Per AMC 19.43.010.D.3.b, each cottage unit may be counted as one-half a dwelling unit for the purpose of calculating density (because of their relative smaller size). Therefore, 18 cottages are equivalent to 9 dwelling units. The 3 standard SFR lots are added to this for a total of 12 dwelling units. The proposed density of the subject development is 2.31 dwelling units per gross acre (12 dwelling units / 5.2 acres = 2.31 dwelling units per acre).

7. Proposed lots 1-18 are proposed to be developed with cottages per the standards in AMC 19.43.010.D and will be subdivided into individual unit lots utilizing the unit lot subdivision provisions of AMC 19.32.050.D. Cottage unit lots are not required to conform to all the development standards that typically apply to individual lots as long as the parent lot/ overall development site conforms to the applicable form/intensity standards and cottage housing site and building design standards.
8. The site plan submitted by the applicant shows that the cottage portion of the site will conform to the cottage site standards outlined in AMC 19.43.010.D, including setbacks and separation, common open space, private open space, access and parking, and landscaping. Certain elements of cottage design, including building height, cottage size, entries, and façade transparency, will be reviewed at the time of building permit application.
9. Proposed lots 19-21 conform to the density, minimum lot size and lot width standards for the R2 zone. The lots are designed to meet the following requirements:
 - Minimum lot size of 7,500 sq. ft.: The smallest lot is 7,501 sq. ft.
 - Minimum lot width circle of 60 ft.: Each lot is at least 60 ft. wide, meeting this requirement.
 - The future single family residences will be required to meet the minimum setbacks and landscaping requirements, and conform to the maximum allowed lot coverage and building height.

Critical Areas

10. The site contains one wetland, "Wetland A", according to the critical areas report and addendum letter prepared for the project (ATSI, February 2020 & ATSI, July 16, 2020). The wetland is an approximately 1.42 acre Category III, PEMH/PEM/SSE depressional outflow. Wetland A receives hydrology from an intermittently flowing stormwater detention tract located to the north of the property, which is culverted under the existing onsite gravel driveway and outlets into the wetland.

The wetland located on-site requires a 110' buffer per the ATSI report. The existing buffer consists primarily of mowed lawn (orchard grass and kentucky blue grass) and there is a gravel driveway along the northwestern portion of the property.

11. Proposed activities in the buffer include installation of a wood chip trail, bench, birdhouses and a stormwater outfall. Buffer width averaging is also proposed.

The Critical Areas report and addendum letter identify proposed actions to avoid and minimize impacts to the wetland. To offset potential impacts of the proposal, the applicant proposes wetland buffer restoration and enhancement by:

- a. Removal of the existing gravel driveway, tilling the soil, adding supplemental topsoil, retilling, and then spraying the exposed topsoil with a native hydroseed herbaceous mix.
- b. Letting the existing mowed lawn grow and planting 19 Douglas fir trees, thus creating an herbaceous meadow with a forested canopy component.
- c. Planting an area just east of the wetland/pond approximately 30' wide by 170' long with native shrub species to increase native vegetation cover, habitat, and functionality. Monitoring and maintenance for a minimum of 5 years and financial guarantee will also be provided.

The SEPA MDNS issued on September 2, 2020 for this project incorporates mitigation measures intended to maintain and enhance the functions and values of the wetland.

12. To the west of the project site, across Anacopper Mine Road, there is another wetland ("Wetland B") located on Port of Anacortes airport property. According to the ATSI report, a culvert under Anacopper Mine Road functions as an outlet from Wetland A, allowing water to flow into Wetland B. ATSI determined that the 2 wetlands are separate and should be rated separately per the Washington Wetland Rating System, 2014.

City staff consulted with the WA State Department of Ecology wetland staff regarding this determination. WA DOE staff provided comments via email dated September 14, 2020, concurring that the flow through the culvert appears to be unidirectional into wetland B, and that the 2 wetlands are separated by the road and should be evaluated as 2 separate wetland units. WA DOE also provided comments suggesting increasing the buffer enhancement planting density near the pond and suggested substitution of faster growing trees and/or shrubs for some of the proposed plantings.

Site Access & Traffic

13. The subject property abuts Anacopper Mine Road, classified as a Minor Arterial, to the west. The roadway includes one travel lane northbound and one southbound. Shoulder sections are paved and narrow along the site's frontage, constrained in width due to presence of wetlands on both sides of the road.

The site currently access via a gravel access driveway from Anacopper Mine Road. The driveway will be converted to a pedestrian path and enhanced wetland buffer; vehicular access to the site will be relocated to Meadows Lane / Oregon Ave.

The Public Works Engineering Department recommend that no improvements be required along the project frontage on Anacopper Mine Road due to the unusual topographic or physical conditions which preclude the construction of a sidewalk. Additionally, as discussed below, the project will construct improvements, including a sidewalk, along Oregon Avenue, which will provide an alternative walking route.

14. The property abuts portions of Oregon and Meadows Avenue, classified as local low volume access streets, to the south and east. There is a strip of undeveloped public right-of-way located between the current terminuses of these streets. The applicant will construct a local low volume street improvement within the existing undeveloped Oregon Ave. right of way, connecting the two existing improved streets, and improving pedestrian connectivity in the area. The cottage portion of the site will access via new shared access road from Oregon Ave. The three standard size SFR lots will each access via a driveway directly from Oregon Ave.
15. The applicant submitted a Traffic Study prepared by TSI, Inc., dated March 5, 2020. The report evaluated the existing street network, the project's trip generation, distribution and assignment, traffic operations, stopping and intersection sight distance, and safety. Transportation system impacts generated by the project will be mitigated through payment of the transportation impact fee in effect at the time of building permit issuance and construction of street and pedestrian improvements on Oregon Avenue fronting the project site.

16. The cottage portion of the site will be served by an internal shared access drive in conformance with AMC 19.53.050. The drive will be a minimum of 20' wide with a 5' wide sidewalk on one side. The

drive aisle meets the requirements for fire and emergency services apparatus access. There will be no parking allowed on the 20' wide drive aisle.

17. Site pedestrian circulation will be provided by a system of walkways through open space areas connecting to the shared access drive sidewalk, and eventually the public streets. Groupings of up to 4 cottages will be serviced by individual driveways extending from the shared access drive.

Site Construction / Development

18. Grading of the site is proposed to lower the high point and place fill on the northern portion to make the site more level. Grading activities will consist of approximately 5,000 cubic yards and 5,000 cubic yards of fill. The preliminary grading plans show site grading that will result in fill slopes adjacent to some of the surrounding properties. Retaining walls are proposed to be constructed in certain areas along the north, east, south and west property lines.
19. Trees proposed for removal include approximately 40 trees ranging in size from 12 to 40-inches in diameter. The applicant indicates that retention of the trees is not feasible because they are within the footprint of the future access road and building area. According to the submitted Tree Assessment prepared by Urban Forestry Services, dated January 27, 2020, all trees located within the wetland buffer tract on the west side of the property will be retained. These include red alder, willow, western red cedar and other species ranging from 2 to 24-inches in diameter. Based on the net area of the site, 208 tree unit credits are required; 226 unit credits are provided through retained trees. In addition, the applicant proposes planting 19 Douglas fir trees within the wetland buffer, and multiple new trees will be planted within the developable portion of the site according to the landscape plan for the project.

Parks & Open Space

20. The cottage portion of the site contains approximately 24,000 sq. ft. of common open space area, which exceeds the minimum required for cottage housing developments (400 sq. ft. per unit), and exceeds the minimum parkland dedication requirement for subdivisions with 10 or more lots per AMC 19.54.030.A (one-tenth of the combined area of lots one acre or less in size). The common open space will be owned and maintained in perpetuity by the property owner's association.

Utilities, Stormwater, and Services

21. Utilities will be provided to the site as follows:

Storm Drainage – The site consists of three drainage basins. Stormwater generated by the southernmost access road will utilize concentrated flow dispersion into the 110' wetland buffer. Stormwater from the northern and central portions of the site will be collected in a series of catch basins, pipes and swales and be directed to a private stormwater detention pond in the north central part of the site. The pond will provide water quality and detention, before discharging the treated water via a level spreader outfall into the wetland buffer. Stormwater from lots 19-21 and the new public road connection will be collected via catch basins and pipes and conveyed to an off-site public detention pond.

Water – An 8 inch ductile iron water main currently exists in Oregon Ave. The main will be extended on site within a public utility easement.

Sewer – An 8 inch PVC sanitary sewer main currently exists in Oregon Avenue. The main will be extended on site within a public utility easement.

Utility and street design issues will be addressed during the civil construction plan review process with the city.

22. The application was routed to the City's Public Works, Police, and Fire Departments for review and comment regarding impacts to concurrency facilities and services. Based on this review it was determined that the capacity of concurrency facilities is equal to or greater than the capacity required to maintain the level of service standard for the impact from this development application. Therefore, the concurrency test is passed.

Through payment of impact fees and general facilities charges prior to building permit issuance the development will pay for its proportionate share of new public facilities and infrastructure needed to serve the new development.

23. Pursuant to AMC Chapter 19.76 Stormwater, a temporary erosion and sediment control plan is required to be approved and implemented on the site prior to and during site development. Additionally, a stormwater management plan and subsequent installation of an approved stormwater management system on site is required.

The applicant submitted a stormwater drainage analysis that addresses the project site's soils, impervious surfaces proposed, and stormwater that would be generated onsite along with how the proposed development will comply with Anacortes Municipal Code Chapter 19.76 and the Department of Ecology's 2012 Stormwater Management Manual for Western Washington (as amended in 2014) that was adopted by the City of Anacortes. The city utilized the consultant Gray and Osborne for third party review of this stormwater drainage analysis. As conditioned, stormwater runoff during construction and future use of the site will be handled in conformance with the City's regulations and standards.

24. Park impacts generated by the project are mitigated through payment of the park impact fee in effect at the time of building permit issuance.
25. The site is located in the Anacortes School District. No comments were received from the Anacortes School District.

Public Comments

26. Consideration of written comments and applicant responses. The notice of application public comment period ended on April 22, 2020. Multiple public comments were received during this time. Additional comments were submitted in response to the MDNS issued for the project. Concerns identified in the public comments received to date are summarized and responses provided below:

Issue	Staff Response
Concern about project compatibility with the existing neighborhood	The project is consistent with the type of land use and density allowed in the R2 zone. Additional design standards contained in the cottage development provisions help promote compatibility between the project and surrounding area. Recording of an avigation easement promotes compatibility with the nearby airport.
Tree removal	The project conforms to the minimum tree preservation requirements in AMC 16.60. The landscape plan shows additional trees will be planted in excess of the minimum requirements.
Density	The project is consistent with the allowed density in the R2 zone for single family and cottage housing development.
Wetland impacts	The critical areas report was prepared in conformance with AMC 17.70 by a qualified professional, reviewed by City staff, and the WA State Department of Ecology wetland staff. Impacts to wetlands will be minimized through implementation of best management practices, buffer enhancement and restoration, wetland fencing and signage, and placement of the wetland and buffer in a separate NGPA tract. The public comments received do not identify specific project impacts that are not adequately mitigated or otherwise addressed in the critical areas report or SEPA conditions.
Traffic impacts	The traffic report for the project was prepared by a qualified professional and reviewed by the City's Public Works Engineering Department. Based on this review, it was determined that the proposal meets concurrency requirements and other traffic impacts are adequately addressed through recommended conditions of approval.
Stormwater and flooding impacts	The stormwater site plan and report for the project was prepared by a qualified professional and reviewed by the City's 3 rd party consultant and found to be in conformance with the City's stormwater requirements. The site and surrounding area have a high water table and subsurface flows. The geotech report recommends exterior footing drain systems around new building foundations to reduce potential for groundwater and subsurface water to seep into interior spaces.
Project lighting	SEPA MDNS condition #12 requires streetlights and exterior lighting to be downcast to avoid glare and light trespass onto adjacent properties and the wetland buffer.

D. CONCLUSIONS

Anacortes Municipal Code Chapter 19.32 provides certain criteria for approval of a unit lot subdivision/preliminary plat. Below are the criteria, along with conclusions:

1. **LAND DIVISION Application Review.** The review criteria for land divisions are outlined in AMC 19.32.040.

- a. **The proposal conforms to the requirements of [AMC 19.32] and Chapter 58.17 RCW.**

Conclusion:

The proposal ensures that appropriate provisions are made for the public health, safety, and general welfare, and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and schoolgrounds, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Project review by all city review departments has found the project to be in conformance to City codes and the recommended project approval includes specific recommended conditions to ensure standards are met.

- b. **The proposal conforms to the form and intensity standards in AMC 19.42, Form and Intensity Standards, for the zone in which the property is located.**

Conclusion:

Based on review of the site plan and as conditioned, the proposal will conform to the R2 form and intensity standards in AMC 19.42, as modified under the cottage housing provisions in AMC 19.43.010.D and the unit lot subdivision provisions in AMC 19.32.050.D.

- c. **The proposal conforms to the community design standards in Division 5 of [Title 19] including AMC Ch. 19.51, *Public Street Improvements*, AMC 19.52, *Public Street Design*, AMC 19.53, *Private Driveways and Access*, and AMC 19.54, *Subdivision Design*.**

Conclusion:

As described in Section C above, the proposal conforms to the applicable community design standards in Division 5. Waiver of the requirement to construct improvements on Anacopper Mine Road is appropriate due to physical space constraints, avoidance of wetland impacts, and the availability of a walking route from the development site to Anacopper Mine Road with the completion of the Oregon/Meadows Ave. connection and the on-site pedestrian trail.

The proposal conforms to AMC 19.54.020, Block design and connectivity standards. AMC 19.54.050 contains standards for lot access, provision for water supplies, sanitary wastewater facilities, storm drainage and surface water facilities, electric, and natural gas facilities (if applicable), consistent with the requirements of the Anacortes engineering design standards. As conditioned below, the subdivision will be in conformance with the applicable standards.

- d. **The proposal conforms to the standards of AMC 16.50 Tree Preservation.**

Conclusion:

As described in Section C above, the proposal conforms to the applicable tree preservation requirements in AMC 16.50. Protection measures for trees proposed for retention will be confirmed prior to site construction activities.

- e. **The proposal conforms to the standards of AMC 17.70, Critical Areas Regulations.**

Conclusion:

As described in Section C above and as conditioned, the proposal conforms to the standards of AMC 17.70.

- f. **The proposal conforms to the standards of AMC 19.22, Concurrency.**

Conclusion:

As described in Section C, the proposal conforms to the concurrency standards of AMC 19.22.

- g. **The proposal conforms to the standards of AMC 19.76, Stormwater.**

Conclusion:

As described in Section C, the proposal conforms to the stormwater requirements in AMC 19.76.

- h. **AMC Chapter 19.78, Clearing & Grading:**

Conclusion:

Conformance with this Chapter will be reviewed upon submittal of detailed clearing and grading plans prior to building permit issuance.

- 2. **SITE PLAN Application Review.** The review criteria for site plan review are outlined in AMC 19.30.040. Below are the criteria, along with conclusions:

- a. **Conformance with all other applicable laws, ordinances, and regulations.**

Conclusion:

Project review by all city review departments has found the project to be in conformance to City codes and the recommended project approval includes specific recommended conditions to ensure standards are met.

- b. **Conformance with AMC Ch. 15.32, Underground Utilities.**

Conclusion:

As conditioned, the proposal will conform to AMC 15.32.

- c. **Conformance with AMC Ch. 19.22, Concurrency.**

Conclusion:

As described in Section C, the proposal conforms to the concurrency standards of AMC 19.22.

- d. **Conformance with the applicable zoning provisions of Division 4 of Title 19, including AMC Ch. 19.41, Allowed Uses, CH. 19.42, Form and Intensity; the applicable use standards of Ch. 19.43- 19.48.**

Conclusion:

As described in Section C, the proposal conforms to the applicable zoning provisions in Division 4 of Title 19. As conditioned, the proposal will conform to the cottage housing development standards outlined in AMC 19.43.010.D.

- e. **Conformance with the applicable community design provisions of Division 5 of Title 19, including AMC Ch. 19.51, *Public Street Improvements*, AMC 19.52, *Public Street Design*, AMC 19.52, *Public Street Design*, AMC 19.53, *Private Driveways and Access*, and AMC 19.54, *Subdivision Design* and Block Structure.**

Conclusion:

See number D.3.c above.

- f. **Conformance with Division 6 of Title 19, including AMC Ch. 19.61, *Block Frontage Standards*; Ch. 19.62, *Site Planning*; Ch. 19.63, *Building Design*; Ch. 19.64, *Parking*; Ch. 19.65, *Landscaping*; Ch. 19.66, *Fences, Walls and Hedges*; Ch. 19.67, *Signs*; Ch. 19.69 *Standards, Generally*.**

Conclusion:

AMC Chapters 19.61, 19.62, and 19.63 are not applicable to the subject proposal. As described in Section C, and as conditioned, the proposal conforms to the standards of AMC Chapters 19.64, 19.65, 19.66, 19.67 and 19.69.

- g. **Conformance with other applicable environmental provisions, including AMC Ch. 17.70, *Critical Areas*; Ch. 18.04, *State Environmental Policy Act*; Ch. 18.16 *Shoreline Master Program*; Ch. 19.76, *Stormwater*; and CH. 19.78, *Clearing and Grading*.**

Conclusion:

Conformance with AMC Chapters 17.70, 18.04, 19.76 and 19.78 is addressed earlier in this report. AMC 18.16 is not applicable.

E. DECISION:

Based upon the application, Findings of Fact, and Conclusions of Law, City Council approves the cottage housing site plan and preliminary unit lot subdivision with the following conditions of approval:

1. Prior to Construction Plan approval and any site work, a final cottage development Site Plan shall be submitted by the applicant for review and approval by PCED, which includes the following additional items:
 - Show crosswalk locations and proposed materials per AMC 19.53.050.C.3.
 - Extend internal pathways to provide access to porches that are facing the common open space areas per AMC 19.43.010.D.3.iv and .v.
2. Prior to building permit issuance for each cottage unit, the applicant must demonstrate conformance with the applicable cottage housing site and building design standards outlined in AMC 19.43.010.D. An updated Cottage Site Plan for the entire cottage development may be required by the Director.
3. The preliminary plat map dated July 22, 2020 (Sheet C9) is the approved preliminary plat map.

4. Appropriate public and private easements to ensure adequate provision of utilities and services consistent with the requirements of the Anacortes engineering design standards and the Anacortes Fire Department must be dedicated on the face of the plat and recorded by separate document and referenced on the final cottage site plan. This includes, but is not limited to:
 - A waterline easement shall be 20-foot wide minimum and dedicated to the City of Anacortes.
 - All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
5. The maximum impervious surface allowed for each lot must be added to the face of the plat and cottage site plan along with a statement that there may not a net increase in the impervious surface above the limit on the plat without approval by the director.
6. Notes must be placed on the face of the plat as recorded with the Skagit County Auditor to acknowledge the following:
 - a. Approval of the design of the unit on each of the lots was granted by the review of the development, as a whole, on the parent lot per the standards of AMC Chapter 19.43.010.D, Cottage Housing.
 - b. Development, redevelopment, or rehabilitation of structures on each unit lot is subject to review and approval of plans that are consistent with the design of the surrounding structures on the parent lot as approved by the city through subject file number as stated in subsection (D)(7)(a) of this section.
7. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association must be executed for use and maintenance of common garage, parking and vehicle access areas; retaining walls, underground utilities and stormwater facilities; common open space; exterior building facades and roofs; and other similar features must be recorded with the Skagit County Auditor and referenced on the face of the plat.
8. A final plat application must be submitted in conformance with AMC Ch. 19.32 Land Division prior to the expiration of this preliminary approval as provided in AMC Ch. 19.28 Permit Revision and Expiration.
9. To reduce and control erosion impacts the project shall follow the recommendations in the geotechnical report by GeoTest, dated April, 12, 2018, as amended, and approved by PCED. (MDNS 1)
10. Proposed retaining walls must be designed by a structural engineer (if required by the Director), provide appropriate drainage facilities, and conform to the standards in AMC 19.66.080. (MDNS 2)
11. The applicant must comply with City, State and Federal regulations related to emissions to air and provide a dust emissions control plan for review prior to construction activities beginning on site. (MDNS 3)
12. Wetland buffer enhancement and restoration shall be completed per the ATSI report, dated February 2020, and addendum letter, dated July 16, 2020, prior to final subdivision approval, or

occupancy of the first residence, whichever occurs first. An as-built report shall be prepared by a qualified biologist and submitted to PCED upon installation completion. Monitoring of the restoration and enhancement areas shall be conducted by a qualified biologist and reports submitted to PCED for a period of five years or until the site is deemed successful. (MDNS 4)

13. The ATSI buffer planting plan referenced above shall be revised as follows:

- Planting density shall not be less than 3' on center for shrubs and 8' on center for trees;
- Add or substitute fast growing trees and/or shrubs that will be larger at maturity to shade out existing grass, increase habitat complexity, and aid in success of the buffer enhancement plan.

14. The estimated cost for the installation of the buffer enhancement area and the proposed monitoring and maintenance work for a minimum period of five years shall be submitted to PCED. An acceptable financial guarantee shall be in place prior to final plat approval, or occupancy of the 1st residence, whichever occurs first. (MDNS 5)

15. The proposed trail within the buffer shall be located generally parallel to the wetland within the outer 25% of the buffer where possible, be designed to avoid removal of trees and native vegetation, not exceed 6' in width, and be made of native soils or pervious surfaces. (MDNS 6)

16. A split rail fence shall be installed along the eastern edge of the wetland buffer and on either side of the proposed trail, unless an alternative proposal is approved by the Director that would provide better protection of the wetland and buffer. (MDNS 7)

17. Permanent signs made of an enamel-coated metal face and attached to a metal post or other non-treated material of equal durability shall be posted at an interval of one every 50-feet. Sign verbiage shall be as follows, or as approved by the Director:

“Protected Wetland Area

Do Not Disturb

Contact City of Anacortes

Regarding Uses, Restrictions, and Opportunities for Stewardship” (MDNS 8)

18. Design and installation of the proposed stormwater outfall features within the wetland buffer shall follow DOE 2014 SWMMWW guidelines for outfall systems, as approved by the Public Works Department. (MDNS 9)

19. To protect critical areas and trees proposed for retention, prior to any site work, construction limits fencing, silt fencing, and tree protection measures shall be installed and PCED contacted for an inspection. (MDNS 10)

20. Covenants shall be established limiting use of pesticides within 150' of the wetland and requiring application of integrated pest management. (MDNS 11)

21. Streetlights and exterior lighting shall be downcast to avoid glare and light trespass onto adjacent

properties and the wetland/buffer. (MDNS 12)

22. The applicant shall either work with the property owner to trim the existing hedge located at the southeast corner of Oregon Ave. and Meadows Lane (upon obtaining appropriate approvals), or install appropriate advance advisory signage per the recommendations of the traffic report (TSI, March 5, 2020), as approved by the Public Works Dept. (MDNS 13)
23. A standard Inadvertent Discovery Plan shall be in place and followed during all ground disturbing activities. Should any human remains, archaeological, historic or cultural materials be discovered during construction, work in the affected area shall cease immediately and the area shall be secured, and appropriate agencies contacted. (MDNS 14)
24. An avigation easement shall be recorded for the property and noted on the face of the final plat. (MDNS 15)
25. The development is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance.
26. A clearing and grading plan consistent with City requirements shall be submitted by the applicant for review and approval by the City of Anacortes Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site.
27. A Storm Drainage Report consistent with City requirements shall be submitted by the applicant for review and approval by the Planning\Building and Public Works Departments prior to any construction activities taking place on or off-site. Stormwater conveyance both on-site and off-site shall comply with City Storm drainage requirements.
28. Prior to any clearing\fill\grade work beginning, construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approval.
29. Engineering and Inspection fees in the amount of \$500.00, plus 2% of the total estimated construction cost shall be due upon civil plan approval. No construction activity is allowed until the construction plans are approved, all fees have been paid and a preconstruction conference held.
30. Prior to the final plat approval, all infrastructure improvements shall be completed as required by the City of Anacortes Public Works Director and a 2-year Maintenance Bond in place. The 2-year Maintenance Bond is 10% of the actual construction cost.
31. Internal private driveway (Name to be Determined) shall be required to provide for:
 - A minimum of 20-feet of paved asphalt with a thickened edge on one side to control sheet flow runoff.
 - Maximum grade of 12%.
 - The road shall be constructed to meet City requirements and maintained by the property owners of which it serves.

- No Parking Signs and or paint striping for Fire Lanes as required by the Fire Department.
32. Oregon Avenue, along the frontage of this project is required to provide for:
 - A minimum of 20-feet of paved asphalt with traffic curb and gutter along the west side and a thickened edge on the east side to control sheet flow runoff.
 - 6-foot minimum wide sidewalk along the west side. A sidewalk easement in favor the City of Anacortes shall be provided.
 33. All internal (Cottage Portion) drainage facilities and facilities within the Wetland Tract are considered private and will be maintained by the HOA. The project is required to record a Drainage BMP Maintenance Covenant prior to recording of the final plat.
 34. All drainage facilities along Oregon Avenue that drain to the Rock Ridge Detention Pond will be considered Public and maintained by the City of Anacortes.
 35. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
 36. The project will make provisions and install a 2-inch minimum sized Schedule 40 or Schedule 80 conduit and Agency provided handholds for future City of Anacortes Access Fiber within the utility easement corridor.
 37. Prior to construction plan approval, a "No Parking" plan for the private shared access drive must be submitted by the applicant for review and approval by the City. The plan must include, but is not limited to language in the CC&Rs, HOA's responsibility for enforcement, and signage and/or curb paint. The approved plan must be implemented, as determined by the Public Works and/or Fire Departments, prior to final subdivision approval, or occupancy of the 1st residence, whichever occurs first.
 38. Prior to any site work beginning, the applicant/landowner shall obtain all required local, state, and federal permits, including but not limited to a clearing and grading permit, Construction Stormwater General permit from the State of Washington Department of Ecology, and a forest practices permit from WA Department of Natural Resources, if applicable.
 39. Residential fire sprinklers may be required for some or all units based upon building construction type, fire area, available fire flow, and/or access around structures. Fire hydrant(s) may be required based on structure size, layout, and other considerations. The need for sprinklers and hydrants will be determined at time of building permit submittal. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
 40. Emergency services apparatus access and turn-around must meet city standards, including 20' clear width, 30' minimum inside turning radius, and clear marking of required fire lanes.
 41. Mailbox locations shall be reviewed and approved by the City of Anacortes Public Works Engineering Department and the U.S. Postal Service.

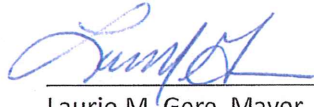
42. Street lighting shall be required at both ingress and egress of the project. Street lighting shall be energy efficient and shall limit glare and/or emission of light downward to the street and front yard areas. Street lighting will be installed per PSE Schedule 52, Option "B". Lighting fixtures and design shall be approved by the Public Works Director. Shields may be necessary to reduce impacts to adjacent properties.

43. Sanitation, recycling and compost collection will be at curbside within the subdivision.

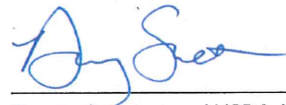
44. Monumentation installation, per the current Engineering Standards.

INTRODUCED, PASSED, AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 9th Day of November 2020.

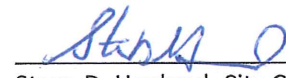
CITY OF ANACORTES, WASHINGTON


Laurie M. Gere, Mayor

Approved as to form and legality:


Darcy Swetnam, WSBA #40530
City Attorney

Attest:


Steve D. Hoglund, City Clerk/Treasurer

Judicial Appeal:
Per AMC 19.20.030.1 and 19.20.240.A, there is no further administrative appeal available for this decision. Appeals of the decision may be made to Superior Court pursuant to Chapter 36.70C RCW.

Exhibit List

1	Staff Report
2	Application Documents
3	Vicinity Map
4	Preliminary unit lot subdivision map
5	Cottage site plan
6	Notices
7	City Department comments
8	Agency Comments
9	Public Comments
10	Issued SEPA MDNS
11	Project Correspondence
12	Site photos
13	Building Elevations

14	Draft CCRs for Lots 19-21
15	Tree credit matrix
16	Additional public comments received
17	Planning Commission Recommendation



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.b.

Agenda Item Title: Ordinance 4035: Oversize Parking

Staff Contact(s): DAVE FLOYD, DARCY SWETNAM

Approved for Submittal to Council by **Action Type**

GREG FRANCIOCH

Ordinance

STEVE HOGLUND

Item Summary: This ordinance amends the existing 72 hour parking rule to clarify a distance vehicles must be moved to avoid non-compliance and provides parking limits for oversized vehicles, which pose safety hazards to pedestrians and other vehicles.

Budget Impact:

N/A

Previous Action: N/A

Recommended Motion: None at this time - first read ordinance.

Alternative Actions: Consider additional parking restrictions.

Attachments (listed in order presented):

1. Public Comment - Larry Bullis - Ordinance 4035 - 4036 - 4037
2. Public Comment - Kate Clark - Ordinances 4035 - 4036 - 4037
3. Public Comment - Dennis Clark - Ordinance 4035 - 4036 - 4037
4. Public Comment - Lucy Burnett - Ordinance 4035 - 4036 - 4037
5. Public Comment - Clarity Miller - Ordinance 4035 - 4036 - 4037
6. Public Comment - Jade Carter - Ordinances 4035, 4036, 4037
7. 221115 - Ord 4035 - Oversize Parking Ordinance
8. 221121 Power Point on Ordinances
9. 2022-11-28 Parking, Sidewalk, Trespassing Ordinance Change Summary
10. Public Comment - Charlie Ryerson - Ordinance 4035

From: [Larry Bullis](#)
To: [CityClerk](#)
Subject: Proposed Ordinance 4035, Ordinance 4036, and Ordinance 4037
Date: Monday, November 21, 2022 3:42:48 PM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

I understand and generally agree with the proposed ordinances, but I have two concerns which I hope are already considered.

1. We, like almost every other community, have issues concerning displaced and homeless individuals who are seriously marginalized and underserved. I know that there are efforts to provide housing for low income citizens (and hopefully non-citizens). Nobody should be living on the streets.

There needs to be community support, but often, a few low income dwellings might be included in developments that provide a lot more benefit to residents who do not fit into that category. This is a very poor way to fund solutions to these needs. I would hope that consideration would go toward providing real solutions, not just token solutions that fit the preferences and convenience of the for-profit sector.

Eliminating street parking will help those of us with comfortable places to live, but will create further hardship for those without. This additional hardship must be offset by other positive measures.

2. I see that exceptions to the four hour limit includes:

"the possessor or owner of the vehicle has permission of a resident of the real property immediately adjacent to the street on which such vehicle is parked"

Since I own the property where I have my trailer parked on the parking strip, I presume that my having my own permission is sufficient to continue keeping it there.

Larry Bullis
2009 11th St.
Anacortes

November 28, 2022

Dear City Council,

As a resident of Anacortes, I write to you deeply concerned about the proposed sidewalk, trespassing, and parking ordinances.

These proposed ordinances actively remove people's 8th Amendment rights through technicalities. The Martin Vs. Boise 2021 ruling held that cities cannot enforce anti-camping ordinances if they do not have enough homeless shelter beds available for their homeless population. Martin vs. Boise upheld that Absolute bans violate the Eighth Amendment rights of homeless people. Anacortes does not have enough housing resources for local homeless populations.

These ordinances are being proposed in a community with limited affordable housing due to high rents, and limited affordable housing stock. Though described as a stopgap, these ordinances would have negative ripple effects beyond a targeted group of people on T Avenue. Individuals who are unhoused, and living in large vehicles or sleeping on streets include families, students and locals of Anacortes. 1.2% of students SELF categorize as homeless, totaling 32. Some of these students are sleeping in vehicles. These numbers are self identified- so in reality are likely are much higher.

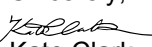
The City of Anacortes wants to hire 5 new police officers, which aligns with the likely acceleration of public demand for more police response if the proposed ordinances are passed. Instead of simply hiring officers, the city should also direct resources towards preventative community support. These proposed "stop gap" ordinances will accelerate jailings. If all jail cells are occupied for the maximum of 90 days, costs are \$108,000 monthly. The City of Anacortes should direct at least equivalent money to pay the yearly wage of a fulltime City Social Worker with training in drug and alcohol harm reduction.

HACS has recognized that without direct housing and support action from the City Anacortes, lower income community members will be displaced by wealthier recent transplants. These needs have not been met. Instead, the approach has been to seek increased police powers, draft ordinances targeting unhoused community members, and to create lists and presentations about the needs for community housing. I urge City Council and the Mayor to enact the recommendations and address the issues identified by the City of Anacortes Housing Affordability and Community Services Committee:

- Availability of housing affordable to all income levels
- Studio/one-bedroom/SRO units (both market-rate and low-income)
- Emergency shelter
- Cold Weather Shelter
- Low Barrier Shelter (ex: First Steps)
- Rental assistance vouchers not widely accepted
- Near-zero vacancy
- Dayroom—warm/shower/bathroom facilities

Stopgap measures become an easy way to pass the buck to some other city, to some other person's problem. Drafting ordinances and making lists are easy. Yet what may be described as stopgap measures actually have the power to define the longterm spirit of our town- one that is rapidly becoming a retirement community for the wealthy, driven by fear and short term thinking. I urge City Council to not pass these ordinances and instead direct more tools in the toolbox towards community housing and support.

Sincerely,


Kate Clark
Anacortes Resident

From: [Dennis Clark](#)
To: [CityClerk](#)
Subject: City Council Meeting 11/21/22 Public Comment: Support for Proposed Ordinance 4035, Ordinance 4036, and Ordinance 4037
Date: Monday, November 21, 2022 11:22:38 AM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Mayor Miller and City Council Members:

I support the goals and general language of proposed City of Anacortes Ordinances 4035, 4036, and 4037. I also would support any friendly amendments that will improve the proposed language.

Thank you for your consideration and your service.

Dennis Clark
3805 M Avenue
Anacortes

To the City Council:

I am writing in regards to the three proposed ordinances before the council, as a concerned citizen, and as a social worker with 5 + years of experience working in homelessness and in behavioural health, with a focus on severe substance dependency.

In January 2022, the City of Anacortes Housing Affordability and Community Services (HACS) Committee Identified needs including:

- Availability of housing affordable to all income levels
- Studio/one-bedroom/SRO units (both market-rate and low-income)
- Emergency shelter
- Cold Weather Shelter
- Low Barrier Shelter (ex: First Steps)
- Rental assistance vouchers not widely accepted
- Near-zero vacancy
- Dayroom—warm/shower/bathroom facilities
- Housing Action Plan will help clearly define issues and guide strategies to address them.

These needs have not been met. Instead, the approach has been to seek increased police powers and draft ordinances targeting unhoused community members. These strategies will not address the underlying drivers of homelessness, while the needs identified by HACS will. Unless city council proposes to continue to draft ordinances that move the problem out of town and out of sight, more people in this community will find themselves unhoused. While housing justice takes time, suggesting these ordinances as a “stop gap” measure is actively seeking to criminalise community members.

Having worked in homelessness for over five years, I can confidently say that housing options that are routinely offered to people do not meet their needs. If someone is substance dependent, offering housing that requires sobriety is not an appropriate housing solution. People using alcohol or benzodiazepines (both legal substances) cannot simply cease use without medical support, at risk of seizure, disability and death. Drug treatment options are difficult to access, and hard to line up with available housing options. If someone is living with PTSD, or other mental health conditions, high density shared living situations may not be a viable housing option. Many emergency accommodation options preclude living with partners, or pets—people are often forced to choose between their families, and housing options.

There is a strong evidence base that housing first models (housing people in appropriate accommodation prior to expecting behavioural health changes) is the gold standard in providing lasting changes for people living with addiction and/or mental health issues. People deserve housing that preserves their agency and dignity.

HACS identified the need for the establishment of anti-displacement policies, recognising that without active action from Anacortes, lower income community members will continue to be displaced by wealthier recent transplants. Already, student numbers at Anacortes High school are dropping as working families are unable to afford to live in our city. Many people in this community live in housing precarity, as there is low housing stock, and limited affordable housing, particularly for men and couples.

These ordinances are an attempt to create new ways to police people and criminalise poverty. They are a concerted effort to target particular community members whose needs have not been met by available options. I strongly advocate against passing ordinances that seek to target the most vulnerable members of our community, and against the hiring of

additional police to in. Redirecting funding towards harm reduction, towards housing first initiatives will do more to keep Anacortes a safe, thriving, diverse community .

Sincerely,

Lucy Burnett, Anacortes Resident

From: [Clarity Miller](#)
To: [City Council](#); [CityClerk](#)
Subject: Anacortes" Unhoused Population
Date: Saturday, November 26, 2022 6:50:46 PM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear City Council,
I'm very disappointed to hear of the three ordinances you are considering imposing on the unhoused population of Anacortes.

Our unhoused and vulnerable population is in need of housing, services and assistance. The RVs may be unsightly, but I would hope they would inspire action that HELPS their residents, not harm them. Not only is it cruel to pass these ordinances, it is illegal. This is a breach of constitutional rights. Being unhoused is a protected class in the State of Washington, potentially opening the City of Anacortes up to litigation. Martin vs. Boise ruling held that cities cannot enforce anti-camping ordinances if they do not have enough homeless shelter beds **within the community** for their homeless population.

Anacortes is a community. These three ordinances are anti-community. Anacortes currently has incredibly high rents and a shortage of low income housing.

In January 2022, the City of Anacortes Housing Affordability and Community Services Committee presented the following identified needs to the City Council. HACS identified the need for the establishment of anti-displacement policies, recognising that without active action from Anacortes, lower income community members will be displaced by wealthier recent transplants. These needs have not been met. Instead, the approach has been to seek increased police powers and draft ordinances targeting unhoused community members.

City of Anacortes Housing Affordability and Community Services Committee Identified needs:

- Availability of housing affordable to all income levels
- Studio/one-bedroom/SRO units (both market-rate and low-income)
- Emergency shelter
- Cold Weather Shelter
- Low Barrier Shelter (ex: First Steps)
- Rental assistance vouchers not widely accepted
- Near-zero vacancy

- Dayroom—warm/shower/bathroom facilities
- Housing Action Plan will help clearly define issues and guide strategies to address them.

Please DO NOT approve ordinances 4035, 4036 and 4037. They will hurt Anacortes' most vulnerable citizens.

Thank you,
Clarity Miller
Anacortes

From: [Jade Carter](#)
To: [CityClerk](#)
Subject: Public Comment on Anacortes Ordinances 4035, 4036, 4037
Date: Sunday, November 27, 2022 9:09:45 PM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Dear Anacortes City Council Members Walters, Cleland-McGrath, Carter, Hubik, McDougall, Moulton, and Young;

My name is Jade Carter, and I am a concerned citizen of Anacortes. My family has been invested in this city and community for years, and it is the open arms of this community that raised me. The legislative changes proposed through Anacortes Ordinances 4035, 4036, and 4037 are highly concerning and a direct threat to a particularly vulnerable portion of our community. As someone invested in the future of Anacortes and in the strength of the Anacortes community, I am calling for the **rejection** of these three Ordinances.

Anacortes Ordinance 4035 restricts the ability for people living mobily to survive in Anacortes. These are real, engaged members of our community who, for a variety of reasons, are living mobilly. Ordinance 4035 makes this unviable, thus pushing these community members out of town and away from work, school, and social resources. This is **not** a solution to houselessness -- rather, it forces people into often worse situations.

Ordinance 4036 is essentially direct removal legislation. Rather than providing resources or alternatives, it pushes people further to the outskirts in an "out of sight, out of mind" mentality that deeply harms recovery efforts through social services. Just as with Ordinance 4035, Ordinance 4036 pushes people away from their lives and community, thus perpetuating a cycle of displacement that limits their ability to engage as full social participants.

Ordinance 4037 emphasizes increased police discretion in determining what constitutes a violation. This change is a direct attack on the rights of citizens by investing power in police control, which is focused on removal over recovery. This is not only dangerous in its potential for increased discriminatory actions on the part of police enforcement, but also pulls resources from recovery efforts that offer real, concrete solutions to houselessness.

These three ordinances are explicitly anti-homeless and, while proposed as a stopgag, will have long term implications in criminalizing vulnerable community members in Anacortes. Rather than investing in removal, the city should be investing in recovery and social services. For these above reasons, Anacortes Ordinances 4035, 4036, and 4037 should be **rejected**.

Thank you for your time.

Sincerely,
Jade Carter

Ordinance No. 4035

An Ordinance Amending AMC Chapter 10.12 Regarding General Parking Time Limits and Oversized Vehicles and Equipment in Residential Zones

Whereas the City Council desires to improve the regulation of parking throughout the City;

Whereas the existing 72-hour parking rule does not specify a distance a vehicle must be moved to avoid non-compliance with the rule;

Whereas parked oversize vehicles limits sight distance and poses safety hazards to pedestrians and vehicular traffic that are especially significant on narrow residential streets;

Now, therefore, the City Council of the City of Anacortes does ordain as follows:

Section 1. AMC 10.12.010, Seventy-two hour limit, is revised to read as follows:

10.12.010 ~~Seventy-two hour limit~~ General time limits.

~~No person shall stop, stand, or park a vehicle, or allow such vehicle to be parked for a continuous period in excess of seventy-two hours or they may be issued a citation, and any such vehicle found to be unlawfully parked in violation of this section shall be subject to impound by the city of Anacortes, provided this shall be a defense to any prosecution for a violation of this section that the vehicle or vehicles cited are owned by a bonafide resident to the property immediately adjacent to the street area on which such vehicle or vehicles are parked, and further, that said vehicle or vehicles do not constitute abandoned junk motor vehicles as defined by RCW 46.55.230; and, furthermore that such vehicle or vehicles are passenger cars as defined in RCW 46.04.382 and are not motor homes as defined in RCW 46.04.305 or campers as defined in RCW 46.04.085.~~

A. It is unlawful to stop, stand, or park a vehicle for a continuous period in excess of 72 hours on any given street block unless all of the following are true:

1. the possessor or owner of the vehicle has permission of a resident of the real property immediately adjacent to the street on which such vehicle is parked;
2. the vehicle is a passenger car; and
3. the vehicle is not a junk vehicle.

B. It is unlawful to stop, stand, or park a motor home, travel trailer, trailer, or any other vehicle more than 80 inches wide for a continuous period in excess of four hours on any given street block in a residential area unless at least one of the following is true:

1. the possessor or owner of the vehicle has permission of a resident of real property immediately adjacent to the street on which such vehicle is parked; or

2. the vehicle is a trailer associated with an adjacent delivery or with machinery or equipment associated with adjacent construction.

C. Any vehicle found to be unlawfully parked in violation of this section may be impounded by the City of Anacortes.

D. For the purposes of this section:

1. the terms “camper,” “city street,” “motor home,” “park,” “stand,” “stop,” “trailer,” “travel trailer,” “passenger car,” “registered owner,” and “vehicle” have the meanings found in RCW Chapter 46.04;

2. “junk vehicle” has the meaning found in RCW 46.55.010;

3. “residential area” means any of the zones listed in AMC 19.40.030 and the following additional areas that are characterized by residential development:

i. the LM zone between M and O avenues and between 2nd and 5th streets;

ii. the CBD zone between N and O avenues and between 3rd and 5th streets;

iii. the CBD zone between Q and R avenues and between 4th and 8th streets;

iv. the MS zone between T and U avenues and between 3rd and 4th streets;

4. “street block” means the section of a city street that lies between two other city streets that cross the street roughly perpendicularly.

Section 2. AMC 10.12.060, Penalty, is revised to read as follows:

10.12.060 Penalty

~~Any person, firm or corporation who violates, or permits, or allows anyone to violate this article, or the registered owner of any vehicle found in violation of this article, shall be guilty of a misdemeanor, and shall upon conviction be fined up to two hundred fifty dollars. Unless otherwise specified, a person who violates this Chapter, or the registered owner of any vehicle found in violation of this Chapter, may be punished by a class 2 civil infraction per Chapter 7.80 RCW, carrying a maximum penalty and default amount of \$125.00, not including statutory assessments.~~

Section 3. Consistent with RCW 35A.12.130, this ordinance takes effect five days after passage and publication.

PASSED and APPROVED this ____ day of _____, 2022.

CITY OF ANACORTES:

Matt Miller, Mayor

Attest:

Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

Darcy Swetnam, City Attorney



LEGAL FRAMEWORK FOR REGULATIONS AFFECTING UNHOUSED PEOPLE

CITY OF ANACORTES



FEDERAL CASELAW



MARTIN V. CITY OF BOISE

- 9th Circuit case finding that an agency violates 8th Amendment prohibition against cruel and unusual punishment if it enforces anti-camping or sitting/laying ordinances when:
 - The defendant is on public property
 - There is no alternative location for them to be (no home, no shelter space)
- Supreme Court denied the City of Boise's petition for review in December 2019. This means that the 9th Circuit Case is binding on all nine states in the 9th Circuit, including Washington.



(Adam Cotterell/Boise State Public Radio via AP, File)

JOHNSON V. CITY OF GRANTS PASS

- Class action lawsuit out of Oregon decided by the 9th Circuit Court of Appeals in **September of 2022**
- Builds on Martin v. City of Boise
- City of Grants Pass had anti-camping and anti-sleeping ordinances and issued 574 tickets under them between 2014 and 2018 against people sleeping in public places
- Class of unhoused individuals sought declaration that ordinances are unconstitutional and for an injunction to stop their enforcement
- In response, City amended ordinances to remove prohibition against “sleeping”
- Ordinance still prohibited use of bedding and tents



JOHNSON V. CITY OF GRANTS PASS

- The Court affirmed that issues related to enforcing anti-camping ordinances still rely on the Martin analysis – the Court compared the total number of homeless people in Grants Pass to the available alternative space
- Enforcement includes civil citations - the City's issuance of civil infractions prior to criminal enforcement did not avoid Martin analysis
- Clarified that ordinances must allow homeless people to take “the most rudimentary precautions” against the elements to not violate the 8th Amendment



LAVAN V. CITY OF LOS ANGELES

- 9th Circuit case involving the City of Los Angeles clearing unauthorized encampments on public property
- Constitutional due process rights require notice prior to clearing encampments and personal property
- Confiscated personal property must be held for a period of time so it can be claimed



STATE CASELAW



CITY OF SEATTLE V. LONG

- Washington State Supreme Court case that considered enforcement action taken by the City of Seattle against an individual living in his truck parked on City property. The City issued parking fines for staying too long and eventually impounded his truck.
- The case recognized that homestead rights can apply to a vehicle used as a residence based on protections under the Eighth Amendment of the U.S. Constitution.
- The Court noted that homestead protections are a shield against excessive fines, not impoundment or other enforcement actions.
- The Court found \$547 to be an excessive fine and unconstitutional.



CITY OF LAKEWOOD V. WILLIS

- Washington State Supreme Court case that considered an ordinance that prohibited panhandling in the City of Lakewood
- Lakewood's ordinance was declared unconstitutional
- The Court found that asking for help is protected speech under the First Amendment
- Any regulation that targets this type of speech will be strictly scrutinized and is likely unconstitutional





THANK YOU



[This Photo](#) by Unknown Author is licensed under [CC BY](#)

ORDINANCE 4035: OVERSIZED PARKING

CITY OF ANACORTES



PROPOSED ORDINANCE

- Amends Chapter 10.12 AMC with respect to oversized vehicles in residential zones
- Clarifies that 72 hour parking limitation applies generally and to an entire block
- Oversized vehicles, including motor homes, travel trailers, trailers, or vehicle over 80 inches wide cannot be parked in a residential area for more than 4 hours
 - Exceptions
 - With permission of adjacent resident
 - Vehicle is associated with adjacent delivery
- Penalty for violation has been downgraded from a misdemeanor to a class 2 civil infraction with a maximum penalty of \$125.



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ORDINANCE 4036: SIDEWALK OBSTRUCTION

CITY OF ANACORTES



PROPOSED ORDINANCE

- Amends Chapter 9.24 AMC with respect to street and sidewalk obstructions
- Separates regulation of streets or alleys from sidewalks
 - Blocking a street or alley is a misdemeanor that may be punished by a fine not to exceed \$1000 and/or imprisonment not to exceed 90 days
- Sidewalk obstructions, including a vehicle are unlawful, except commercial placement of goods, wares, and merchandise outside of business
- Sitting or lying on public sidewalks is unlawful between 8 AM and 10 PM in commercial zones or the Central Business District
 - Exceptions: Medical emergency, disability, patronizing a commercial establishment, participating in a parade or public event in the public right-of-way, sitting on chair or bench supplied by public agency or adjacent business, sitting while waiting for transportation
- Penalty for violation is a class 3 civil infraction, with a maximum penalty of \$50, with three offenses constituting a misdemeanor.



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ORDINANCE 4037: TRESPASS ON CITY PROPERTY

CITY OF ANACORTES



PROPOSED ORDINANCE

- Adopts a new Chapter 9.50 AMC regarding trespass on City property
- Dangerous, illegal, and unreasonably disruptive behavior is prohibited on City property
- Police officers may issue a trespass warning
 - Warning must describe the problematic behavior
 - Warning provides the recipient with notice that they are prohibited from accessing the City property where the behavior occurred for a ***period of one year*** from the incident giving rise to the warning
- Recipient may appeal the trespass warning to the police chief
- For good cause, the police chief may rescind, shorten, or modify a trespass warning
- Police chief can provide permission to enter City property even if a trespass warning is in place if necessary to allow recipient to exercise 1st amendment rights or to conduct government business if there is no other reasonable alternative location
- Violating the trespass notice (going to the prohibited City property during the warning period) is criminal trespass under Chapter 9A.52 RCW.



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THANK YOU

Proposed Oversize Parking Ordinance

Subject	Existing Code	Proposed Code
Parking of passenger cars (that are not junk) in residential areas (and other areas without specific limits)	No limit when <i>owned</i> by resident of adjacent real property	No limit with <i>permission</i> of resident of adjacent real property
Parking oversize vehicle with permission of resident of adjoining real property	Limited to 72 hours	<i>No change</i>
Parking oversize vehicles (RV, trailer, vehicle > 80") in residential areas w/o permission of adjoining property	Limited to 72 hours	Limited to 4 hours
Parking all other vehicles, in all other areas (unless otherwise specified)	Limited to 72 hours	<i>No change</i>
Violation	Misdemeanor, max \$250 fine	Civil infraction, max \$125 fine

Proposed Sidewalk Obstruction Ordinance

Subject	Existing Code	Proposed Code
Obstruction of sidewalks with objects	Prohibited	<i>No change</i>
Obstruction of sidewalks by sitting or lying down	Not prohibited	Prohibited in CBD or Commercial zones between 8 am and 10 pm
Penalty for obstruction of sidewalks	Misdemeanor	Civil infraction; 3 violations allows charge as misdemeanor
Penalty for obstruction of streets and alleys	Misdemeanor	<i>No change</i>

Proposed Trespassing Ordinance

Subject	Existing Practice (no existing code)	Proposed Code
Who issues trespass warnings?	APD	<i>No change</i>
Who can authorize trespass warning?	City department head	APD officer
Uniform code of conduct	None	Described as dangerous, illegal, or unreasonably disruptive behavior
Period of exclusion	Unknown	Progressive, from 7 days to 1 year
Appeal right	None	appeal right and other due process protections and progressive enforcement measures added as required by case law
Penalty for violating trespass warning	Criminal trespass under RCW 9A.52	<i>No change</i>

From: noreply@civicclerk.com
To: [CityClerk](#)
Cc: charliereyerson@gmail.com
Subject: Public Comment Submission
Date: Sunday, November 27, 2022 7:14:51 PM

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Submitted by: Charlie Reyerson
Email Address: charliereyerson@gmail.com

Commented on event: <https://anacorteswa.civicclerk.com/web/player.aspx?id=716>
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: As a lifelong Anacortes resident, I am appalled to hear about the proposed ordinances targeting unhoused people in our community. The language used in these ordinances make it clear that the people of Anacortes want change with regards to how houseless people are accommodated for. I firmly believe that we are capable of better "solutions" than further criminalizing poverty and pushing away the most vulnerable members of our community. If we pass Ordinance 4035, we must admit that we think our community would be better off without those of us who depend on our vehicles for residence. We admit that we would rather use our resources to antagonize unhoused people by setting them up for more fines. Given that the City of Anacortes Housing Affordability and Community Services Committee has already clearly identified the needs of vulnerable community members, we ought to prioritize need fulfillment rather than relocation. Without any viable alternative for housing, these ordinances strip away the ideals I once loved this town for. It pains me to hear community members discussing how well these measures will impact the image of this town. Should image be your concern? It hurts seeing that people are suffering on our streets. It should hurt just as bad knowing they're still suffering on someone else's. Thank you.



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.c.

Agenda Item Title: Ordinance 4036: Sidewalk Obstruction

Staff Contact(s): DAVE FLOYD, DARCY SWETNAM

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
GREG FRANCIOCH	Ordinance
STEVE HOGLUND	

Item Summary: This proposed ordinance separates sidewalk obstruction from blocking streets or alleys and provides clearer guidance about when sidewalk obstruction is prohibited by the Code and when it is allowed.

Budget Impact:
N/A

Previous Action: N/A

Recommended Motion: None at this time - this is a first read.

Alternative Actions: Explore other policy options.

Attachments (listed in order presented):

1. 221115 - Ord 4036 - Sidewalk Obstruction Ordinance
2. 2022-11-28 Parking, Sidewalk, Trespassing Ordinance Change Summary
3. Public Comment - Marcia Hunt - Ord 4036

Ordinance No. 4036

An Ordinance Amending AMC Chapter 9.24 Regarding Street and Sidewalk Obstructions

Whereas it is the intent of the City Council to ensure that municipal right of ways, including streets, alleys, and sidewalks can be effectively and safely used for vehicular and pedestrian transportation and short-term parking;

Whereas obstruction of streets and alleys is distinguishable from obstruction of sidewalks;

Whereas obstruction of sidewalks is of particular concern for low-income people who may not have vehicles and elderly and other people with mobility challenges;

Now, therefore, the City Council of the City of Anacortes does ordain as follows:

Section 1. AMC 9.24.010, Obstructing streets, alleys, or sidewalks, is amended to read as follows:

9.24.010 Obstructing streets, or alleys, or sidewalks.

A. ~~A person is guilty of obstructing streets, sidewalks or alleys if he (1) places or allows to remain on any sidewalk or alley any object or objects, including a vehicle, which obstructs free and public travel upon said alley or sidewalk, except that goods, wares and merchandise may be placed on the sidewalk in front of any commercial building by the occupant thereof, not to exceed thirty inches from the property line; (2) It is unlawful to~~ leaves any object except a vehicle licensed under RCW Title 46, on a street or alley in such a manner as to obstruct free and public travel thereon. Vehicles licensed under RCW Title 46 are regulated by parking ~~ordinances~~ regulations in AMC Chapter 10.12.

B. ~~Obstructing streets, alleys or sidewalks is a crime. A person who violates this section is guilty of a misdemeanor and may be punished by a fine not to exceed \$1,000 or imprisonment not to exceed 90 days, or by both such fine and imprisonment.~~

Section 2. *New section* AMC 9.24.015, Sidewalk obstruction, is adopted to read as follows:

9.24.015 Sidewalk obstruction.

A. It is unlawful to obstruct a sidewalk by placing or allowing to remain on any sidewalk any object or objects, including a vehicle, that obstructs free and public travel upon said sidewalk, except when permitted by a sidewalk use permit issued per AMC Title 12, and except that goods, wares, and merchandise may be placed on the sidewalk in front of any commercial building by the occupant thereof within 30 inches of the property line.

B. It is unlawful to sit or lie down upon a public sidewalk, or upon a blanket, chair, stool, bollard, planter, fountain, railing or any other object placed upon a public sidewalk, between 8:00 a.m. and 10:00 p.m. in the Central Business District or Commercial zones as defined in AMC 19.40.030.

C. Exceptions. The prohibition in subsection B of this section does not apply to any person:

1. sitting or lying down due to a medical emergency;
2. who, as the result of a disability, utilizes a wheelchair, walker, or similar device to move about the public right-of-way;
3. operating or patronizing a commercial establishment conducted on the public right-of-way pursuant to a street use permit;
4. participating in or attending a parade, festival, performance, rally, demonstration, meeting, or similar event conducted on the public right-of-way pursuant to a street use or other applicable permit;
5. sitting on a chair or bench located on the public sidewalk which is supplied by a public agency or by the abutting private property owner;
6. sitting on a public sidewalk within a bus stop zone while waiting for public or private transportation.

D. Nothing in any of the exceptions in subsection C may be construed to permit any conduct which is prohibited by AMC 9.24.030, Disorderly conduct, or AMC 9.24.050, Pedestrian interference.

E. A violation of this section is a class 3 civil infraction per Chapter 7.80 RCW, carrying a maximum penalty and default amount of \$50.00, not including statutory assessments.

F. Notwithstanding and in lieu of the penalties provided under subsection E, a person who violates this section, upon conviction of a third or subsequent offense, is guilty of a misdemeanor and may be punished by a fine not to exceed \$1,000 or imprisonment not to exceed 90 days, or by both such fine and imprisonment.

Section 3. Consistent with RCW 35A.12.130, this ordinance takes effect five days after passage and publication.

PASSED and APPROVED this ____ day of _____, 2022.

CITY OF ANACORTES:

Matt Miller, Mayor

Attest:

Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

Darcy Swetnam, City Attorney

Proposed Oversize Parking Ordinance

Subject	Existing Code	Proposed Code
Parking of passenger cars (that are not junk) in residential areas (and other areas without specific limits)	No limit when <i>owned</i> by resident of adjacent real property	No limit with <i>permission</i> of resident of adjacent real property
Parking oversize vehicle with permission of resident of adjoining real property	Limited to 72 hours	<i>No change</i>
Parking oversize vehicles (RV, trailer, vehicle > 80") in residential areas w/o permission of adjoining property	Limited to 72 hours	Limited to 4 hours
Parking all other vehicles, in all other areas (unless otherwise specified)	Limited to 72 hours	<i>No change</i>
Violation	Misdemeanor, max \$250 fine	Civil infraction, max \$125 fine

Proposed Sidewalk Obstruction Ordinance

Subject	Existing Code	Proposed Code
Obstruction of sidewalks with objects	Prohibited	<i>No change</i>
Obstruction of sidewalks by sitting or lying down	Not prohibited	Prohibited in CBD or Commercial zones between 8 am and 10 pm
Penalty for obstruction of sidewalks	Misdemeanor	Civil infraction; 3 violations allows charge as misdemeanor
Penalty for obstruction of streets and alleys	Misdemeanor	<i>No change</i>

Proposed Trespassing Ordinance

Subject	Existing Practice (no existing code)	Proposed Code
Who issues trespass warnings?	APD	<i>No change</i>
Who can authorize trespass warning?	City department head	APD officer
Uniform code of conduct	None	Described as dangerous, illegal, or unreasonably disruptive behavior
Period of exclusion	Unknown	Progressive, from 7 days to 1 year
Appeal right	None	appeal right and other due process protections and progressive enforcement measures added as required by case law
Penalty for violating trespass warning	Criminal trespass under RCW 9A.52	<i>No change</i>

From: Marcia Hunt <marciaatown@gmail.com>
Sent: Wednesday, November 16, 2022 6:52 PM
To: City Council <citycouncil@cityofanacortes.org>
Cc: CityClerk <cityclerk@cityofanacortes.org>
Subject: Proposed Ordinance 4036

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

I am writing in support of Paragraph 9.24.015(A) of proposed Ordinance 4036, which will be presented to you for a first reading on Monday, November 21:

9.24.015 Sidewalk obstruction.

A. It is unlawful to obstruct a sidewalk by placing or allowing to remain on any sidewalk any object or objects, **including a vehicle**, that obstructs free and public travel upon said sidewalk, except when permitted by a sidewalk use permit issued per AMC Title 12, and except that goods, wares, and merchandise may be placed on the sidewalk in front of any commercial building by the occupant thereof within 30 inches of the property line.

It is not uncommon for vehicles to be parked blocking sidewalks in residential districts in Anacortes, typically in front of the door of a garage.

I not infrequently travel our sidewalks with friends and family members who use walkers and/or wheelchairs. **Blocked sidewalks impede mobility, health and safety for those pedestrians.** It is surely convenient for residents to take over public property to park their vehicles, but less fortunate taxpaying residents of Anacortes pay the price.

Thank you for your consideration.

Marcia Hunt



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.d.

Agenda Item Title: Ordinance 4037: Trespass on City Property

Staff Contact(s): DAVE FLOYD, DARCY SWETNAM

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
GREG FRANCIOCH	Ordinance
STEVE HOGLUND	

Item Summary: This ordinance establishes consistent standards for conduct on City property and procedures for trespassing individuals who do not follow those standards.

Budget Impact:
N/A

Previous Action: N/A

Recommended Motion: None at this time - this is a first read.

Alternative Actions: Consider alternative regulations.

Attachments (listed in order presented):

1. 221115 - Ord 4037 - Trespass Ordinance
2. 2022-11-28 Parking, Sidewalk, Trespassing Ordinance Change Summary

Ordinance No. 4037

An Ordinance Adopting a new Chapter 9.50 in the Anacortes Municipal Code Regarding Conduct and Trespassing on City Property

Whereas the City Council may, pursuant to Section 35A.11.020 of the Revised Code of Washington exercise its police powers to adopt ordinances to regulate activity on City property consistent with State, Federal, and constitutional limitations;

Whereas the City Council desires to set a uniform standard for acceptable conduct across all City facilities and other City property;

Whereas the City Council recognizes the importance of providing for due process in review of trespass warnings, and protecting the First Amendment rights of the public;

Now, therefore, the City Council of the City of Anacortes does ordain as follows:

- Section 1. New chapter AMC 9.50 is adopted to read as shown in Attachment A.
- Section 2. Consistent with RCW 35A.12.130, this ordinance takes effect five days after passage and publication.
- Section 3. The facilities division of Public Works is directed to erect signage at city parks and facilities describing the Conduct Prohibited by AMC 9.50.040.
- Section 4. The police chief is directed to provide a report to the City Council of enforcement actions taken pursuant to this ordinance through December 31, 2023, on or before February 1, 2024.

PASSED and APPROVED this ____ day of _____, 2022.

CITY OF ANACORTES:

Matt Miller, Mayor

Attest:

Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

Darcy Swetnam, City Attorney

Attachment A

Chapter 9.50 Conduct and Trespassing on City Property

9.34.010 Purpose and Policy

- A. The purpose of this Chapter is to:
 - 1. adopt a legally sound process for being able to exclude from City property persons whose behavior is dangerous, unsafe, illegal, or unreasonably disruptive to other users;
 - 2. define the process for issuance of trespass warnings and their content; and
 - 3. provide procedures for a recipient of a trespass warning to promptly appeal the warning to protect their right to engage in legitimate activities protected by the state and federal constitutions.
- B. This Chapter is enacted as an exercise of the city's authority to protect and preserve the public health, safety, and welfare under Article XI, Section 11 of the Washington State Constitution.
- C. This Chapter is intended to be enforced to emphasize voluntary compliance with laws and City rules and so that inadvertent minor violations of this section can be corrected without resort to a trespass warning.

9.34.020 Applicability

- A. This Chapter applies to behavior on all real property in the City of Anacortes owned or leased by the City of Anacortes, including real property that the City owns or operates in common with another jurisdiction, including but not limited to:
 - 1. municipal buildings, including City Hall, the public library, the museum, the Depot, the Anacortes Senior Activity Center;
 - 2. parks, trails, and other open spaces;
- B. This Chapter does not apply to public streets and sidewalks.

9.50.030 Definitions

"Police chief" means the chief of the City of Anacortes Police Department or other person designated by the chief to perform the duties described in this chapter.

"Trespass warning" means a document informing the recipient that they are prohibited from entering a specified place for a specified period of time, consistent with the requirements of this chapter..

9.50.040 Prohibited Conduct

- A. The following behavior is prohibited by this Chapter in the places to which this Chapter applies:
1. **Dangerous behavior.** Any behavior that creates an imminent and unreasonable risk of injury or harm to either persons or property of another or the actor.
 2. **Illegal behavior.** Any behavior that is prohibited by the laws of the United States, Washington State, Skagit County, or the City including, but is not limited to, any of the following types of behavior:
 - a. Threatening another person by communicating either directly or indirectly to another person the intent to cause bodily injury in the future to the person threatened or to any other person;
 - b. Selling or using alcohol or drugs;
 - c. Threatening or harassing behavior (e.g., fighting or threatening to fight, brandishing a weapon, stalking, verbally threatening to harm others or their property);
 - d. Assaulting staff or other patrons;
 - e. Urination or defecation other than in facilities intended for that function;
 - f. Sexual misconduct or harassment (e.g., indecent exposure, offensive touching, sexual acts);
 - g. Vandalism or placing graffiti;
 - h. Starting a fire in an undesignated area.
 3. **Unreasonably disruptive behavior.** Any behavior that, in consideration of the nature, scope, use and purpose of the publicly owned property in question, unreasonably interferes with others' use and enjoyment of publicly owned property, including but not limited to:
 - a. Use of unreasonably hostile or aggressive language or gestures; or
 - b. Unreasonably loud vocal expression or unreasonably boisterous physical behavior; or
 - c. Using electronic or other communication devices in a manner that is unreasonably disruptive to others; or
 - d. Unreasonably interfering with the free passage of staff or patrons in or on public property; or
 - e. Behavior that is unreasonably inconsistent with the normal use for which the publicly owned property was designed and intended to be used (e.g., engaging in loud conversation in a library setting).

- B. Exception. Any constitutionally protected action or speech is excluded from the prohibited conduct described in this section.

9.50.050 Authority to issue trespass warnings – Service.

- A. Officers of the city police department are authorized to issue a trespass warning to any person who the officer has probable cause to believe has violated AMC 9.50.040.
- B. The warning may be based upon observation by a police officer or a city employee or may be based upon a civilian report that would ordinarily be relied upon by police officers in the determination of probable cause.
- C. The person need not be charged, tried, or convicted of any crime or infraction for the trespass warning to be issued or be effective.
- D. Trespass warnings may be served upon the person subject to the warning using one of the following methods:
 - 1. first class mail to the person at the person's last known address;
 - 2. personally; or
 - 3. if the person cannot be located by one of the first two methods after a diligent search, by publication in a newspaper of general circulation.
- E. Service is effective:
 - 1. on the date the notice is personally received;
 - 2. in the case of service by mail, three days after the notice is mailed; or
 - 3. in the case of service by publication, 15 days after publication.
- F. The trespass warning becomes effective, and the duration starts to run, upon the effective date of service.

9.50.060 Content of trespass warning.

- A. The trespass warning must be in writing and contain:
 - 1. the date of issuance;
 - 2. a description the behavior that is the basis for the trespass warning;
 - 3. the place(s) of exclusion consistent with subsection (B) of this section;
 - 4. the length of exclusion consistent with AMC 9.50.070;
 - 5. the signature of the issuing police officer;
 - 6. a description of the consequences for failure to comply consistent with AMC 9.50.100.

- B. A trespass warning for a place or places may not prohibit access to another place or places that are unrelated to or not a part of the place where the conduct that is the subject of the trespass warning occurred.

9.50.070 Duration of exclusion.

- A. The duration of exclusion for a trespass warning issued under this Chapter will be for one year from the date of issuance.

9.50.080 Review procedure.

- A. For good cause, the police chief may rescind, shorten, or modify a trespass warning consistent with this section.
 - 1. A written request for review of a trespass warning must be delivered to the city clerk no later than seven business days after it is issued.
 - 2. The police chief must hold a review hearing on the decision within one week of receipt of a request for review of a trespass warning.
 - 3. The city clerk must notify the person subject to the warning of the date, time, and place, telephone number or electronic means at or by which the review will be conducted.
 - 4. The review decision must be communicated no later than five business days following the review.
 - 5. The review decision must inform the person subject to the warning of the right to seek judicial review of the decision and that the time frame for seeking judicial review runs from the date of service of the written decision.
- B. For purposes of this section, “good cause” to rescind, shorten, or modify a trespass warning must be found where any of the following are true:
 - 1. The person subject to the warning demonstrates by a preponderance of the evidence that his or her conduct was intended to be expressive conduct protected by the First Amendment;
 - 2. The person subject to the warning was not given warning that the conduct in question was subject to a trespass warning;
 - 3. The trespass warning was based solely upon the statement of a third party, was not observed personally by the issuing officer or a city employee, would not ordinarily be relied upon by police officers in the determination of probable cause, and the person subject to the warning claims that he or she did not commit the action for which he or she was warned; or
 - 4. Reasonable minds could differ on the question of whether the conduct in question was unreasonably disruptive to others on the same property at the same time.

- C. At the review hearing, the violation must be proved by a preponderance of the evidence to uphold the trespass warning. The police chief may consider a sworn report or declaration from the officer who issued the trespass warning or upon whose observation the trespass warning was based, without further evidentiary foundation, as prima facie evidence that the person committed the violation as described. The police chief may consider information that would not be admissible under the evidence rules in a court of law but that the police chief considers relevant and trustworthy. If the warning was issued because of the alleged violation of any criminal law, the person need not be charged, tried, or convicted for the warning to be upheld.
- D. The decision of the police chief constitutes the city's final decision. A person seeking judicial review of the city's final decision must file an application for a writ of review in Skagit County superior court within 15 days of receipt of the city's final decision.
- E. The trespass warning remains in effect during the pendency of any administrative or judicial proceeding.
- F. No determination of facts made by the police chief may have any collateral estoppel effect on a subsequent criminal prosecution or civil proceeding and may not preclude litigation of those same facts in a subsequent criminal prosecution or civil proceeding.

9.50.090 Permitted Entry Notwithstanding Warning

- A. The police chief may, upon request, authorize a person who has received a trespass warning in accordance with this Chapter to enter City property to exercise his or her First Amendment rights or to conduct government business, if there is no other reasonable alternative location to exercise such rights or conduct such business. Authorization must be in writing and specify the duration of the authorization and any conditions thereof, which may include a requirement that the person be escorted by a police officer.
- B. The police chief must issue a decision on a request for entry onto public property by the recipient of a trespass warning during a period of exclusion no later than 48 hours after receipt of the request.

9.50.100 Violation – Penalty.

- A. Any person who is found on city or other publicly owned property in violation of a trespass warning issued in accordance with this Chapter may be arrested for criminal trespass as defined in Chapter 9A.52 RCW, except as otherwise provided in this section.
- B. This Chapter does not supplant the City's ability to enforce any other section of the Anacortes Municipal Code regulating behavior on public property or the City's ability to pursue other civil or criminal remedies and penalties.

- C. A city employee who becomes aware of a violation of a trespass warning issued in accordance with this Chapter is expected to notify the Police Department.

Proposed Oversize Parking Ordinance

Subject	Existing Code	Proposed Code
Parking of passenger cars (that are not junk) in residential areas (and other areas without specific limits)	No limit when <i>owned</i> by resident of adjacent real property	No limit with <i>permission</i> of resident of adjacent real property
Parking oversize vehicle with permission of resident of adjoining real property	Limited to 72 hours	<i>No change</i>
Parking oversize vehicles (RV, trailer, vehicle > 80") in residential areas w/o permission of adjoining property	Limited to 72 hours	Limited to 4 hours
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Violation	Misdemeanor, max \$250 fine	Civil infraction, max \$125 fine

Proposed Sidewalk Obstruction Ordinance

Subject	Existing Code	Proposed Code
Obstruction of sidewalks with objects	Prohibited	<i>No change</i>
Obstruction of sidewalks by sitting or lying down	Not prohibited	Prohibited in CBD or Commercial zones between 8 am and 10 pm
Penalty for obstruction of sidewalks	Misdemeanor	Civil infraction; 3 violations allows charge as misdemeanor
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Proposed Trespassing Ordinance

Subject	Existing Practice (no existing code)	Proposed Code
Who issues trespass warnings?	APD	<i>No change</i>
Who can authorize trespass warning?	City department head	APD officer
Uniform code of conduct	None	Described as dangerous, illegal, or unreasonably disruptive behavior
Period of exclusion	Unknown	Progressive, from 7 days to 1 year
Appeal right	None	appeal right and other due process protections and progressive enforcement measures added as required by case law
Penalty for violating trespass warning	Criminal trespass under RCW 9A.52	<i>No change</i>



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.e.

Agenda Item Title: Ordinance 4033: 2023-2028 Capital Facilities Plan (CFP)

Staff Contact(s): STEVE HOGLUND

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
STEVE HOGLUND	Ordinance

Item Summary: The Capital Facilities Plan covers the budget years 2023 - 2028 and totals \$273,444,524.

The full CFP ordinance and plan have been edited since the [11/21/22](#) council meeting to remove the reference to the Antique Fire Truck display, the project for which has been removed from the CFP.

Budget Impact:
\$273,444,524

Previous Action: Council review on [October 3](#) and [October 10](#); and public hearing on [November 7](#) and [November 14](#), Council discussion [November 21](#) and [November 28](#).

Recommended Motion: I make a motion to approve ordinance 4033 adopting the 2023-2028 Capital Facilities Plan.

Alternative Actions: Do not approve and direct staff as to next steps.

Attachments (listed in order presented):

1. Ord 4033 full cfp document

ORDINANCE NO. 4033

AN ORDINANCE ADOPTING THE CAPITAL FACILITIES PLAN (CFP)
FOR THE 6-YEAR PERIOD 2023-2028

Section 1. The Growth Management Act mandates development of a capital facilities element consisting of a six-year financing plan [RCW 36.70a.070-(3)].

Section 2. The City of Anacortes Comprehensive Plan is hereby amended adopting the 2023-2028 Capital Facilities Plan. Adoption of the 2023-2028 Capital Facilities Plan will replace the 2022-2027 Capital Facilities Plan.

Section 3. The total estimated expenditures/revenues for each major category and the aggregate total for all such categories combined are summarized and set forth as follows:

General Government	\$ 25,497,000
Parks	\$ 6,325,000
Fiber	\$ 10,900,000
Fire/EMS	\$ 6,050,000
Waste Water	\$ 79,567,000
Solid Waste	\$ 270,000
Storm	\$ 1,426,750
Transportation	\$ 101,752,994
Water	\$ 41,655,780
Total	\$ 273,444,524

Section 4. Effective date. This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

PASSED AND APPROVED this 5th day of December, 2022

CITY OF ANACORTES, WASHINGTON

BY: _____
Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM:

Darcy J. Swetnam, WSBA # 40530
City Attorney



SIX-YEAR CAPITAL FACILITIES PLAN (CFP)

2023-2028 CFP

EXECUTIVE SUMMARY

This Capital Facilities Plan (CFP) is a supporting document to the Comprehensive Plan. The CFP identifies what public facilities and services are needed for the planned growth and how to finance them. The information presented in the CFP reflects an evaluation of existing infrastructure and levels of service for the following facilities: 1) general government facilities 2) public safety 3) water 4) sanitary sewer 5) storm water 6) solid waste facilities 7) parks and recreation, and 8) transportation facilities. With a set of proposed capital projects and the related financial plans to carry them out, this CFP provides a clear path forward for infrastructure expansion. The CFP also ensures that infrastructure improvements are provided at the same time as development (“concurrent”) as required by state law.

LIST OF CAPITAL PROJECTS

INTRODUCTION

In 1990, the Washington State Legislature approved the Growth Management Act (GMA) directing local government to control and manage growth within their jurisdictional boundaries. Through this unprecedented action, the State Legislature recognized that uncoordinated and unplanned growth without common goals could impact the environment and effect economic development and the high quality of life for Washington citizens. GMA has significant requirements in the areas of facilities planning and capital improvement financing to ensure that the public facilities and services necessary to support development will be adequate at the time the development is available for occupancy and use. Furthermore, this support must be planned for and funded without decreasing current levels of service below locally established minimum standards.

The statutory requirements for preparing a capital facilities plan under GMA have changed the way comprehensive planning has previously been accomplished. Both the transportation element and the capital facilities element reinforce the requirement that a local government’s comprehensive plans prepared according to GMA be realistic. Specifically, the GMA requires that the Capital Facilities Element of a Comprehensive Plan include an inventory of public facilities, a projection of future needs, and a plan for funding and financing public facilities and infrastructure. This Capital Facilities Plan is intended to provide the technical foundation – inventory of existing facilities, established Level of Service (LOS) standards, proposed projects, and projected funding as appropriate – for the Capital Facilities Element.

Why are capital facilities important? Capital facilities support the growth envisioned in the City's Comprehensive Plan. The GMA requires that all capital facilities have "probable funding" to pay for capital facility needs, and that jurisdictions have capital facilities in place and readily available for new development or must be of sufficient capacity when the population grows, particularly for transportation concurrency or for services deemed necessary to support development.

CAPITAL FACILITIES PLAN OVERVIEW

This Capital Facilities Plan is a companion document to the Capital Facilities Element of the City of Anacortes Comprehensive Plan. The Capital Facilities Element addresses the City's capital facilities planning approach and policy framework, while the Capital Facilities Plan is an implementing strategy and planning methodology designed to demonstrate that the Capital Facilities Element is financially realistic and attainable. The Capital Facilities Plan and the Capital Facilities Element, in combination, fulfill the requirement of the State of Washington's GMA that the comprehensive plan of each jurisdiction planning under the Act include the following elements:

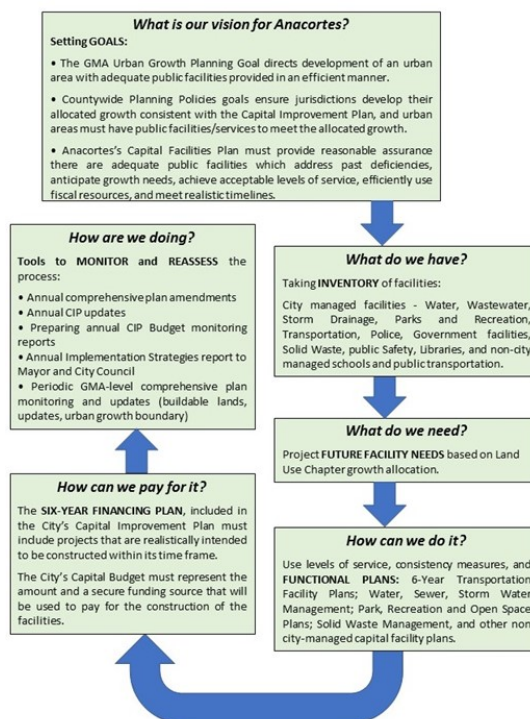
- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, Capital Facilities

Element, and financing plan within the capital facilities plan element are coordinated and consistent. (RCW 36.70A.070)

The Capital Facilities Plan and the Capital Facilities Element are also intended to achieve, primarily, the following planning goal of the GMA:

"Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." (RCW 36.70A.020)

CAPITAL FACILITIES PLANNING PROCESS UNDER THE GMA



DEFINITION OF A CAPITAL PROJECT

According to WAC 365-196-415, capital facilities to be included in the inventory and analysis of the CFP include, at a minimum water systems, wastewater systems, stormwater systems, schools, parks, trails, and recreation, public safety, and transportation. Capital facilities generally have a long useful life and include both city and non-city operated infrastructure. Capital facilities planning does not cover regular operations and maintenance, but such planning does include major repair, rehabilitation, or reconstruction of facilities.

For the purposes of this plan document, capital facilities projects are generally defined to be any project that possesses all the following characteristics:

Has a useful life of at least 10 years;

Exceeds an estimated cost of \$20,000;

Involves totally new physical construction (or equipment procurement), reconstruction designed to gradually and systematically replace an existing system on a piecemeal basis, replacement of a major component of an existing facility, or acquisition of land or structures;

Involves City funding in whole, or in part, or involves no City funds, but is the City's responsibility for implementing, such as a 100% grant-funded project.

Examples of Capital Facilities

Facility Category	Improvements, Equipment, Etc.
General Government	Community Youth Recreation Center
Public Safety	Expansion of Public Safety facility
Water	Water tanks Treatment facilities/buildings Transmission/distribution pipeline system
Sewer	Wastewater Treatment Plant Pump stations & standby generators Sewer collection and conveyance system
Storm drain	Regional detention/Treatment facilities Subdivision detention/treatment facilities (public) Pipeline/open channel conveyance systems
Solid Waste	Dumpsters
Parks & Recreation	Purchase of park property Construction of park facilities Construction of trail facilities
Transportation	Arterial street improvements Collector, residential & neighborhood streets Intersection improvements

CAPITAL FACILITIES PROVIDED BY OTHERS

In addition to city-owned infrastructure and facilities, the GMA requires that jurisdictions plan for facilities that are provided by other entities, such as public school facilities. Public school facilities are planned for and provided throughout the UGA by the Anacortes School District. Each county and city must also provide a process for identifying and citing “essential public facilities” within our area. Such facilities could include major regional facilities that are needed but difficult to site, such as airports, state educational facilities, solid waste handling facilities, substance abuse and mental health facilities, group homes and others.

Schools

In the Anacortes UGA, school facilities are planned for and provided by the Anacortes School District. The City provides projected growth information to the School District for its planning purposes. In 2015, the voters passed an \$86.9 million bond to partially replace the high school and address other facility needs.

School Building	Location	Bldg. Size (SF)	Enrollment (2017)	Capacity
Whitney Early Childhood Education Center	1200 M Ave.	16,750	143	192
Fidalgo Elementary School (K-5)	13590 Gibraltar Rd.	56,722	373	451
Island View Elementary School (K-5)	2501 J Ave.	56,566	423	475
Mt. Erie Elementary School (K-5)	1313 41st St.	41,796	384	449
Anacortes Middle School (6-8)	2202 M Ave.	96,791	617	675
Anacortes High School (9-12)	1600 20th St.	146,330	745	994

Other Recreational Facilities

The Fidalgo Parks and Recreation District (a special purpose district) operates a public swimming pool and fitness center located at 1603 22nd Street. The pool was constructed in 1975. In 2014 a new fitness center was constructed adjacent to the pool building.

On October 1, 2018 the District Commission voted to move forward with the proposed construction of a new, approximately 40,000 sq. ft. pool facility to better serve the community’s evolving needs. Potential funding includes a combination of private donations and public funds. If adequate funding is obtained, construction of the facility is projected to begin in spring 2021.

DETERMINING WHERE, WHEN, AND HOW CAPITAL FACILITIES WILL BE BUILT

In planning for future capital facilities, many factors need to be considered. The process used to determine the location of a new park is very different from the process used to determine the location

of a new sewer line. Also, many sources of financing can only be used for certain types of projects. The City conducts detailed planning regarding water, sewer, and stormwater systems; parks and recreation; transportation; and public safety. Planning documents related to each of these facilities include detailed inventories and capacity information, needs analyses, and general financing information. This Capital Facilities Plan, therefore, is the product of many separate but coordinated planning documents, each focusing on a specific type of facility.

The Comprehensive Plan provides goals and policies for capital facilities planning. Policy CF-1.5 states “When planning, developing, and administering the City’s capital facilities plan, give primary consideration to the following:

1. Protect public health and safety.
2. Provide infrastructure to support the vision of Anacortes’s future as articulated in the Comprehensive Plan.
3. Support the provision of City services consistent with the expectations of the community, as expressed in the City’s adopted level of service standards.
4. Maintain, rehabilitate, or replace the City’s facilities and infrastructure as necessary to extend the useful life of existing facilities and ensure continued efficiency.
5. Develop and operate capital investments in a way that is fiscally responsible.”

In addition to established goals and policies, recommendations of local community members and advisory boards are also considered when determining types and locations of projects. Some capital needs of the City are not specifically included in a comprehensive plan, however are important to the quality of life in Anacortes. These projects may not meet the growth management definition of capital facilities because of the nature of the improvement, its cost, or useful life.

THE ROLE OF THE CFP IN THE OPERATING BUDGET PROCESS

The CFP is a financial planning document that satisfies mandatory planning requirements under the Growth Management Act as outlined in RCW 36.70A.070 , and allows the City to apply for grants and authorized funding sources such as REET. The CFP financing plan proposes (vs. provides) an income stream that can finance capital expenditures and the increased operating costs which may result from opening new public facilities. However, projects that are listed in the CFP do not automatically roll into the budget. It is not until budget decisions are made by the City Council that the actual means of financing a project are determined and the actual dollars to be spent on capital costs and operating costs are determined, budgeted, and approved.

Once developed, the CFP makes the budget preparation process easier in that capital outlays will have already been spelled out and the dollar amounts only need be carried across to the budget. The CFP document accompanies the budget as a companion explanatory reference source. The City will perform its activities and make capital budget decisions in conformity with its Comprehensive Plan (RCW 36.70A.120).

CFP REVIEW PROCESS

Every two years a review process is conducted to update the Capital Facilities Plan, similar to the Operating Budget review process. The Anacortes Municipal Code (AMC 19.16.030.C) outlines the procedural requirements for amendments to the Comprehensive Plan capital facilities planning element and financing plan. Following is a general description of the biennial CFP update process:

1. Recommended Staff Changes

City staff reviews the current CFP and suggests alterations in scope, cost, financing sources or schedule for some of the projects currently in the Plan, then considers a list of entirely new CFP projects. Department managers present their preliminary program to the Mayor for review and changes are made based on overall City goals and priorities.

2. Staff Presentation to the City Council

The Council receives the staff's draft CFP and begins discussing the content. Staff makes presentations detailing the Plan's content and areas of change from the previous Plan.

3. Public Presentations and Feedback

Staff also offers to conduct informational meetings with community groups and the general citizenry. Suggested changes to the CFP that arise from these sessions are forwarded to the City Council.

4. Public Comment Period and Hearing

Public notice of the availability of the draft CFP is provided and the public is invited to comment in writing and/or at a public hearing conducted by the City Council.

5. City Council Review and Adoption

After considering all public testimony, the City Council makes their desired alterations to the CFP, adopts the plan by ordinance, and directs staff to prepare a published document containing the newly revised final CFP and to formally incorporate this into the City's Comprehensive Plan.

MEETING EXPECTATIONS: LEVELS OF SERVICE AND CONCURRENCY

INTRODUCTION

State Growth Management Act Administrative Code (WAC 365-195-315) recommends that local capital facilities plans include a discussion on “. . . the selection of levels of service or planning assumptions for the various facilities to apply during the planning period (twenty years or more) and which reflect community goals.” This section of this plan will constitute that discussion for the Anacortes Capital Facilities Plan.

LEVELS OF SERVICE

Level of service (LOS) is a term that describes the amount, type, or quality of facilities that are needed to serve the community at desired and measurable standards. These standards vary, based not only on the type of services being provided, but also by the quality of services desired by the community. A community has the option to lower, raise, or maintain the existing levels of service for each type of capital facility and service. This decision will affect both the quality of service provided, as well as the amount of new investment or facilities that are, or will be, needed in the future to serve the community.

Level of service standards state the quality of service that the community desires and for which service providers should plan. The adoption of level of service standards indicates that a community will ensure that those standards are either met, or can be met, at the time development occurs. If

such standards cannot be met, the community may decide to decrease the standard, determine how the needed improvements will be paid for, or deny the development.

CAPITAL FACILITIES PROVIDED BY THE CITY

Service or Facility	Level of Service Standard
Water	A flow volume that meets instantaneous demand together with projected fire flows consistent with the Anacortes Water System Plan, the Skagit County Coordinated Water System Supply Plan and the 1996 Memorandum of Agreement Regarding Utilization of Skagit River Basin Water Resources for Instream and Out of Stream Purposes.
Wastewater	Collection and treatment of peak wastewater discharge, including infiltration and inflow, consistent with the Sewer System Utility/Comprehensive Plan.
Stormwater	Consistent with the requirements of the current Department of Ecology Surface Water Design Manual and Surface Waste Water Comprehensive Plan adopted by the City.
Parks	As adopted in the Anacortes Parks & Recreation Comprehensive Plan
Transportation	LOS C for City street corridors. Washington State Department of Transportation LOS requirements apply to the State Routes within the City (LOS D). For a complete description of LOS standards for transportation, refer to the Transportation Element.
Police Protection	1.7 officers per 1,000 people Average 5 minute response to emergency calls from time of dispatch. Average 15 minute response to non-emergency calls from time of dispatch.
Fire Protection	Initial response—imminent rescue capability From time of 911 call to any structure, vessel, vehicle, wildland fire, and hazardous materials incident; arrive with the closest fire engine staffed with 3 firefighters within 7 minutes 90% of the time. Effective response force From time of 911 call, to any structure, boat, vehicle, wildland fire, and hazardous materials incident; be able to assemble an Effective Response Force of 12 firefighters within 11 minutes 90% of the time. Fire prevention Provide an initial fire inspection of High Risk Business Occupancies twice a year, and other Business Occupancies annually.

CAPITAL FACILITIES PROVIDED BY OTHERS

For some of the capital facilities in Anacortes, the City is not the direct provider of service. In the instances where the City does not provide the service, it may contract with either districts or other governmental entities. In some instances, certain public services, such as public transit, other recreational facilities, and school services, are entirely provided through other public entities. In these cases, the City can work collaboratively with those providers to recommend service goals and provide information to ensure that those providers are planning for appropriate growth in the City.

CONCURRENCY

The term concurrency is used in conjunction with LOS standards within the Capital Facilities Element of Anacortes's Comprehensive Plan and requires that the public facilities and services necessary to support development shall be adequate to serve the development at the same time (concurrent to when) the development is available for occupancy or use, or within a reasonable time as approved by the City, without decreasing current service levels below locally established minimum standards.

When concurrency is applied to a specific development, one of two outcomes is possible:

Outcome 1

When a new development requires capacity of capital facilities that are already in place, then that development has satisfied the concurrency test. Development and occupancy can then proceed.

Outcome 2

When a new development requires capital facilities that do not exist in order to maintain an adopted level of service, then that development does not satisfy the concurrency test. The new enhanced capital facilities must be strategized for, constructed, or bonded. Costs of the new facilities will be borne by the developer's fair share impact, the City, and possibly other parties participating in the installation of facilities.

CONCURRENCY – WHAT IS IT?

Concurrency is synonymous with the provision of adequate public facilities for a specific development project. GMA gives numerous statements of standards to follow when analyzing concurrency requirements:

GMA Planning Goals 12 (RCW 36.70A.020)

“...public facilities and services. . . shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.”

Subdivisions (RCW 58.17.110 (2))

“A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainageways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds. . .”

Comprehensive Plans - Mandatory Elements (RCW 36.70A.070 (6)(b))

“... local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development . . . For the purposes of this subsection, ‘concurrent with the development’ shall mean that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.”

Impact Fees. (RCW 82.02.050 (1)(a))

“...It is the intent of the legislature . . . To ensure that adequate facilities are available to serve new growth and development.”

Interpretations on Concurrency. (WAC 365-195-070 (3))

“...concurrency should be sought with respect to public facilities in addition to transportation facilities. ...Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter. With respect to facilities other than transportation facilities and water systems, local jurisdictions may fashion their own regulatory responses and are not limited to imposing moratoria on development during periods when concurrency is not maintained.”

CONCURRENCY APPLIED

The Anacortes Comprehensive Plan addresses concurrency in various goals and policy sections. The Capital Facilities Element of the Comprehensive Plan sets forth the following goals, each with its related policy subsets, relating to concurrency:

Goal CF-1. Support Existing Development and Future Growth. Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

Goal CF-2. Level of Service. Utilize level of service standards that correspond with the Land Use Element and provide a realistic assessment of City resources.

Goal CF-3. Correct Deficiencies. Identify deficiencies in public facilities serving existing development based on adopted level of service standards and the means and timing by

which those deficiencies will be corrected.

Goal CF-4. Financial Feasibility. Ensure that planned capital facilities are financially feasible.

Goal CF-5. Development Costs. Require new development to pay its share of the cost of new facilities needed to serve such growth and development.

Goal CF-6. Sewer Connection. Develop codes and policies to require connection to the sanitary sewer system when development or subdivision of land occurs.

Goal CF-7. Design & Location. Design and locate capital facilities with features and characteristics that support the environmental, energy efficiency, aesthetic, technical innovation, cost-effectiveness and sustainability goals.

Goal CF-8. Essential Public Facilities. Ensure that Essential Public Facilities are sited and designed in compliance with the State Growth Management Act.

Goal CF-9. Anacortes Airport. Coordinate with the Port of Anacortes in planning activities associated with the airport.

In addition, the Transportation element of the Comprehensive Plan sets forth the following goals, in conjunction with the Countywide Planning Policies:

Goal T-1. Operations, Maintenance, Management and Safety. As a high priority, maintain, preserve, and operate the city's transportation system in a safe and functional state.

Goal T-2. Greater Safety, Options and Mobility. Invest in transportation systems that offer greater options, mobility, and access in support of the city's growth strategy.

Goal T-3. Support Growth. Support the city's and region's growth strategy by focusing on moving people and goods within the city and beyond with a highly efficient multimodal transportation network for now and into the future.

Goal T-4. Sustainability. Design and manage the city's transportation system to minimize the negative impacts of transportation on the natural environment, promote public health and safety, and achieve optimum efficiency.

ABSENCE OF CONCURRENCY

If a specific development fails to meet levels of service or other plan performance measures, development standards, impact or mitigation fee charges, then that development should not be permitted for construction or occupancy. Furthermore, the City may enact a moratorium on new development if the level of service is not being met or will not be met in six years.

REVENUE AND FUNDING SOURCES

INTRODUCTION

RCW Section 36.70A.070 requires that the Capital Facilities Element of the Comprehensive Plan include at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identify sources of public money for such purposes. The Comprehensive Plan provides a comprehensive list of the various funding sources available.

FUNDING CATEGORIES

For financial accounting purposes, municipal operations are divided into two broad categories: general governmental and proprietary. General governmental activities are primarily tax and user fee

supported, while proprietary activities rely primarily on fees generated from rate payers for the sale of goods and services for their operations. Capital improvements for police, fire, parks, administration, and transportation are traditionally general governmental in nature, while water, wastewater, storm drain and equipment rental are proprietary. Although, the State Legislature did approve legislation in 1990 that would allow streets to be established as proprietary rather than general governmental entities. In this plan, the Transportation element continues to remain general governmental in nature. Capital funding for both general governmental and proprietary categories emanates primarily from operating revenues, with grants, local improvement districts, latecomer, and impact fees frequently contributing substantial sums towards capital construction. General governmental and proprietary operations both use such debt financing strategies as bonding and leasing to help fund improvements. It is at this juncture that the similarities between general governmental and proprietary capital projects diverge. In Washington State, it is generally easier to fund proprietary capital improvements than it is general governmental improvements. To carry out a proprietary capital improvement, there may be an increase in the charges for commodities like water, sewer, and storm drain rates or raising the connection charges or system development charges. In the general governmental area, however, Washington State law limits: 1) the sources municipalities can use to raise funds for capital improvements; 2) the tax rates that can be charged to raise funds for capital improvements; and 3) the amount of general obligation debt capacity that can be issued to raise funds for capital improvements. Again, we note that substantial change in this area has arisen because of the Growth Management Act. GMA authorizes, through proper legislation of the City Council, impact fees for various areas that include: (a) public streets and roads; (b) publicly owned parks, open space and recreation facilities; (c) school facilities; and (d) fire protection facilities in jurisdictions that are not part of a fire district.

Below is a description of the various revenue sources used to fund Capital Facilities:

- Real Estate Excise Tax
- State and Federal Grants
- Impact Fees
- User Fees
- Cash Reserves

SUMMARIES OF REVENUE AND EXPENDITURE REQUIREMENTS

The availability of revenues is critical to the funding of needed capital facilities. Different sources of revenue have varying statutory or application methodologies which may restrict certain revenues from being utilized for functionally non-related projects. For example, park impact fees may only be used for parks and recreation facilities, utility rate revenues may only be used to fund projects specifically related to the originating utility, or real estate excise taxes may be spent under the parameters of State statutes. At the same time, certain tax revenues may be utilized as funding sources at the discretion of the entity's legislative body. For example, sales, property, and utility taxes may, at times, be used across departmental functions.

FUNDING SUMMARY

CFP Revenue by Type

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$23,596,818	\$1,500,000	\$20,000,000	\$20,000,000	\$22,550,000	\$0
340 Charges For Goods & Services	\$7,522,000	\$11,655,000	\$3,611,000	\$4,558,000	\$20,603,000	\$17,662,750
370 Proprietary Funds Revenues	\$19,076,000	\$11,076,500	\$4,164,000	\$2,175,000	\$2,660,000	\$2,816,280
390 Debt, Capital & Other	\$9,730,846	\$8,531,000	\$3,466,500	\$2,907,000	\$3,712,600	\$1,443,230
360 Interest & Other Earnings	\$1,300,000	\$20,710,000	\$610,000	\$725,000	\$225,000	\$0
334 State Grants	\$0	\$0	\$1,000,000	\$0	\$12,000,000	\$0
310 Taxes	\$1,600,000	\$1,750,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
308 Beginning Fund Balance	\$25,000	\$10,000	\$1,732,000	\$0	\$0	\$200,000
337 Interlocal Grants, Entitlements & Other	\$0	\$140,000	\$0	\$0	\$0	\$0
TOTAL	\$62,850,664	\$55,372,500	\$36,183,500	\$31,965,000	\$63,350,600	\$23,722,260

PROJECTED EXPENDITURES

CFP by Dept Category

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
CFP Transportation Projects	\$8,842,664	\$3,621,000	\$25,126,500	\$23,132,000	\$38,887,600	\$2,143,230
CFP Sewer Projects	\$23,122,000	\$11,235,000	\$3,300,000	\$4,270,000	\$20,290,000	\$17,350,000
CFP Water Projects	\$19,111,000	\$10,716,500	\$4,164,000	\$2,175,000	\$2,673,000	\$2,816,280
CFP General Government Projects	\$325,000	\$21,090,000	\$1,782,000	\$600,000	\$600,000	\$1,100,000
CFP Fiber Projects	\$7,830,000	\$3,035,000	\$35,000	\$0	\$0	\$0
CFP Parks Projects	\$1,615,000	\$1,260,000	\$1,350,000	\$1,500,000	\$600,000	\$0
CFP Fire Projects	\$1,750,000	\$4,150,000	\$150,000	\$0	\$0	\$0
CFP Storm Projects	\$210,000	\$220,000	\$231,000	\$243,000	\$255,000	\$267,750
CFP Sanitation Projects	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
TOTAL	\$62,850,664	\$55,372,500	\$36,183,500	\$31,965,000	\$63,350,600	\$23,722,260

DEPARTMENTAL PROJECT REQUEST DETAILS

Each category of this section (i.e., General Government, Public Safety, Water System Facilities, etc.) has its own financial plan. Each financial plan: 1) prioritizes projects based upon the criteria mentioned earlier; and 2) lists all the sources of revenues. In addition, each category contains a worksheet listing individual projects with the individual project cost and individual revenue sources presented. Occasionally, individual projects may or may not be scheduled for construction in the same year as the financial plan indicates. These shifts in project timing might depend on funding availability from the various sources and from coordination and timing of other construction projects.

Projects without links are in the process of being updated.

PROJECTS

General Government

- Gen Gov - City Hall Generator
- Gen Gov - Community Recreation Center
- Gen Gov - Creosote Pile Removal and Replacement at City Owned Travel Lift Float and Dock
- Gen Gov - Enterprise Resource Planning (ERP) System replacement
- Gen Gov - Various Facilities EV Charging Infrastructure
- Gen Gov - Various Facilities Maintenance Projects

PROJECTS

Fire

- Fire - Aerial Ladder Truck
- Fire - Community Paramedic Vehicle
- Fire - Ladder Truck Training Tower
- Fire - Main Fire Station Upgrade
- Fire - March Point Fire Station

Access - Anacortes Fiber

- Fiber - Access Anacortes Fiber Internet Expansion - EDA grant area
- Fiber - Equipment for Developers
- Fiber - Guemes View
- Fiber - South Fidalgo Bay

Operations Building

- PW OPS - Operations Upper Parking lot pavement
- PW OPS- 100 kW Solar Array on Maintenance Facility
- PW Ops- Operations/ ASD facility parking lot repave East half
- PW Ops- Ops Facility Master Plan

Water

- Water System - Refinery: West March Point Road Waterline
- Water System - Regional: Decommission the Retired WTP
- Water System - Regional: Water System Plan Update
- Water System - Regional: Construct Storage Building
- Water System - Regional: Electrical switching gear replacement
- Water System - Regional: Hydro Excavator
- Water System - Regional: Phase 4 & 5 WTP Controls Reliability
- Water System - Regional: Repair 36-inch Transmission Line near Swinomish Slough
- Water System - Regional: Service Vehicle
- Water System - Regional: Water System Security
- Water System - Re-roof WTP A Ave Booster Station
- Water System - Retail: Blue Heron Pump Station Upgrade
- Water System - Retail: Advanced Metering Infrastructure (AMI) Water Meters
- Water System - Retail: Fidalgo Island Water Service (FIWS) area Telemetry
- Water System - Retail: Pipeline Replacements
- Water System - Retail: Reservoir Internal Maintenance
- Water System - Various Maintenance and Repair Projects
- Water System - Water Model

Parks

- Parks - Ace of Hearts restrooms and upgrades
- Parks - Bicycle and Pedestrian Connections
- Parks - Cap Sante Eastside Summit Trail Improvement
- Parks - Cap Sante Lookout Improvements
- Parks - H Avenue Stream Restoration & Educational Trail
- Parks - Heart Lake Improvements
- Parks - Heart Lake Water Quality
- Parks - James Rice Civic Park Improvements
- Parks - Parks Infrastructure
- Parks - Planning Study for the Tommy Thompson Trestle and Causeway Replacement
- Parks - Pocket Park Construction
- Parks - Q'elech'ilhch Park Improvements
- Parks - Re-roof and Re-model Washington Park Maintenance Building
- Parks - Re-roof Parks Grandview Cemetery Office
- Parks - Re-roof Washington Park Caretaker House
- Parks - Senior Center Generator Transfer Switch
- Parks - Ship Harbor Wetland Interpretive Trail
- Parks - Skate Park
- Parks - Storvik Park field lighting and improvements
- Parks - Storvik Park small courts makeover
- Parks - Volunteer Field Improvement
- Parks - Washington Park Campground Improvements
- Parks - Washington Park Restroom & Infrastructure
- Parks - West Side Park

Transportation

- Transportation - 12th Street and K Avenue Intersection
- Transportation - 17th Street Q Ave Intersection
- Transportation - ADA Ramps
- Transportation - Annual Pavement Maintenance
- Transportation - Fidalgo Bay Road Reconstruction
- Transportation - Guemes Channel Trail Phases II, III, & VI

- Water System - Whistle Lake Dam Project
- Water System- Re-roof Fidalgo Bay Estates Booster Station
- Water System- Re-roof WTP Blue Heron Booster Station Roof

Wastewater System

- Wastewater System - Re-roof the WWTP Secondary Building
- Wastewater System - Re-roof WWTP Head Works Building
- Wastewater System - Sanitary Sewer Collection System: Pump Station 3 Upgrade
- Wastewater System - WWTP Solids Handling
- Wastewater System- Re-roof The Solids Handling Building
- Wastewater System - Sewer line from Lovrics to 6th St
- Wastewater System - WWTP: Basin Rehabilitation
- Wastewater System - WWTP: Effluent Pump Station Upgrade
- Wastewater System - WWTP: Solids Handling/Dewatering Facility
- Wastewater System - New Wastewater Treatment Plant Outfall
- Wastewater System - Pump Station 4 Upgrade
- Wastewater System - Reservation Road, Padilla Heights Rd. and Similk Bay Road Sewer Extension
- Wastewater System - Sanitary Sewer Collection System: Pump Station 16 Upgrade
- Wastewater System - Sanitary Sewer Collection System: Pump Station Upgrades
- Wastewater System - Sanitary Sewer Collection System: System Maintenance/Inflow and Infiltration Reduction
- Wastewater System - Various Maintenance and Repair Projects
- Wastewater System - WWTP: Incinerator Preheat Unit
- Wastewater System - WWTP: Nutrient Removal Evaluation and Upgrades
- Wastewater System - WWTP: Influent Pumping Upgrade
- Wastewater System - WWTP: Replace Bar Screens and upgrade grit handling system
- Wastewater System - WWTP: Septage Handling Facility Upgrade __

- Transportation - H Avenue ACFL Multimodal Connector
- Transportation - Kansas Ave
- Transportation - Non-Motorized Improvements
- Transportation - R Avenue Safety and Mobility Improvements
- Transportation - Sidewalk and Trip Hazard Repairs
- Transportation - South Commercial Avenue Corridor Plan -- Phase I Commercial Avenue from 11th to 13th
- Transportation - South Commercial Avenue Corridor Plan - Phase II Commercial Avenue from 14th to 34th
- Transportation - South March Point Road Reconstruction
- Transportation - SR 20 Spur (Oakes Ave) Sidewalk Improvements

Storm

- Storm - Storm System Restoration and Upgrades

Solid Waste

- Solid Waste - New Containers

Below is an inventory of existing capital facilities owned by the City, including the locations and capacities of the facilities, where applicable.

GLOSSARY OF TERMS

Adequate public facilities. Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

Assessed Valuation. Refers to how much the total real estate and personal property within a jurisdiction is worth. The value is established by the County Assessor at 100% of appraised market value, and adjusted by the State to account for variations in assessment practices among counties.

Available public facilities. Facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Bonding. Is the act of issuing the debt to finance capital projects and other expenditures.

Budget. A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them.

Capital Program. A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from the long-term work program or otherwise. It sets forth each project or other contemplated expenditure in which the government is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

Concurrent or Concurrency. Means that adequate public facilities are available when the impacts of development occur. This definition includes the two concepts of “adequate public facilities” and of “available public facilities” as defined above.

General Obligation Debt. Debt that will be repaid mainly by taxes and other general governmental revenues. This debt includes limited and unlimited general obligation bonds, capital leases and other notes and contracts issued with the full faith and credit of the government.

Impact Fee. A fee assessed on new development that creates additional demand and need for public facilities.

Infrastructure. The underlying foundation, especially the basic installations and facilities on which the continuance and growth of a jurisdiction depends, i.e., streets and roads, sewer, and water systems.

Latecomer Fees. Fees paid by developers or future service users for their share of past improvements financed by others.

Leasing. A financing technique whereby ownership of the project or equipment remains with the financing entity, and where title may or may not transfer to the City at the end of the lease.

Local Improvement District (“LID”). A method of carrying out a specific improvement by allocating the costs among the benefiting properties. The project is usually financed through a long term bond issue, and the repayment of which is mainly from the collection of special assessments from the benefiting properties.

Mitigation Fees. Contributions made by developers toward future improvements of City facilities resulting from the additional demand on the City’s facilities generated from the development. See also Fee in Lieu of Charge.

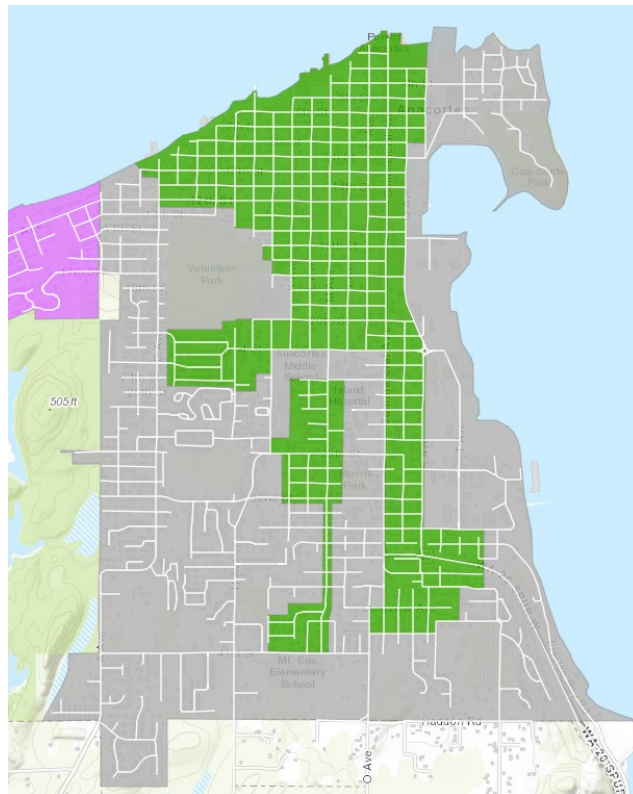
Public Facilities. The capital facilities owned or operated by the City or other governmental entities.

Real Estate Excise Tax (“REET”). A tax upon the sale of real property from one person or company to another.



EDA GRANT AREA EXPANSION

2023-2028 CFP



SUMMARY

PROJECT TITLE: EDA Grant Area Fiber Expansion
DEPARTMENT: Administrative Services
BUDGET CODE: CFP-FBR-00001
JUSTIFICATION: Network Expansion
START DATE (FY): 2022
END DATE (FY): 2023

PROJECT DESCRIPTION:

The City is building a fiberoptic network that will provide Fiberoptic internet access to every premise within the City limits while further expanding connectivity options throughout Skagit County. This phase of the project expands access to 1815 premises. This project involves constructing fiber in Residential, Light Commercial, Commercial Marine, Industrial, Marine Mixed Use, and Commercial land zones. Broadly speaking the project area extends from Fidalgo Bay north to the Guemes Channel, west to A Avenue, and South to the city limits.

RELATIONSHIP TO COMPREHENSIVE PLAN:

This project is aligned and incorporated into the City's Comprehensive Plan which seeks to increase fiberoptic connectivity as a means of increasing economic development in Anacortes and throughout Skagit County.

The City of Anacortes' Comprehensive Plan (Ordinance 2982 Updating of the Comprehensive Plan under RCW 36.70A.130(5)(b) specifies the importance of broadband fiber infrastructure and this fiberoptic expansion project aligns with the plan's goals and policies:

GOAL ED-1. Balanced Economy.

Foster a balanced, diversified and sustainable local economy that contributes to Anacortes's high quality of life.

- Policy ED-1.14: Provide state of the art broadband infrastructure, including high-capacity fiber optic cable, for business, education, public affairs, and consumer uses.

GOAL CF-1. Support Existing Development and Future Growth.

Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

- Policy CF-1.11: Evaluate the feasibility of the City providing broadband services.
 - A. Conduct a fiber-optic infrastructure feasibility study and business model analysis.
 - B. Author and work toward implementation of a Broadband Strategic Plan which describes in detail the technology and economic context and outlines the community's options and intended plan to address its broadband needs.

GOAL U-1. Quality Utility Services.

Facilitate provision of quality utility services throughout Anacortes to meet the needs of residents and businesses.

- Policy U-1.5. Explore options for improving telecommunication services in Anacortes, with high speed internet being a high priority, including potential development of a broadband/ fiber master plan and policies requiring installation of conduit where needed

PROJECT OBJECTIVES / STATUS:

Design is complete. Two Requests for Proposals will be issued. One will be for materials and the other will be for construction.

COST ESTIMATE

Fiber - Access Anacortes Fiber Internet Expansion - EDA g...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Access Anacortes Fiber Internet Expansion - EDA grant area	\$5,445,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$5,445,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Fiber - Access Anacortes Fiber Internet Expansion - EDA g...

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$2,253,731	\$0	\$0	\$0	\$0	\$0
390 Debt, Capital & Other	\$3,191,269	\$0	\$0	\$0	\$0	\$0
TOTAL	\$5,445,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

The City has received over 750 orders for service in this expansion area. When the backbone construction is complete, City staff will coordinate placing these customers into service.



EQUIPMENT FOR DEVELOPERS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Equipment for Developers
DEPARTMENT: Administrative Services
BUDGET CODE: CFP-FBR-00004
JUSTIFICATION: Network Expansion
START DATE (FY): 2023
END DATE (FY): 2025

PROJECT DESCRIPTION:

In following City's development regulations, City will keep fiberoptic construction materials on hand to provide to contractors supporting installation of municipal fiberoptics in new development areas.

RELATIONSHIP TO COMPREHENSIVE PLAN:

This project is aligned and incorporated into the City's Comprehensive Plan which seeks to increase fiberoptic connectivity as a means of increasing economic development in Anacortes and throughout Skagit County.

The City of Anacortes' Comprehensive Plan (Ordinance 2982 Updating of the Comprehensive Plan under RCW 36.70A.130(5)(b) specifies the importance of broadband fiber infrastructure and this fiberoptic expansion project aligns with the plan's goals and policies:

GOAL ED-1. Balanced Economy.

Foster a balanced, diversified and sustainable local economy that contributes to Anacortes's high quality of life.

- Policy ED-1.14: Provide state of the art broadband infrastructure, including high-capacity fiber optic cable, for business, education, public affairs, and consumer uses.

GOAL CF-1. Support Existing Development and Future Growth.

Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

- Policy CF-1.11: Evaluate the feasibility of the City providing broadband services.
 - A. Conduct a fiber-optic infrastructure feasibility study and business model analysis.
 - B. Author and work toward implementation of a Broadband Strategic Plan which describes in detail the technology and economic context and outlines the community's options and intended plan to address its broadband needs.

GOAL U-1. Quality Utility Services.

Facilitate provision of quality utility services throughout Anacortes to meet the needs of residents and businesses.

- Policy U-1.5. Explore options for improving telecommunication services in Anacortes, with high speed internet being a high priority, including potential development of a broadband/ fiber master plan and policies requiring installation of conduit where needed

PROJECT OBJECTIVES / STATUS:

Ensure materials are available to support fiberoptic expansion in new development areas.

COST ESTIMATE

Fiber - Equipment for Developers

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Fiber - Equipment for Developers	\$35,000	\$35,000	\$35,000	\$0	\$0	\$0
TOTAL	\$35,000	\$35,000	\$35,000	\$0	\$0	\$0

FUNDING SOURCES

Fiber - Equipment for Developers

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services						
343 Utilities						
Television/Cable/Internet Sales and Services	\$35,000	\$35,000	\$35,000	\$0	\$0	\$0
343 UTILITIES TOTAL	\$35,000	\$35,000	\$35,000	\$0	\$0	\$0
340 CHARGES FOR GOODS & SERVICES TOTAL	\$35,000	\$35,000	\$35,000	\$0	\$0	\$0
TOTAL	\$35,000	\$35,000	\$35,000	\$0	\$0	\$0

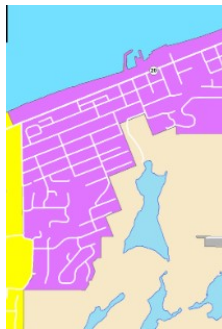
OPERATING IMPACTS

There will be no operating impact for the City.



GUEMES VIEW EXPANSION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Guemes View Fiber Expansion

DEPARTMENT: Administrative Services

BUDGET CODE: CFP-FBR-00002

JUSTIFICATION: Network Expansion

START DATE (FY): 2022

END DATE (FY): 2023

PROJECT DESCRIPTION:

The Guemes View Fiberoptic Expansion project installs 55,000 feet of underground fiber conduit and 8,500 feet of aerial fiber conduit which pass 900 premises. When the project is complete the City will be able to provide access to high speed fiber internet to each of these premises.

RELATIONSHIP TO COMPREHENSIVE PLAN:

This project is aligned and incorporated into the City's Comprehensive Plan which seeks to increase fiberoptic connectivity as a means of increasing economic development in Anacortes and throughout Skagit County.

The City of Anacortes' Comprehensive Plan (Ordinance 2982 Updating of the Comprehensive Plan under RCW 36.70A.130(5)(b) specifies the importance of broadband fiber infrastructure and this fiberoptic expansion project aligns with the plan's goals and policies:

GOAL ED-1. Balanced Economy.

Foster a balanced, diversified and sustainable local economy that contributes to Anacortes's high quality of life.

- Policy ED-1.14: Provide state of the art broadband infrastructure, including high-capacity fiber optic cable, for business, education, public affairs, and consumer uses.

GOAL CF-1. Support Existing Development and Future Growth.

Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

- Policy CF-1.11: Evaluate the feasibility of the City providing broadband services.
 - A. Conduct a fiber-optic infrastructure feasibility study and business model analysis.
 - B. Author and work toward implementation of a Broadband Strategic Plan which describes in detail the technology and economic context and outlines the community's options and intended plan to address its broadband needs.

GOAL U-1. Quality Utility Services.

Facilitate provision of quality utility services throughout Anacortes to meet the needs of residents and businesses.

- Policy U-1.5. Explore options for improving telecommunication services in Anacortes, with high speed internet being a high priority, including potential development of a broadband/ fiber master plan and policies requiring installation of conduit where needed

PROJECT OBJECTIVES / STATUS:

The trenching portion of this project is under contract and scheduled to begin in November 2022.

COST ESTIMATE

Fiber - Guemes View

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Guemes View	\$2,350,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$2,350,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Fiber - Guemes View

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$2,350,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$2,350,000	\$0	\$0	\$0	\$0	\$0

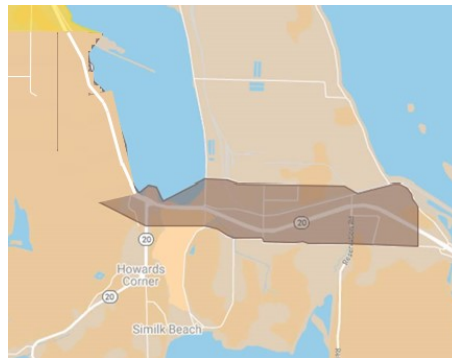
OPERATING IMPACTS

The City has received several hundred orders for service in this expansion area. When the backbone construction is complete, City staff will coordinate placing these applicants into service.



SOUTH FIDALGO BAY FIBER EXPANSION

2023-2028 CFP



SUMMARY

PROJECT TITLE: South Fidalgo Bay Fiber Expansion
DEPARTMENT: Administrative Services
BUDGET CODE: CFP-FBR-00003
JUSTIFICATION: Network Expansion
START DATE (FY): 2024
END DATE (FY): 2024

PROJECT DESCRIPTION:

Continued expansion of fiberoptic network throughout City of Anacortes. Project cost is comprehensive to include expanding core network equipment, designing infrastructure, obtaining construction permits and easements, procuring materials, creating and submitting pole attachment requests, and deploying infrastructure for 100% of premises passed. It also includes performing customer installations including customer premise equipment for 35% of premises passed.

RELATIONSHIP TO COMPREHENSIVE PLAN:

This project is aligned and incorporated into the City's Comprehensive Plan which seeks to increase fiberoptic connectivity as a means of increasing economic development in Anacortes and throughout Skagit County.

The City of Anacortes' Comprehensive Plan (Ordinance 2982 Updating of the Comprehensive Plan under RCW 36.70A.130(5) (b) specifies the importance of broadband fiber infrastructure and this fiberoptic expansion project aligns with the plan's goals and policies:

GOAL ED-1. Balanced Economy.

Foster a balanced, diversified and sustainable local economy that contributes to Anacortes's high quality of life.

- Policy ED-1.14: Provide state of the art broadband infrastructure, including high-capacity fiber optic cable, for business, education, public affairs, and consumer uses.

GOAL CF-1. Support Existing Development and Future Growth.

Provide capital facilities and public services necessary to support existing and new development envisioned in the land use element.

- Policy CF-1.11: Evaluate the feasibility of the City providing broadband services.
 - A. Conduct a fiber-optic infrastructure feasibility study and business model analysis.
 - B. Author and work toward implementation of a Broadband Strategic Plan which describes in detail the technology and economic context and outlines the community's options and intended plan to address its broadband needs.

GOAL U-1. Quality Utility Services.

Facilitate provision of quality utility services throughout Anacortes to meet the needs of residents and businesses.

- Policy U-1.5. Explore options for improving telecommunication services in Anacortes, with high speed internet being a high priority, including potential development of a broadband/ fiber master plan and policies requiring installation of conduit where needed

PROJECT OBJECTIVES / STATUS:

This project will construct a fiberoptic network along the annexed area near HWY 20 on the east side of the City.

COST ESTIMATE

Fiber - South Fidalgo Bay

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
South Fidalgo Bay	\$0	\$3,000,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$3,000,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Fiber - South Fidalgo Bay

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$2,380,000	\$0	\$0	\$0	\$0
370 Proprietary Funds Revenues	\$0	\$500,000	\$0	\$0	\$0	\$0
340 Charges For Goods & Services	\$0	\$120,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$3,000,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

When the backbone construction is complete, City staff will coordinate placing customers into service.

FIRE - AERIAL LADDER TRUCK

2023-2028 CFP



SUMMARY

PROJECT TITLE: Fire - Aerial Ladder Truck
DEPARTMENT: Fire/EMS
BUDGET CODE: CFP-AFD-00010
JUSTIFICATION: Current ladder truck is past its safe and effective service life. A modern ladder truck will allow for faster and more efficient operations that will be safer for both our citizens and our firefighters.
START DATE (FY2023): 4/1/2023
END DATE (FY2023): 12/31/2023

RECCOMENDATION:

The current plan is to fund this purchase through a low interest Washington State loan. It is our recommendation that we move this expense forward into the 2023 budget with the additional \$53,000 authorized for change orders and equipment.

COST ESTIMATE

Fire - Aerial Ladder Truck

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Aerial Ladder Truck	\$1,675,000	\$0	\$0	\$0	\$0	\$0

PROJECT DESCRIPTION:

This project will design and build a new 100' Aerial Ladder truck for the City of Anacortes. The City of Anacortes needs a ladder truck for many reasons. The rescue of victims in multi-story buildings trapped by fire is the most critical need. As our community continues to grow and add 4 and 5 story buildings this need will only grow greater. The aerial device is also used to provide elevated master streams to fight fires in all types of buildings including multi-story, commercial and large expansive buildings and is also used in many rescue scenarios. The City's current Aerial Ladder Truck is 22 years old and past its front-line service life.

PROJECT OBJECTIVES / STATUS:

This project has already been approved by council during the 2022 budget process and is on order. Currently the pre-construction meeting is scheduled for April of 2023 with a tentative delivery date of December 2023. These delays were longer than anticipated and has caused a need to move the funding of this project into the 2023 CFP and budget. The purchase contract was signed for \$1,622,000. We are requesting an authorization to adjust the purchase price up to \$1,675,000 at the time of pre-construction. During the pre-construction process it is likely that there will be adjustments made to the plan by design engineers and unknown but usefully features might be recommended. There is also very little room in the operating budget to add equipment to this apparatus. Adding some of this equipment such as hose or extrication tools to the purchase contract would allow us to spread these costs out during the life of the loan so as to not greatly impact a single operating budget. These types of equipment are likely to last the duration of the service life of this apparatus.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$1,675,000	\$0	\$0	\$0	\$0	\$0



FIRE - COMMUNITY PARAMEDIC VEHICLE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Fire - Community Paramedic Vehicle

DEPARTMENT: Fire/EMS

BUDGET CODE: CFP-AFD-00012

JUSTIFICATION: There is currently no vehicle designed for and assigned to the Community Paramedic Program.

START DATE (FY2023): 1/1/2023

END DATE (FY2023): 12/31/2023

PROJECT DESCRIPTION:

This project will add a new purpose built vehicle to our fleet for the Community Paramedic Program. Our Community Paramedic often works alone in the field and responds to emergency calls as well as routine non-emergency patient contacts and provides a variety of other community services. Medical equipment, PPE and many other items need to be carried to the field.

RECOMMENDATION:

Currently the community paramedic is utilizing a 2007 vehicle that was already removed from ERR after being replaced. This program has secured permanent funding and a long term vehicle solution is needed. It is our recommendation that we purchase a new SUV for this purpose utilizing EMS funds.

PROJECT OBJECTIVES / STATUS:

The primary objective of the project is to provide an effective and reliable response vehicle for our Community Paramedic. This project will also allow us to improve our overall response capabilities by repurposing the current 2007 vehicle to our on-duty captains. Currently when 3 personnel are on duty at Station 1 we are asking our Captains to function in a hybrid Engine Officer/Command Officer role. Part of their responsibility is to support operations and training at the outlying stations when needed.

COST ESTIMATE

Fire - Community Paramedic Vehicle

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Community Paramedic Vehicle	\$75,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$75,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Fire - Community Paramedic Vehicle

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$75,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$75,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

This will add a new vehicle to fleet with associated fuel, insurance, maintenance and ER&R expenses.

FIRE - LADDER TRUCK TRAINING TOWER

2023-2028 CFP



SUMMARY

PROJECT TITLE: Fire - Ladder Truck Training Tower
DEPARTMENT: Fire/EMS
BUDGET CODE: CFP-AFD-00001
JUSTIFICATION: This facility will allow AFD personnel to properly prepare to conduct safe and efficient rescue and firefighting operations on and in multi-story buildings.
START DATE (FY2024): TBD
END DATE (FY2024): TBD

PROJECT DESCRIPTION:

This project would construct a 4-5 story training facility with the ability to train for both exterior and interior above grade firefighting and rescue operations. There are multiple 3-5 story buildings currently in Anacortes with many more under construction and being planned for the future. The AFD needs to be able to adapt to this new risk. The ability to train our personnel on proper aerial placement and operations as well as conducting interior operations on upper floors is critical in preparing for fires and other emergencies in these types of occupancies. Currently there is no realistic local ability to conduct this training.

RECOMMENDATION:

Our recommendation is to build a 4-5 story training building that will allow the AFD to properly train with our ladder truck and also train on standpipe operations utilizing interior stairwells. This facility will be best suited to be placed on the March's Point property and possibly built in conjunction with the proposed Station 3.

PROJECT OBJECTIVES / STATUS:

Training on occupied and operating buildings is currently our only option. This creates liability when working on and around private property as well as severely limits the types of training activities the crews can perform. Operating from standpipes in hallways and from stairwells is a skill as critical as operating the aerial device itself. There is little doubt that our community will continue to grow vertically. The facilities being planned at the new MJB development are prime examples of this growth.

COST ESTIMATE

Fire - Ladder Truck Training Tower

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Ladder Truck Training Tower	\$0	\$150,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$150,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Fire - Ladder Truck Training Tower

	2023	2024	2025	2026	2027	2028
310 Taxes	\$0	\$150,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$150,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



FIRE - MAIN FIRE STATION UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Fire - Main Station Upgrade
DEPARTMENT: Fire/EMS
BUDGET CODE: CFP-AFD-00002
JUSTIFICATION: Improved ability to safely house 24 hour employees with sleeping and living space.
START DATE (FY 2025): TBD
END DATE (FY2025): TBD

PROJECT DESCRIPTION:

This project would remodel the kitchen area to increase cooking space and storage. The sleeping area would be increased and modern lighting and station alerting devices would be added. Sound dampening in the sleeping area would also be considered. Fire Station 1 is now 30 years old and showing its age in some areas. The apparatus bay doors were failing, and are being replaced in 2022. The training room is inadequate for department wide or regional training. The kitchen area is inadequate and lacks some safety features that are needed in fire stations such as the oven shutting off when tones alert the crews for emergency calls. Sleeping space and apparatus bays are meeting our minimum needs currently but will become inadequate in the near future, particularly if no new Station 3 is constructed.

RECOMMENDATION:

Our recommendation is to complete a kitchen and sleeping area remodel should be in 2025 either in conjunction with a Station 3 build or as a stand-alone, more robust, project that would include a larger training room should we choose not to build Station 3.

PROJECT OBJECTIVES / STATUS:

Originally \$1,000,000 was placed in 2024 for a complete remodel/additions. This is now revised to Kitchen/sleeping quarter remodel in 2025. Training room addition is currently deleted pending Station 3 decisions. We could consider an improvement in conjunction with a bond for Station 3.

COST ESTIMATE

Fire - Main Fire Station Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Main Fire Station Upgrade	\$0	\$0	\$150,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$150,000	\$0	\$0	\$0

FUNDING SOURCES

Fire - Main Fire Station Upgrade

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$0	\$150,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$150,000	\$0	\$0	\$0

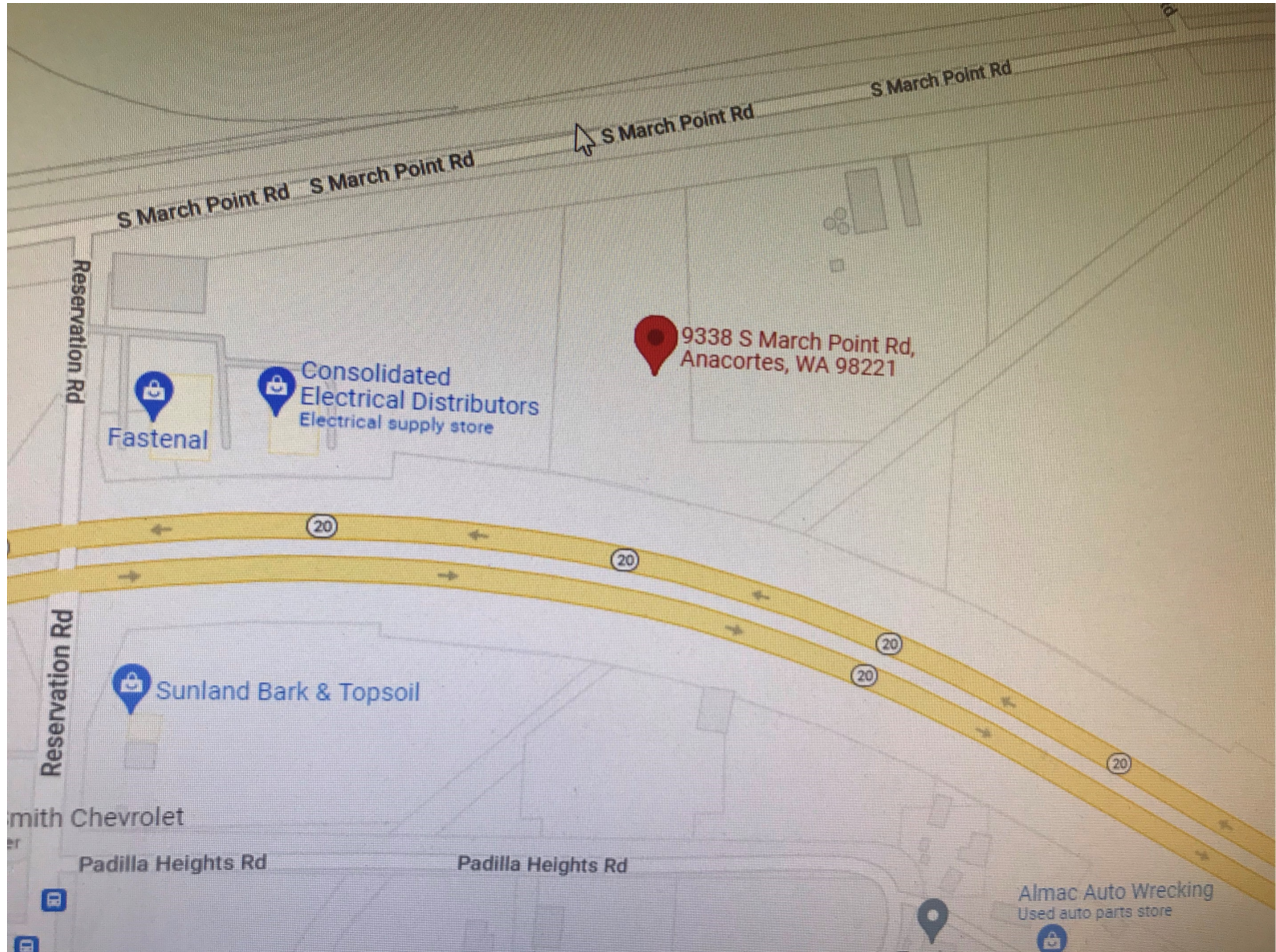
OPERATING IMPACTS

Operating impacts to be determined in the future.



FIRE - MARCH'S POINT FIRE STATION

2023-2028 CFP



SUMMARY

PROJECT TITLE: March's Point Fire Station
DEPARTMENT: Fire/EMS
BUDGET CODE: CFP-AFD-00004
JUSTIFICATION: Permanent (non leased) space needed from which to provide fire suppression and EMS services to the East end of Anacortes and the surrounding areas.
START DATE (FY2024): TBD
END DATE (FY2024): TBD

RECOMMENDATION:

It is our recommendation to complete the studies and then develop appropriate plans to fund and construct a new Fire Station #3 and possibly move the training facility.

PROJECT DESCRIPTION:

This project will build a permanent fire station and possibly a campus for other city services in the March's Point area. There is also the possibility being considered of our training facility being moved to this property. Currently our Fire Station #3 is located in a leased building on Molly Lane. It houses an engine and a medic unit which are cross staffed by a two person crew. The city owns land on March's Point Rd which was purchased with the intent to build a permanent facility. Station #3 is our second busiest station and not only serve's that area of Anacortes but the Swinomish tribal land and a large portion of Skagit County from La Conner to Bayview. TCA Architects are under contract to provide a site study, basic design concepts and cost estimates. These results should be available in late 2022.

PROJECT OBJECTIVES / STATUS:

Operating critical services out of leased property carries inherent risk. With relatively short notice the lease could be terminated and there would be no quarters for our apparatus and crews. Overall the AFD lacks the apparatus, sleeping and training space needed to support the growth of our community. These needs will need to be met in some manner and will only increase with time. A properly planned and built station will serve the community well for many years.

It is also likely that the City of Anacortes has other needs in the March's Point area. The planning phase for this project should look at the needs of all city departments and potentially Skagit County Fire District 13 as well since this station will sit adjacent to their border.

COST ESTIMATE

Fire - March Point Fire Station

2023 CFP

2024 CFP

2025 CFP

2026 CFP

2027 CFP

2028 CFP

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
March Point fire Station	\$0	\$4,000,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$4,000,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Fire - March Point Fire Station

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$4,000,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$4,000,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

This will be a larger facility than currently occupied. Additional utility, maintenance and operating costs will be generated.



GEN GOV - CITY HALL GENERATOR

2023-2028 CFP



SUMMARY

PROJECT TITLE: Gen Gov - City Hall Generator
DEPARTMENT: General Government
BUDGET CODE: CFP-GG-00003
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

City Hall Generator

RECOMMENDATION:

Replace ageing generator and increase capacity to support more of City Hall Power needs. Paid for by various departments that use City Hall via overhead.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Gen Gov - City Hall Generator

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
City Hall Generator	\$0	\$230,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$230,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Gen Gov - City Hall Generator

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$230,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$230,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



GEN GOV - COMMUNITY RECREATION CENTER

2023-2028 CFP



SUMMARY

PROJECT TITLE: Gen Gov - Community Recreation Center
DEPARTMENT: General Government
BUDGET CODE: CFP-GG-00002
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Construction of a Community Center in partnership with the Anacortes Community and the Boys and Girls Club. Approximately 21,000 s.f. building with a regulation size Gymnasium, providing a center for the community's recreational needs, Boys and Girls Club, and potential lease space. The attached picture is an example only.

RECOMMENDATION:

Comp. Plan Policy PR-1.10 directs the exploration of options for development of a community center in cooperation with community partners.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Gen Gov - Community Recreation Center

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Community Recreation Center	\$0	\$20,000,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$20,000,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Gen Gov - Community Recreation Center

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$20,000,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$20,000,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



GEN GOV - CREOSOTE PILE REMOVAL AND REPLACEMENT AT CITY OWNED TRAVEL LIFT FLOAT AND DOCK

2023-2028 CFP



SUMMARY

PROJECT TITLE: Gen Gov - Creosote Pile Removal and Replacement at City Owned Travel Lift Float and Dock

DEPARTMENT: General Government

BUDGET CODE: CFP-GG-00001

JUSTIFICATION: Improves existing service

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

The creosote piles will need to be removed and replaced with non-creosote (steel) piles consistent with the DNR Aquatic Land Lease.

The due date for project completion per the DNR Lease is January 2, 2026.

RECOMMENDATION:

For compliance with the DNR Aquatic Lands lease and futhers Shoreline Master Program goals related to improving water quality by replacing creosote pilings with non-toxic alternatives.

PROJECT OBJECTIVES / STATUS:

Project has not yet been completed

COST ESTIMATE

Gen Gov - Creosote Pile Removal and Replacement at City O...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Creosote Pile Removal and Replacement at City Owned Travel Lift Float and Dock	\$0	\$0	\$32,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$32,000	\$0	\$0	\$0

FUNDING SOURCES

Gen Gov - Creosote Pile Removal and Replacement at City O...

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$0	\$0	\$32,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$32,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



GEN GOV - ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM REPLACEMENT

2023-2028 CFP

SUMMARY

PROJECT TITLE: Gen Gov - Enterprise Resource Planning (ERP) System replacement
DEPARTMENT: General Government
BUDGET CODE: CFP-GG-00005
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

The City currently uses Eden, produced by Tyler Technologies, as its ERP system, which is the computing platform that unifies the various city functions, including utility billing, accounts payable, accounts receivable, accounting, payroll, HR, and permitting.

RECOMMENDATION:

Eden was installed over 20 years ago, is no longer sold as a new application by Tyler to municipal customers, and is becoming antiquated. An updated ERP system that integrates with Laserfiche and has improved functionality would provide additional staff efficiency.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Gen Gov - Enterprise Resource Planning (ERP) System repla...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Enterprise Resource Planning (ERP) System replacement	\$0	\$0	\$1,000,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$1,000,000	\$0	\$0	\$0

FUNDING SOURCES

Gen Gov - Enterprise Resource Planning (ERP) System repla...

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$0	\$0	\$1,000,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$1,000,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



GEN GOV - VARIOUS FACILITIES MAINTENANCE PROJECTS

2023-2028 CFP



SUMMARY

PROJECT TITLE: Gen Gov - Various Facilities Maintenance Projects
DEPARTMENT: General Government
BUDGET CODE: CFP-GG-00004
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

As facilities age and wear, equipment replacement, paint, flooring and roofing needs have to be addressed to maintain the integrity of the City's buildings, extend their useful life, and ensure continued efficiency.

COST ESTIMATE

Gen Gov - Various Facilities Maintenance Projects

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Various Facilities Maintenance Projects	\$300,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
TOTAL	\$300,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

PROJECT DESCRIPTION:

Facility equipment, flooring, paint, roofs, HVAC, and other maintenance needs are attended to every year on an ongoing basis.

PROJECT OBJECTIVES / STATUS:

FUNDING SOURCES

Gen Gov - Various Facilities Maintenance Projects

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$300,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
TOTAL	\$300,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - ACE OF HEARTS RESTROOMS AND UPGRADES

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Ace of Hearts
restrooms and upgrades
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00013
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

When the park was created several years ago with a dog park and new athletic field we did not have the funds to complete pathways, add a restroom, organized parking and other facilities.

RECOMMENDATION:

Provide the funding to complete this project as soon as revenue allows.

PROJECT OBJECTIVES / STATUS:

As Anacortes continues to grow we are seeing an increasing use of our parks. Our own recreational leagues are growing and using more spaces for practices, especially during soccer season. Other leagues run by local athletic non-profits use these fields as well. Completing the park is an important element in our goal to provide adequate recreational facilities for our growing community.

COST ESTIMATE

Parks - Ace of Hearts restrooms and upgrades

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Ace of Hearts restrooms and upgrades	\$0	\$0	\$0	\$500,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$500,000	\$0	\$0

FUNDING SOURCES

Parks - Ace of Hearts restrooms and upgrades

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$250,000	\$0	\$0
360 Interest & Other Earnings	\$0	\$0	\$0	\$250,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$500,000	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - BICYCLE AND PEDESTRIAN CONNECTIONS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Bicycle and Pedestrian Connections
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00012
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

We added this element to our impact fees and comprehensive plan because of the increasing use of non-motorized travel to reach our parks in trails. Our goal is to improve the infrastructure to accommodate the needs of our users to safely access and use our parks and trails.

RECOMMENDATION:

Improve non-motorized transportation opportunities in the city and connect with existing trail heads and parks for local businesses, visitors and residents.

PROJECT OBJECTIVES / STATUS:

The elements we would add include improvement to sidewalks at the trail heads, amenities, signage and pedestrian crossings.

COST ESTIMATE

Parks - Bicycle and Pedestrian Connections

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Bicycle and Pedestrian Connections	\$0	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Bicycle and Pedestrian Connections

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50,000	\$0	\$0	\$0	\$0

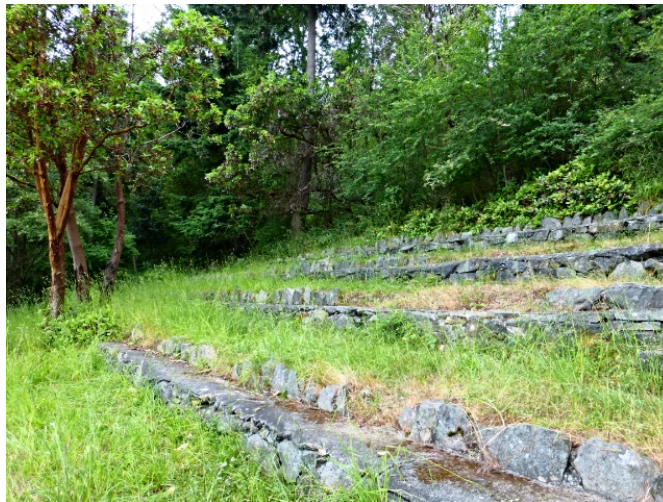
OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - CAP SANTE EASTSIDE SUMMIT TRAIL IMPROVEMENT

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Cap Sante Eastside Summit Trail Improvement
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00002
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Improve the trail leading from the summit down the east side of Cap Sante, past the old amphitheater and connecting near 5th Street. The trail has a stair case that was built in the 1930's that will need to be restored as part of this project.

RECOMMENDATION:

Support funding of this project through donations or grants.

PROJECT OBJECTIVES / STATUS:

The east side of the city would benefit with a loop trail through Cap Sante to reduce parking pressures at the summit and encourage pedestrian corridors in this end of town. The recent improvements by the Rotary Club on Cap Sante have encouraged more users to walk to the summit. To make a loop on their walk they either need to walk down the road or use the unimproved trail on the east side. Improvements to this east side trail would be a benefit to this specific neighborhood and all the downtown residents who could connect to this path via the Thompson Trail and downtown sidewalk access points. It would also improve pedestrian safety by taking walkers off of this narrow road.

COST ESTIMATE

Parks - Cap Sante Eastside Summit Trail Improvement

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Cap Sante Eastside Summit Trail Improvement	\$0	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Cap Sante Eastside Summit Trail Improvement

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - CAP SANTE LOOKOUT IMPROVEMENTS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Cap Sante Lookout Improvements
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00009
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATIONS:

Encourage the continued collaboration with the Rotary Club on this concept and public participation on final design.

PROJECT DESCRIPTION:

A lookout on the east side of the parking lot at Cap Sante is a project being considered by the Anacortes Rotary Club. The style of the lookout has not been determined but would serve as a destination to allow an accessible place for families to enjoy the view of Mt. Baker and the islands.

PROJECT OBJECTIVES / STATUS:

The Rotary Club is preparing design options to present to the Parks and Recreation Advisory Commission so the public can hear the various options and provide opinions. The issue of parking is a concern that we are trying to address with the hope of encouraging more pedestrian access to Cap Sante. We expect to work through the details of this proposal with the Parks and Recreation Commission to allow for public input and comment on any designs.

COST ESTIMATE

Parks - Cap Sante Lookout Improvements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Cap Sante Lookout Improvements	\$150,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$150,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Cap Sante Lookout Improvements

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$150,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$150,000	\$0	\$0	\$0	\$0	\$0

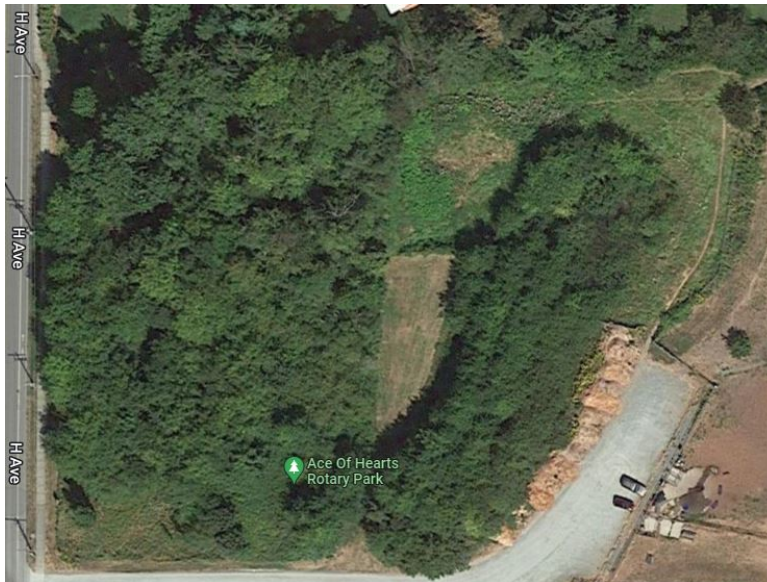
OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - H AVENUE STREAM RESTORATION & EDUCATIONAL TRAIL

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - H Avenue Stream Restoration & Educational Trail
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00006
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

Seek out grant or restoration funding for this project.

PROJECT DESCRIPTION:

This would be a restoration project at the Ace of Hearts/Rotary Park to daylight the stream that flows through the park. This could be a benefit to increase riparian habitat and establish an educational trail.

PROJECT OBJECTIVES / STATUS:

A project to daylight the stream and establish significant buffers is a unique opportunity due to the size and location of the park. There are few structures in the vicinity that would block these improvements.

COST ESTIMATE

Parks - H Avenue Stream Restoration & Educational Trail

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
H Avenue Stream Restoration & Educational Trail.	\$0	\$0	\$0	\$0	\$250,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$250,000	\$0

FUNDING SOURCES

Parks - H Avenue Stream Restoration & Educational Trail

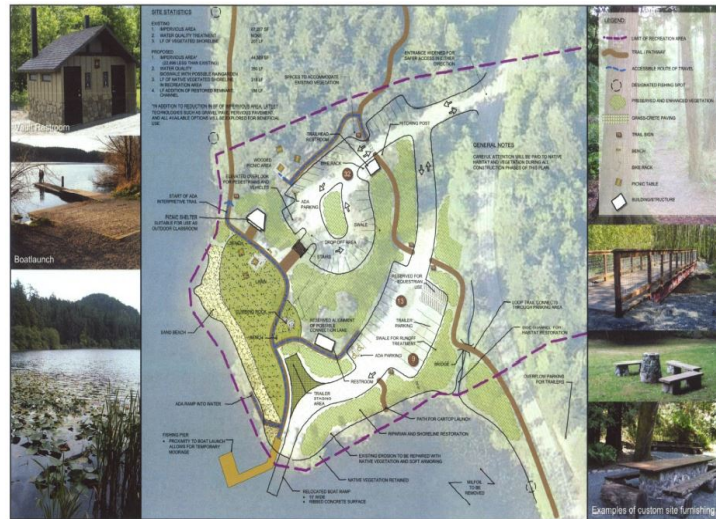
	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$0	\$125,000	\$0
360 Interest & Other Earnings	\$0	\$0	\$0	\$0	\$125,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$250,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

PARKS - HEART LAKE IMPROVEMENTS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Heart Lake Improvements
 DEPARTMENT: Parks and Recreation
 BUDGET CODE: CFP-PRK-00005
 JUSTIFICATION: Improves existing service
 START DATE (FY): TBD
 END DATE (FY): TBD

PROJECT DESCRIPTION:

This improvement has recreational, conservation and transportation elements in its design. Once the path from 41st Street to the forestlands is constructed along "H" Avenue, it will create an important link to the community forest lands. A 2010 Heart Lake master plan was developed to make improvements that would amplify the benefits from this 41st Street connection by improving amenities at Heart Lake. These include a major redesign of the parking lot to better organize the parking and replace gravel with native plantings. A new boat launch, dock and pit toilet system are part of this plan.

RECOMMENDATION:

The use at Heart Lake is growing and with the lake being clear of algae now, it will continue and management is needed to preserve the space and make it more useable. Upgrades at the parking lot, consistent with critical areas regulations should be implemented as funding allows.

PROJECT OBJECTIVES / STATUS:

New critical areas regulations could alter the original master plan from 2010 and would need to be addressed in this project.

COST ESTIMATE

Parks - Heart Lake Improvements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Heart Lake Improvements	\$0	\$0	\$700,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$700,000	\$0	\$0	\$0

FUNDING SOURCES

Parks - Heart Lake Improvements

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$0	\$0	\$350,000	\$0	\$0	\$0
360 Interest & Other Earnings	\$0	\$0	\$250,000	\$0	\$0	\$0
390 Debt, Capital & Other	\$0	\$0	\$100,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$700,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - HEART LAKE WATER QUALITY

2023 -2028 CFP



SUMMARY

PROJECT TITLE: Parks - Heart Lake Water Quality
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00014
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Continued management of water quality at Heart Lake including milfoil and algae treatments

RECOMMENDATION:

Continue to fund this as needed through Forest Lands Reserves and city general fund.

PROJECT OBJECTIVES / STATUS:

This should be done as aquatic survey and lake testing dictates. Aquatic weed and algae treatment at the lake will need continued attention and treatment to preserve existing habitat and recreation opportunities. Eliminating or broadly reducing blooms of toxic cyanobacteria will benefit public health.

COST ESTIMATE

Parks - Heart Lake Water Quality

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Heart Lake Water Quality	\$0	\$0	\$0	\$0	\$300,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$300,000	\$0

FUNDING SOURCES

Parks - Heart Lake Water Quality

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$0	\$200,000	\$0
360 Interest & Other Earnings	\$0	\$0	\$0	\$0	\$100,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$300,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - JAMES RICE CIVIC PARK IMPROVEMENTS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - James Rice Civic Park Improvements
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00020
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

We are recommending that City Council provide the \$20,000 in REET funding to do this work.

COST ESTIMATE

Parks - James Rice Civic Park Improvements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
James Rice Civic Park Improvements	\$20,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$20,000	\$0	\$0	\$0	\$0	\$0

PROJECT DESCRIPTION:

The Jim Rice Civic Park incorporates the area from 9th Street to 6th Street and R Avenue to Market Street. The Depot, the WT Preston, the Maritime Heritage Center and the Altair / Americus Park all reside within the Jim Rice Civic Park. We are looking at making improvements to the southern end of the park adjacent to the WT Preston south to 9th Street. Per the Depot Master Plan, this section of the park was slated to have pathway improvements and other amenities to provide a welcoming place for residents to gather to enjoy the park and its water views.

PROJECT OBJECTIVES / STATUS:

The work required involves removing the two sets of railroad tracks and railroad ties and adding a pathway and parks amenities such as tables, benches, and garbage/recycling receptacles. The sale of the surplus tracks could help with the clean up of the ties as they have in other locations. We would look to REET to fund the other amenities. We would coordinate this project with the Anacortes Museum so that it best served the existing facilities and park users.

FUNDING SOURCES

Parks - James Rice Civic Park Improvements

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$20,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$20,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

PARKS - PARKS INFRASTRUCTURE

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Parks Infrastructure
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00001
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

By working on small projects in a regular fashion through the CFP we have maintained a healthy infrastructure in our parks to better serve our guests. At Washington Park the past several years we used funds to improve our failing water and electrical infrastructure in the campground.

RECOMMENDATION:

Continue to improve these amenities via REET 1 funds.

PROJECT OBJECTIVES / STATUS:

We would like to continue improvements in the campground and other facilities at Washington Park by improving sidewalks, ventilation at the campground upper restrooms as well as our heating system.

COST ESTIMATE

Parks - Parks Infrastructure

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
PRK Infrastructure	\$25,000	\$50,000	\$50,000	\$0	\$50,000	\$0
TOTAL	\$25,000	\$50,000	\$50,000	\$0	\$50,000	\$0

FUNDING SOURCES

Parks - Parks Infrastructure

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$25,000	\$50,000	\$50,000	\$0	\$50,000	\$0
TOTAL	\$25,000	\$50,000	\$50,000	\$0	\$50,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - POCKET PARK CONSTRUCTION

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Pocket Park Construction
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00004
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

Look for opportunities as they become available and work with community partners.

COST ESTIMATE

PROJECT DESCRIPTION:

The addition of Pickett Pocket Park near Commercial Avenue and 22nd Street has turned out to be an important neighborhood and community park. It was especially popular during the COVID shutdowns as an outdoor gathering place. We are encouraged to look for additional opportunities along Commercial Avenue for public open spaces.

PROJECT OBJECTIVES / STATUS:

Add new pocket park in south Commercial Avenue area similar to Pickett Pocket Park.



Parks - Pocket Park Construction

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Pocket Park Construction	\$0	\$0	\$150,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$150,000	\$0	\$0	\$0

FUNDING SOURCES

Parks - Pocket Park Construction

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$0	\$0	\$100,000	\$0	\$0	\$0
360 Interest & Other Earnings	\$0	\$0	\$50,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$150,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - Q'ELECH'ILHCH PARK IMPROVEMENTS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Q'elech'ilhch Park Improvements
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00018
JUSTIFICATION: Improves existing service & recognizes the importance of Samish history on Fidalgo Island.
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

This project is a collaboration with the Samish Nation to rename the park and place interpretive signs on site.

RECOMMENDATION:

Identify city funds and community partners.

PROJECT OBJECTIVES / STATUS:

The park was renamed Q'elech'ilhch Park (translated to Ironwoods) after the Samish village on Guemes and Fidalgo Island in this vicinity. The project will include replanting the beach area with native plants that would have been present at the time of the village. Interpretive signage will be placed at the west of the park in collaboration with the Samish Nation with assistance from the Anacortes Museum.

Qelech

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Q'elech'ilhch Park Improvements	\$0	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Qelech

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$50,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$50,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS- RE-ROOF AND RE-MODEL WASHINGTON PARK MAINTENANCE BUILDING

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks- Re-roof and Re-model
Washington Park Maintenance Building
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-GG-00010
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Improve the facility using REET funds and force
account contributions.

COST ESTIMATE

PROJECT DESCRIPTION:

The maintenance shop at Washington Park has
several problems. Its drainage system needs
improvement including a curtain drain to
prevent water from the outside from flowing
onto the floor. It lacks any insulation making
work in the winter extremely difficult and the
roof is in need of repair.

PROJECT OBJECTIVES / STATUS:

This project can be handled in stages as
revenue allows.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof and Re-model Washington Park Maintenance Building	\$0	\$40,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$40,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Re-roof and Re-model Washington Park Maintenance ...

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$40,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$40,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - RE-ROOF PARKS GRANDVIEW CEMETERY OFFICE

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Re-roof Parks Grandview Cemetery Office
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-GG-00008
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Replace failing cemetery office roof.

COST ESTIMATE

PROJECT DESCRIPTION:

The roof on the Grand View Cemetery office is an asphalt shingle roof that has failed and needs to be replaced with a standing seam metal roof.

PROJECT OBJECTIVES / STATUS:

The cemetery staff uses the office to meet with families who are looking for the grave of a loved one or looking to purchase a cemetery plot.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof PRK Grandview Cemetery Office	\$0	\$10,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$10,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Re-roof Parks Grandview Cemetery Office

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$0	\$10,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$10,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS- RE-ROOF WASHINGTON PARK CARETAKER HOUSE

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Re-roof Washington Park Caretaker House
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-GG-00007
JUSTIFICATION: Roof is failing/longevity of structure
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Replace roof to safeguard the longevity of the structure.

COST ESTIMATE

PROJECT DESCRIPTION:

The Washington Park Caretaker residence has an asphalt shingle roof that has failed and needs replacing. Roof to be replaced with a standing seam metal roof.

PROJECT OBJECTIVES / STATUS:

The residence is sound but the roof has begun to fail. Like the roofs at the park, replacement with metal roofing lends itself to a longer life and easier care and cleaning.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof Washington Park Caretaker House	\$120,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$120,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Re-roof Washington Park Caretaker House

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$120,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$120,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - SENIOR CENTER GENERATOR TRANSFER SWITCH

2023-2028 CFP

SUMMARY

PROJECT TITLE: Parks - Senior Center Generator Transfer Switch
DEPARTMENT: Parks
BUDGET CODE: CFP-GG-00016
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Senior Center Generator Transfer Switch

RECOMMENDATION:

Backup power for community center, including food distribution to seniors. This power will also support EOC command functions if needed.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Parks - Senior Center Generator Transfer Switch

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Senior Center Generator Transfer Switch	\$0	\$150,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$150,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Senior Center Generator Transfer Switch

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$150,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$150,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - SHIP HARBOR WETLAND INTERPRETIVE TRAIL

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Ship Harbor Wetland Interpretive Trail
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00016
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

The Ship Harbor interpretive trail weaves through the Ship Harbor Interpretive Preserve providing access to this unique near shore wetland. The boardwalk does not have a clear access point to the neighboring Washington State Ferry Terminal.

RECOMMENDATION:

Seek grant funding and community partners for the completion of this important trail system.

PROJECT OBJECTIVES / STATUS:

The goal is to provide access to the State Ferry Terminal and reduce the number of social trails that currently exist. This would diminish the environmental footprint of the trail system and improve accessibility.

COST ESTIMATE

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Ship Harbor Wetland Interpretive Trail	\$0	\$0	\$0	\$300,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$300,000	\$0	\$0

FUNDING SOURCES

Parks - Ship Harbor Wetland Interpretive Trail

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$0	\$0	\$225,000	\$0	\$0
390 Debt, Capital & Other	\$0	\$0	\$0	\$75,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$300,000	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

PARKS - SKATE PARK

2023-2028 CFP



Anacortes Skatepark Concept
PC092922 | September 29th, 2022

Anacortes Skatepark Concept
Anacortes, WA

grindline.com | info@grindline.com

SUMMARY

PROJECT TITLE: Parks - Skate Park
DEPARTMENT: Parks
BUDGET CODE: CFP-PRK-00017
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

City Council has already approved \$100,000 in REET funding for this project.

PROJECT DESCRIPTION:

The City was interested in upgrading the Ben Root Skate Park when we were approached by donors with significant funding to do this sooner than expected. This project is in process with contract for design already underway.

PROJECT OBJECTIVES / STATUS:

Project is slated for construction in 2022-2023..

COST ESTIMATE

Parks - Skate Park

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Skate Park Replacement	\$900,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$900,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Skate Park

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$800,000	\$0	\$0	\$0	\$0	\$0
390 Debt, Capital & Other	\$100,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$900,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

PARKS - STORVIK PARK FIELD LIGHTING AND IMPROVEMENTS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Storvik Park field lighting and improvements
DEPARTMENT: Park and Recreation
BUDGET CODE: CFP-PRK-00010
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Storvik Park will be 50 years old in 2023 and the playfield, lighting and backstop are in need of repair to accommodate increased growth in Anacortes and with it, more use of the park. We are also holding more events at the park that require better access to utilities. We are planning on adding LED lighting at the field, access to power at each pole, a new backstop, new dugouts and field drainage.

RECOMMENDATION:

This is a project that would most likely require state funds with the city providing matching funds. Our recommendation is to make that match available at the time of the grant application.

PROJECT OBJECTIVES / STATUS:

We want to replace turf and amend the soil for drainage, replace the existing field lighting, electrical outlets as well as make improvements to the backstop and area around the scorer's booth.

COST ESTIMATE

Parks - Storvik Park field lighting and improvements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Storvik Park field lighting and improvements	\$0	\$0	\$0	\$700,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$700,000	\$0	\$0

FUNDING SOURCES

Parks - Storvik Park field lighting and improvements

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$450,000	\$0	\$0
360 Interest & Other Earnings	\$0	\$0	\$0	\$250,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$700,000	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - STORVIK PARK SMALL COURTS MAKEOVER

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Storvik Park small courts makeover
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00011
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Seek funding from community groups in combination with city funds to make desired improvements.

PROJECT DESCRIPTION:

We want to upgrade the "small courts" area of Storvik Park that now includes horseshoe pits, shuffleboard courts and an old lawn bowling area. There are a number of options of what might go in its place including a, bocce ball area, sand volleyball or temporarily making it a grass play area that could accommodate different uses.

PROJECT OBJECTIVES / STATUS:

As the city population continues to grow this places added demands on the parks system by those seeking outdoor recreation opportunities. Improvements at Storvik Park to accommodate a variety of types or play and age groups is what we are seeking.

COST ESTIMATE



Parks - Storvik Park small courts makeover

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Storvik Park small courts makeover	\$0	\$60,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$60,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Storvik Park small courts makeover

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$60,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$60,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - PLANNING STUDY FOR THE TOMMY THOMPSON CAUSEWAY AND TRESTLE REPLACEMENT.

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Planning study for the Tommy Thompson causeway and trestle replacement.

DEPARTMENT: Parks and Recreation

BUDGET CODE: CFP-PRK-00007

JUSTIFICATION: Improves existing service

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

The City is working with the Washington State Department of Natural Resources and the Samish Indian Nation on a planning grant and feasibility study for the removal and replacement of the trestle and causeway. The work will start at Weaverling Spit and go east to March Point. The goal is to improve the health of Fidalgo Bay by opening up the tidal flushing capacity to benefit habitat for salmon and marine species beneficial to salmon development and removing over 700 known creosote pilings.

This project was approved in 2020 but matching funding has delayed the start of the planning study until late 2022.

RECOMMENDATION:

Continue with this process and encourage the participation of more community partners in this effort.

PROJECT OBJECTIVES / STATUS:

This City, Samish and the DNR already have secured a grant from the State's Recreation and Conservation Office. Other community partners are poised to join this effort. Our task is to study the feasibility of removing the existing trestle and causeway and replacing it with a steel, concrete and fiberglass structure. The study will look at improving the health of Fidalgo Bay and improving recreational and commuter opportunities.

COST ESTIMATE

Parks - Tommy Thompson Trestle and Causeway Replacement

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Tommy Thompson Trestle and Causeway Replacement	\$350,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$350,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Tommy Thompson Trestle and Causeway Replacement

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$350,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$350,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

PARKS - VOLUNTEER FIELD IMPROVEMENT

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Volunteer Field Improvement
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00019
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

The returfing of Volunteer Field with synthetic turf would extend the use of the area throughout the year and provides opportunities for a wide range of groups to use it. The fact that this field also has existing field lights expands the use of the field as well.

RECOMMENDATION:

Approve the use of funds to serve as a partial match of private money to help fund this project.

PROJECT OBJECTIVES / STATUS:

The City has been fortunate to work with private donors to improve our facilities at Volunteer Park over the last 20 years. Recently we were able to place synthetic turf on Alton Daniels Field and returf the Marguerite and Don Daniels Field. These are primarily used for baseball and fastpitch but we are increasingly using them for soccer practices and other activities because they have lights and all weather surfaces. We now have the opportunity to change out Volunteer Field from grass to synthetic turf which would allow us to use this field for more activities and practices that benefit baseball, soccer, lacrosse and potentially softball. The donor is asking for public and other private funds to contribute to the identified donated funds.

COST ESTIMATE

Parks - Volunteer Field Improvement

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Volunteer Field Improvement	\$0	\$800,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$800,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Volunteer Field Improvement

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$550,000	\$0	\$0	\$0	\$0
390 Debt, Capital & Other	\$0	\$250,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$800,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - WASHINGTON PARK CAMPGROUND IMPROVEMENTS

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Washington Park
Campground improvements
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00008
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Continue funding these improvements to Washington Park infrastructure.

PROJECT DESCRIPTION:

These projects are on-going to improve campground facilities. We have upgraded water and electrical services. Repair and improvement to the road facilities are also upcoming necessities. With increased camping and the larger size of camping units starting the process of paving our exit road and possibly campground loops would improve the camping experience for our guests and reduce annual maintenance.

PROJECT OBJECTIVES / STATUS:

Our goal is to do as much of this work as possible using a combination of expertise with the city staff and use funds to pay for the materials. If this is not possible, we will use outside contractors.

COST ESTIMATE

Parks - Washington Park Campground Improvements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Washington Park Campground Improvements	\$0	\$0	\$50,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$50,000	\$0	\$0	\$0

FUNDING SOURCES

Parks - Washington Park Campground Improvements

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$50,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$50,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - WASHINGTON PARK RESTROOM & INFRASTRUCTURE

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - Washington Park Restroom & Infrastructure
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00003
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Our goal is to build a small restroom near the picnic shelters and playground.

RECOMMENDATION:

Continue funding for this project.

PROJECT OBJECTIVES / STATUS:

The site where there are currently port-a-potties is where we would locate the new restrooms. This improvement would allow better access for disabled individuals and families who spend time nearer the playground, picnic shelters and beach. This project is starting in 2022, and will likely carryover and finish in 2023.

COST ESTIMATE

Parks - Washington Park Restroom & Infrastructure

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Washington Park Restroom & Infrastructure	\$50,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Parks - Washington Park Restroom & Infrastructure

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$50,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PARKS - WEST SIDE PARK

2023 - 2028 CFP



SUMMARY

PROJECT TITLE: Parks - West Side Park
DEPARTMENT: Parks and Recreation
BUDGET CODE: CFP-PRK-00015
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Build new neighborhood park at West 6th and Minnesota through grants, community donations and city funds.

PROJECT DESCRIPTION:

Our goal is to add another west end neighborhood park that will provide this section of town with a playground and other amenities. It will be limited by the size of the lot identified at West 6th Street and Minnesota Avenue for the park location. Tursi Park is similar to what could be designed here. We would hold community meetings to take input on the best design for the neighborhood.

PROJECT OBJECTIVES / STATUS:

The west streets have limited parks and playgrounds within walking and biking distance given the increasing density of this neighborhood. The Community Forest Lands do offer recreational opportunities, but they lack the playgrounds and other amenities found in a more traditional park.

COST ESTIMATE

Parks - West Side Park

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
West Side Park	\$0	\$0	\$400,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$400,000	\$0	\$0	\$0

FUNDING SOURCES

Parks - West Side Park

	2023	2024	2025	2026	2027	2028
360 Interest & Other Earnings	\$0	\$0	\$160,000	\$0	\$0	\$0
390 Debt, Capital & Other	\$0	\$0	\$140,000	\$0	\$0	\$0
308 Beginning Fund Balance	\$0	\$0	\$100,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$400,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



GEN GOV - 100 KW SOLAR ARRAY ON MAINTENANCE FACILITY

2023-2028 CFP

SUMMARY

PROJECT TITLE: PW OPS- 100 kW Solar Array on Maintenance Facility
DEPARTMENT: PW
BUDGET CODE: CFP-GG-00006
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Install a 100kW solar array on the Maintenance/Operations Facility, the roof was replaced in 2016 with a standing seam metal roof specifically to install a solar array system.

RECOMMENDATION:

A 100kW solar system will roughly produce enough electricity to cover 2/3 of the yearly bill at the Maintenance/Operations Facility. The rough pay back based on a cost of \$200,000 is 12 -13 years, average life span of a solar array system is 25 to 30 years.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

PW OPS- 100 kW Solar Array on Maintenance Facility

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
100 kW Solar Array on Maintenance Facility	\$0	\$0	\$150,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$150,000	\$0	\$0	\$0

FUNDING SOURCES

PW OPS- 100 kW Solar Array on Maintenance Facility

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$0	\$0	\$150,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$150,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PW OPS - OPERATIONS UPPER PARKING LOT PAVEMENT

2023-2028 CFP

SUMMARY

PROJECT TITLE: PW OPS - Operations Upper Parking lot pavement
DEPARTMENT: PW
BUDGET CODE: CFP-GG-00017
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Pavement in parking lot has failed, base has failed and sloughed in places and a new development to the west has forced us to reconfigure the lot and the entrance. The poured in place parking curb has also disintegrated.

RECOMMENDATION:

Aged pavement and high use are resulting in further damage. Increase in employees for both the City and the School as well as new development furthers the need to reconfigure the parking lot. Approx. 70 employees park daily.

If funded in the operating budget this could be done in house at a lower cost.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

PW OPS - Operations Upper Parking lot pavement

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Operations Upper Parking lot pavement	\$0	\$260,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$260,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

PW OPS - Operations Upper Parking lot pavement

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$260,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$260,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

PW OPS - OPS FACILITY MASTER PLAN

2023-2028 CFP

SUMMARY

PROJECT TITLE: PW Ops- Ops Facility Master Plan

DEPARTMENT: PW

BUDGET CODE: CFP-GG-00019

JUSTIFICATION: Improves existing service

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Develop a master plan for the Operations facility/yard in order to anticipate future and ongoing growth and space requirements. The ASD and the City have operated out of this facility since 1977 and both agencies have grown tremendously in that time. Time has come to think about both the long and short term future of this facility and its uses. We have grown and are still growing. Currently 50 City and 25+ School Dist. employees are working out of the facility. Departments have been added to the facility bringing more equipment to store and maintain. We are operating an impound for illegal oversize vehicles, our own Equipment is getting larger, electric heavy duty trucks are on the horizon, Electric Busses are already here and will require charging infrastructure and space. We continue to move more and more equipment into our rear yard for storage which is unsecured and also shrinking. We are fortunate to have more space on site potentially available we just need to plan on how to use it.

RECOMMENDATION:

A mid to long term plan will better help the City navigate growth and give us a clearer picture of the space required to continue operations. We need to consider the impacts of the \$0 property lease and the valuable space used by the School Dist transportation Dept. We are out of Fleet shop repair and maintenance space, we have already moved to alternative work schedules to help split our shop space better to give mechanics a space to work.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

PW Ops- Ops Facility Master Plan

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Ops Facility Master Plan	\$25,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$25,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

PW Ops- Ops Facility Master Plan

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$25,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$25,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



PW OPS - OPERATIONS/ ASD FACILITY PARKING LOT REPAVE EAST HALF

2023-2028 CFP

SUMMARY

PROJECT TITLE: PW Ops- Operations/ ASD
facility parking lot repave East half
DEPARTMENT: PW
BUDGET CODE: CFP-GG-00019
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

This pavement is poor. There has been trips
and falls by employees who often walk it in the
early morning and at night in the dark. The
West half was done about 10 years ago. Public
works did pave the main thruways in 2022
helping to push this project out before the rest
of the area needs repaving.

RECOMMENDATION:

The East half of ASD/Ops Facility needs
repaving in the future. the immediate need has
been remedied. this should play in to the
strategic plan of the Ops facility.

PROJECT OBJECTIVES / STATUS:

Planning

COST ESTIMATE

PW Ops- Operations/ ASD facility parking lot repave East ...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Operations/ ASD facility parking lot repave East half	\$0	\$0	\$0	\$0	\$0	\$300,000
TOTAL	\$0	\$0	\$0	\$0	\$0	\$300,000

FUNDING SOURCES

PW Ops- Ops Facility Master Plan

	2023	2024	2025	2026	2027	2028
308 Beginning Fund Balance	\$25,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$25,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



SOLID WASTE CONTAINERS

2023-2028 CFP



SUMMARY

PROJECT TITLE: Solid Waste - New Containers
DEPARTMENT: Public Services
BUDGET CODE: 450.780.594.37.60
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Replacement and Metal dumpsters and plastic totes.

Every year we have various Steel dumpsters that wear/rust out and need replacing. We keep several of each size in stock and consistently order replacements as needed. We also order replacement/ additional plastic totes as needed for our inventory levels.

FUNDING SOURCES

CFP - Solid Waste

Proposal Name	2023	2024	2025	2026	2027	2028	Total
Solid Waste - New Containers	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$270,000
TOTAL	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$270,000



STORM - STORM SYSTEM RESTORATION AND UPGRADES

2023-2028 CFP



SUMMARY

PROJECT TITLE: Storm System Restoration and Upgrades

DEPARTMENT: Public Works

BUDGET CODE: CFP-STM-00001

JUSTIFICATION: Maintenance and improvements to the existing Storm system

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Maintenance and improvements to the existing Storm system including pond maintenance.

RECOMENDATION:

Various projects to restore and upgrade the storm system, including: storm pond cleaning, repair, and fencing; storm pipe and outfall reconstruction; separation of combined storm/sanitary sewer systems; conveyance capacity improvement; trash rack installation; and water quality improvement, including storm swale and pond retrofitting.

PROJECT OBJECTIVES / STATUS:

Compliance with the requirements of the City's Phase 2 NPDES Permit

COST ESTIMATE

Storm - Storm System Restoration and Upgrades

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Storm System Restoration and Upgrades	\$210,000	\$220,000	\$231,000	\$243,000	\$255,000	\$267,750
TOTAL	\$210,000	\$220,000	\$231,000	\$243,000	\$255,000	\$267,750

FUNDING SOURCES

Storm - Storm System Restoration and Upgrades

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$210,000	\$220,000	\$231,000	\$243,000	\$255,000	\$267,750
TOTAL	\$210,000	\$220,000	\$231,000	\$243,000	\$255,000	\$267,750

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - 12TH STREET AND K AVENUE INTERSECTION

2023-2028 CFP

SUMMARY

PROJECT TITLE: 12th Street and K Avenue Intersection

DEPARTMENT: Public Works

BUDGET CODE: CFP-TRN-00011

JUSTIFICATION:

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

The City's 2016 Comprehensive Plan identifies this intersection delay as LOS D in 2015 and dropping to a LOS F in 2036.

As this is on SR20 Spur the LOS Standard for this intersection is LOS D per WSDOT standards.

RECOMMENDATION:

Capacity improvement to accommodate anticipated growth and maintain level of service.

The Comprehensive Plan identifies project possibilities as follows: Capacity improvements options include signal, roundabout, right-in-right-out, or westbound acceleration lane.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - 12th Street and K Avenue Intersection

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
12th Street and K Avenue Intersection	\$0	\$0	\$0	\$0	\$1,000,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$1,000,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

FUNDING SOURCES

Transportation - 12th Street and K Avenue Intersection

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$0	\$1,000,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$1,000,000	\$0



TRANSPORTATION - 17TH STREET Q AVE INTERSECTION

2023-2028 CFP



SUMMARY

PROJECT TITLE: 17th Street Q Ave Intersection
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00007
JUSTIFICATION:
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Intersection upgrades resulting from development of MJB property.

RECOMMENDATIONS:

Capacity improvements to accommodate anticipated growth and maintain level of service.
Possible roundabout to replace signalized intersection.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
17th Street Q Ave Intersection	\$0	\$0	\$2,000,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$2,000,000	\$0	\$0	\$0

FUNDING SOURCES

Transportation - 17th Street Q Ave Intersection

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$2,000,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$2,000,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - ADA RAMPS

2023-2028 CFP

SUMMARY

PROJECT TITLE: ADA Ramps
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00001
JUSTIFICATION: The sidewalk is considered part of the transportation system that provides an alternative mode of transportation for people. This yearly project ensures a safe path of travel for all users.
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Modify existing ramps and build new ramps to meet ADA standards throughout the City

RECOMMENDATION:

The City is always working to update our facilities to meet ADA requirements. Also ADA needs to be met when most road maintenance is performed.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - ADA Ramps

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
ADA Ramps	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$130,000
TOTAL	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$130,000

FUNDING SOURCES

Transportation - ADA Ramps

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$130,000
TOTAL	\$105,000	\$110,000	\$115,000	\$120,000	\$125,000	\$130,000

TRANSPORTATION - ANNUAL PAVEMENT MAINTENANCE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Annual Pavement Maintenance
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00004
JUSTIFICATION: Extends the surface life of the roadways
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

PROJECT DESCRIPTION:

A multi-year project that provides multiple methods, such as asphalt overlay, slurry seal, chip seal, crack sealing to extend the overall life expectancy of the roadways.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Annual Pavement Maintenance

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Annual Pavement Maintenance	\$2,400,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000
TOTAL	\$2,400,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000

FUNDING SOURCES

Transportation - Annual Pavement Maintenance

	2023	2024	2025	2026	2027	2028
310 Taxes	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
390 Debt, Capital & Other	\$800,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
TOTAL	\$2,400,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - FIDALGO BAY ROAD RECONSTRUCTION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Fidalgo Bay Road
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00014
JUSTIFICATION: Fidalgo Bay Road is a secondary roadway into Anacortes during emergency situations that block SR20 between Sharpe's Corner and R Avenue at SR20.
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Reconstruction of Fidalgo Bay Road from 35th and V Avenue south to SR 20

RECOMMENDATION:

The Samish Indian Nation is interested pursuing grant funding the reconstruct Fidalgo Bay Road to improve access to their Nation's main economic resource. Inclusion of this project on the City's Transportation Plan will help to facilitate grant acquisition.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Fidalgo Bay Road Reconstruction

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Fidalgo Bay Road Reconstruction	\$0	\$0	\$1,000,000	\$0	\$8,500,000	\$0
TOTAL	\$0	\$0	\$1,000,000	\$0	\$8,500,000	\$0

FUNDING SOURCES

Transportation - Fidalgo Bay Road Reconstruction

	2023	2024	2025	2026	2027	2028
334 State Grants	\$0	\$0	\$1,000,000	\$0	\$8,500,000	\$0
TOTAL	\$0	\$0	\$1,000,000	\$0	\$8,500,000	\$0

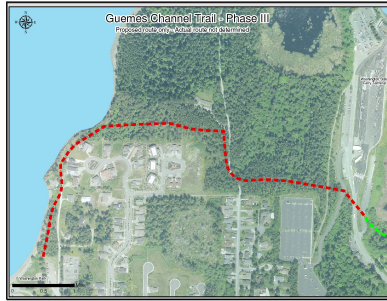
OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - GUEMES CHANNEL TRAIL PHASES II, III, & VI

2023-2028 CFP



SUMMARY

PROJECT TITLE: Guemes Channel Trail Phases II, III, & VI

DEPARTMENT: Public Works

BUDGET CODE: CFP-TRN-00012

JUSTIFICATION: Provide an alternate trail connection from the downtown to Washington park, expanding outdoor recreation in Anacortes

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Design and construct a bicycle and pedestrian trail:

Phase II - Ferry Terminal Road to Edwards Way

Phase III - Ferry Terminal Road to Washington Park

Phase VI - Hartford Ave. vicinity to 6th St. vicinity

RECOMMENDATION:

The Comprehensive Plan and Shoreline Master Program direct extending the Guemes Channel Trail to enhance physical and visual access to the water and to provide a nonmotorized connection between Washington Park and the Tommy Thompson trail.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Guemes Channel Trail Phases II, III, & VI

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Guemes Channel Trail Phases II, III, & VI	\$0	\$0	\$0	\$0	\$3,500,000	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$0	\$0	\$0	\$0	\$3,500,000	\$0

FUNDING SOURCES

Transportation - Guemes Channel Trail Phases II, III, & VI

	2023	2024	2025	2026	2027	2028
334 State Grants	\$0	\$0	\$0	\$0	\$3,500,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$3,500,000	\$0

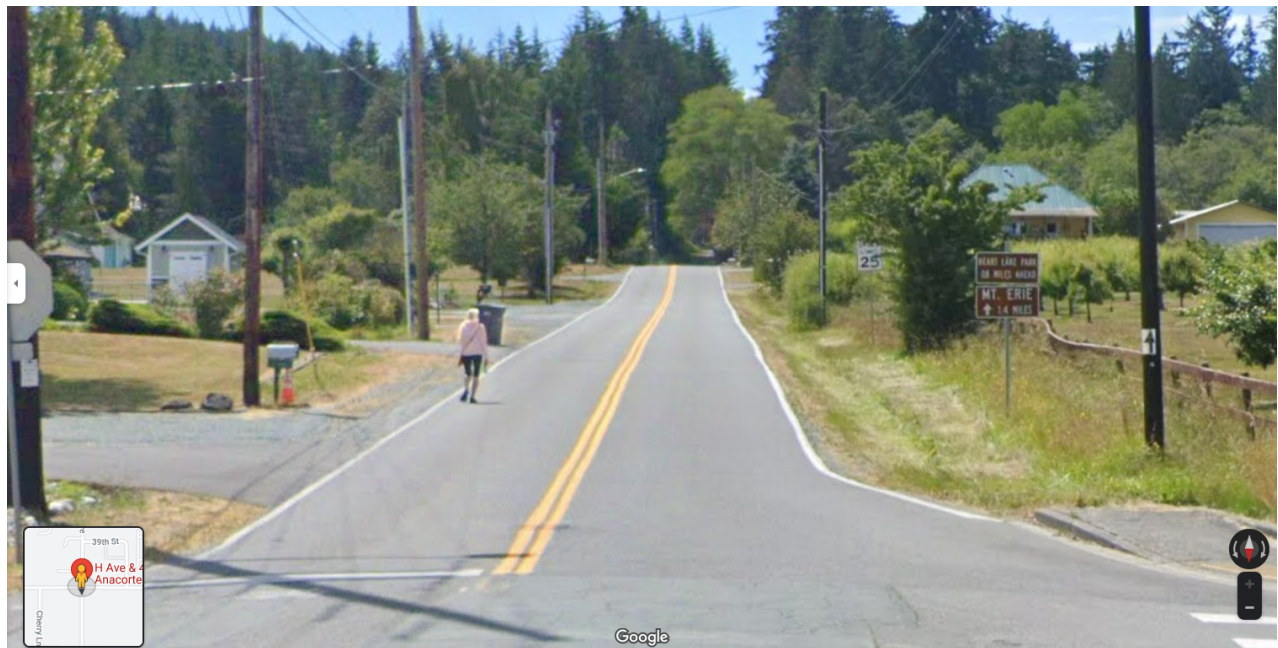
OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - H AVENUE ACFL MULTIMODAL CONNECTOR

2023-2028 CFP



SUMMARY

PROJECT TITLE: H Avenue ACFL Multimodal Connector

DEPARTMENT: Public Works

BUDGET CODE: CFP-TRN-00006

JUSTIFICATION:

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Construction of a new shared use path along H Avenue from 41st Street to the trailhead of Trail #208

RECOMMENDATION:

This project will provide pedestrian and bike connection to the ACFL trail system.

PROJECT OBJECTIVES / STATUS:

This project is grant funded with a Complete Streets Grant from TIB.

COST ESTIMATE

Transportation - H Avenue ACFL Multimodal Connector

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
H Ave ACFL Connector	\$200,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$200,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Transportation - H Avenue ACFL Multimodal Connector

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$200,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$200,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

TRANSPORTATION - KANSAS AVE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Kansas Avenue
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00015
JUSTIFICATION:
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Improved street network and pedestrian safety adding direct route to the arterial/collector network.

PROJECT DESCRIPTION:

Complete roadway construction for Kansas Avenue from West 4th Street to West 2nd Street with pedestrian improvements to full City of Anacortes Standards

PROJECT OBJECTIVES / STATUS:

- Work will be performed by City forces.
- Phase 1 will be from West 3rd Street to West 4th Street.
- Phase 2 will be from West 2nd Street to West 3rd Street.

COST ESTIMATE

Transportation - Kansas Ave

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Kansas Ave	\$0	\$0	\$0	\$0	\$1,200,000	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$0	\$0	\$0	\$0	\$1,200,000	\$0

FUNDING SOURCES

Transportation - Kansas Ave

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$0	\$1,200,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$1,200,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - NON-MOTORIZED IMPROVEMENTS

2023-2028 CFP

SUMMARY

PROJECT TITLE: Non-Motorized Improvements
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00003
JUSTIFICATION:
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Various Non-Motorized transportation improvements

RECOMMENDATION:

Provides extensions of multimodal trail network for both cyclists and pedestrians

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Non-Motorized Improvements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Non-Motorized Improvements	\$10,500	\$11,000	\$11,500	\$12,000	\$12,600	\$13,230
TOTAL	\$10,500	\$11,000	\$11,500	\$12,000	\$12,600	\$13,230

FUNDING SOURCES

Transportation - Non-Motorized Improvements

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$10,500	\$11,000	\$11,500	\$12,000	\$12,600	\$13,230
TOTAL	\$10,500	\$11,000	\$11,500	\$12,000	\$12,600	\$13,230

OPERATING IMPACTS

Operating impacts to be determined in the future.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
R Avenue Safety and Mobility Improvements	\$5,427,164	\$0	\$0	\$0	\$0	\$0
TOTAL	\$5,427,164	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Transportation - R Avenue Safety and Mobility Improvements

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$4,643,087	\$0	\$0	\$0	\$0	\$0
390 Debt, Capital & Other	\$784,077	\$0	\$0	\$0	\$0	\$0
TOTAL	\$5,427,164	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - SIDEWALK AND TRIP HAZARD REPAIRS

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sidewalk and Trip Hazard Repairs
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00002
JUSTIFICATION:
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATIONS:

PROJECT DESCRIPTION:

Pedestrian safety projects to eliminate trip hazards and fill in sidewalk gaps

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Sidewalk and Trip Hazard Repairs

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sidewalk and Trip Hazard Repairs	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
TOTAL	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

FUNDING SOURCES

Transportation - Sidewalk and Trip Hazard Repairs

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
TOTAL	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000

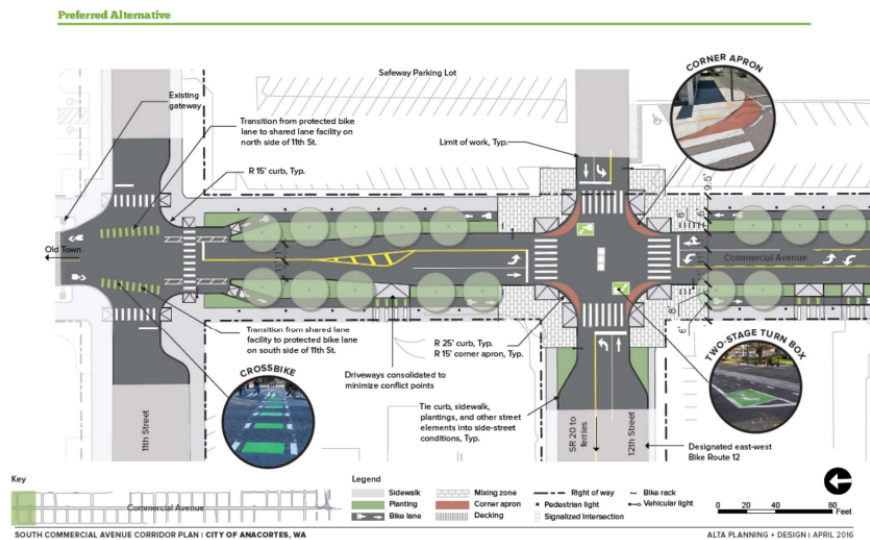
OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - SOUTH COMMERCIAL AVENUE CORRIDOR PLAN - PHASE I COMMERCIAL AVENUE FROM 11TH TO 13TH

2023-2028 CFP



SUMMARY

PROJECT TITLE: South Commercial Avenue Corridor Plan -- Phase I Commercial Avenue from 11th to 13th

DEPARTMENT: Public Works

BUDGET CODE: CFP-TRN-00008

JUSTIFICATION: This project will provide a contextually sensitive connection from the downtown central business district to the rest of the South Commercial Avenue Corridor as well as 12th Street.

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Improve safety; pedestrian facilities and bicycle facilities at the 12th and Commercial Avenue intersections (SR 20 Spur).

RECOMMENDATION:

Implements Comp. Plan Policy LU-7.2 relating to enhancing and promoting non-motorized access on south Commercial Ave, and Transportation element policies prioritizing pedestrian and bicycle travel modes in planning and budgeting decisions.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Phase I Commercial Avenue from 11th to 1...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
South Commercial Avenue Corridor Plan -- Phase I Commercial Avenue from 11th to 13th	\$500,000	\$1,500,000	\$0	\$0	\$0	\$0
TOTAL	\$500,000	\$1,500,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

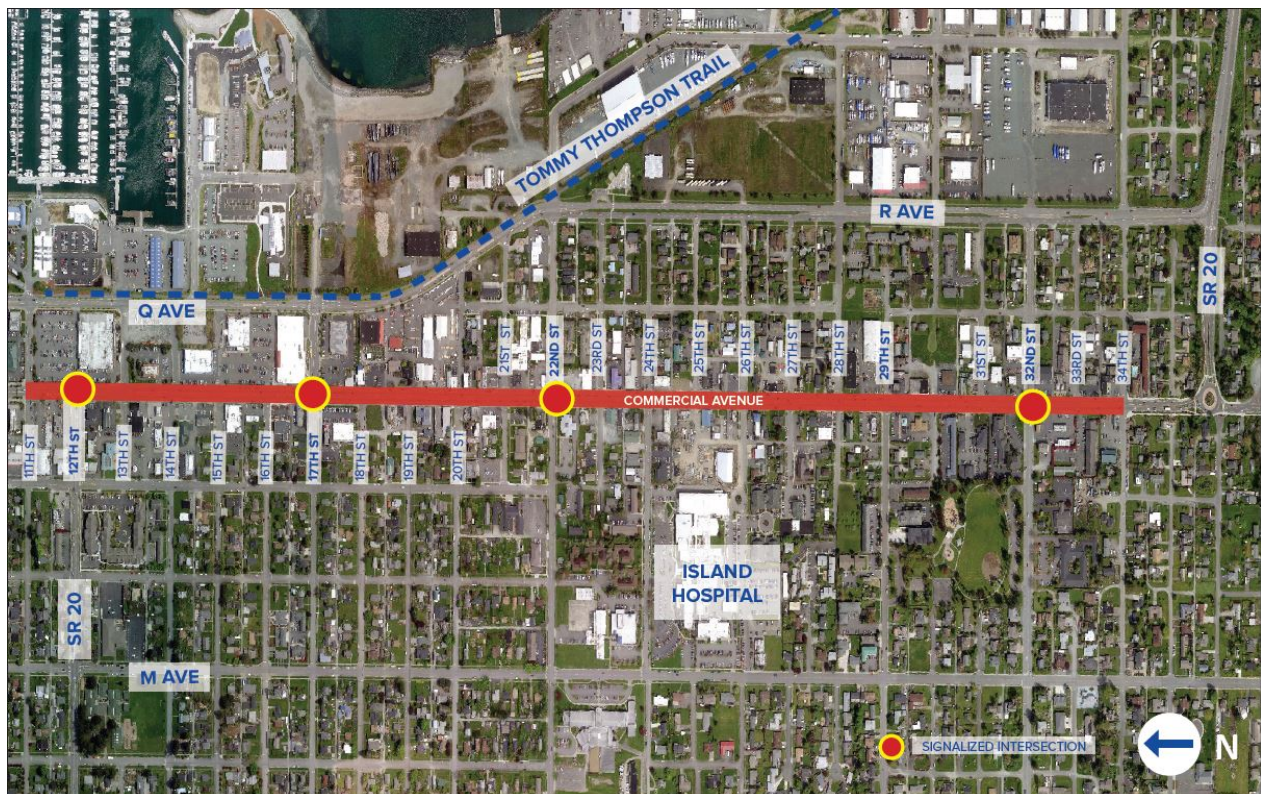
Transportation - Phase I Commercial Avenue from 11th to 1...

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$500,000	\$1,500,000	\$0	\$0	\$0	\$0
TOTAL	\$500,000	\$1,500,000	\$0	\$0	\$0	\$0



TRANSPORTATION - SOUTH COMMERCIAL AVENUE CORRIDOR PLAN - PHASE II COMMERCIAL AVENUE FROM 14TH TO 34TH

2023-2028 CFP



SUMMARY

PROJECT TITLE: South Commercial Avenue Corridor Plan - Phase II Commercial Avenue from 14th to 34th

DEPARTMENT: Public Works

BUDGET CODE: CFP-TRN-00009

JUSTIFICATION: The Complete Street Project is part of the city's South Commercial Avenue Corridor Plan, which aims to make the corridor safer for walking and biking as well as strengthen economic development between 11th and 34th streets.

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Revise and redevelop Commercial Avenue to have a more user friendly flow and atmosphere to facilitate ease of use and access of commercial and governmental entities.

RECOMMENDATION:

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - Phase II Commercial Avenue from 14th to ...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
South Commercial Avenue Corridor Plan -- Phase II Commercial Avenue from 14th to 34th	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$0
TOTAL	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$0

FUNDING SOURCES

Transportation - Phase II Commercial Avenue from 14th to ...

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$0
TOTAL	\$0	\$0	\$20,000,000	\$20,000,000	\$20,000,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - SOUTH MARCH POINT ROAD RECONSTRUCTION

2023-2028 CFP



SUMMARY

PROJECT TITLE: South March Point Road Reconstruction

DEPARTMENT: Public Works

BUDGET CODE: CFP-TRN-00013

JUSTIFICATION:

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Reconstruction of South March Point Road to enhance the high volume use road. Project will include 10-foot wide driving lanes, 5-foot bike path, 8-foot multi-modal use path, landscaping, water quality and RRFBs.

RECOMMENDATION:

The Swinomish Indian Tribal Community is constructing a rehab facility in the area that is changing the feel of the LM1 road design. In order to reduce speeds in this area, the roadway needs to feel different than an LM1 roadway.

PROJECT OBJECTIVES / STATUS:

The Swinomish Indian Nation will be applying for grants to put towards the project.

COST ESTIMATE

Transportation - South March Point Road Reconstruction

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$0	\$0	\$0	\$0	\$2,550,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$2,550,000	\$0

FUNDING SOURCES

Transportation - South March Point Road Reconstruction

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$0	\$0	\$0	\$0	\$2,550,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$2,550,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



TRANSPORTATION - SR 20 SPUR (OAKES AVE) SIDEWALK IMPROVEMENTS

2023-2028 CFP

SUMMARY

PROJECT TITLE: SR 20 Spur (Oakes Ave) Sidewalk Improvements
DEPARTMENT: Public Works
BUDGET CODE: CFP-TRN-00010
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Adding curb, gutter, and sidewalk on Oakes Avenue

RECOMMENDATION:

Needed capacity improvements to accommodate anticipated growth and maintain level of service, and implements Comp. Plan policy T-1.16 regarding providing adequate shoulders, safe bike lanes and sidewalks on this portion of roadway.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Transportation - SR 20 Spur (Oakes Ave) Sidewalk Improvem...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
SR 20 Spur (Oakes Ave) Sidewalk Improvements	\$0	\$0	\$0	\$1,000,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$1,000,000	\$0	\$0

FUNDING SOURCES

Transportation - SR 20 Spur (Oakes Ave) Sidewalk Improvem...

	2023	2024	2025	2026	2027	2028
390 Debt, Capital & Other	\$0	\$0	\$0	\$1,000,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$1,000,000	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SYSTEM MAINTENANCE/INFLOW AND INFILTRATION REDUCTION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: System Maintenance/Inflow and Infiltration Reduction
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-535-83-31
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

These are annual projects to repair or replace deteriorating components of the sewer collection system, to reduce inflow and infiltration of surface and ground water into the sanitary sewer, and to eliminate sewer overflows. Funds may also be used for bond payment for larger projects.

PROJECT OBJECTIVES / STATUS:

This project objective is to repair and/or replace deteriorating components of the sewer collection system.

COST ESTIMATE

Wastewater System Inflow and Infiltration Reduction

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: System Maintenance/Inflow and Infiltration Reduction	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

FUNDING SOURCES

Wastewater System - Inflow and Infiltration Reduction

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
TOTAL	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - NEW WASTEWATER TREATMENT PLANT OUTFALL

2023-2028 CFP



SUMMARY

PROJECT TITLE: New Wastewater Treatment Plant Outfall

DEPARTMENT: Wastewater

BUDGET CODE: 440-750-594.35-63-CFP-SEW-00015

JUSTIFICATION: Replace Old Outfall, Increase Capacity

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Relocate and replace existing outfall with a larger outfall that can handle increasing flow from the Wastewater Treatment Plant for the next 50 to 100 years.

RELATIONSHIP TO STRATEGIC PLAN:

Replace existing Outfall

PROJECT OBJECTIVES / STATUS:

Relocate and replace existing outfall

COST ESTIMATE

Wastewater - New Wastewater Treatment Plant Outfall

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
New Wastewater Treatment Plant Outfall	\$19,500,000	\$4,000,000	\$0	\$0	\$0	\$0
TOTAL	\$19,500,000	\$4,000,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - New Wastewater Treatment Plant Outfall

	2023	2024	2025	2026	2027	2028
333 Indirect Federal Grants	\$16,000,000	\$0	\$0	\$0	\$0	\$0
340 Charges For Goods & Services	\$3,500,000	\$4,000,000	\$0	\$0	\$0	\$0
TOTAL	\$19,500,000	\$4,000,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SANITARY SEWER COLLECTION SYSTEM: PUMP STATION 16 UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: Pump Station 16 Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-535-83-31
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Upgrade PS 16 to include a larger wetwell, full-time emergency power generator, and force main improvements.

PROJECT OBJECTIVES / STATUS:

This project would increase the size to accommodate generator and capacity improvements.

COST ESTIMATE

Wastewater System - Pump Station 16 Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: Pump Station 16 Upgrade	\$0	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$500,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System Pump Station 16 Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$500,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - PUMP STATION 3 UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: Pump Station 3 Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-535-81-31
JUSTIFICATION: Upgrade Pump Station
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Upgrade PS 3 to include a larger wetwell and pumps, upgrade electrical and emergency power to support new pumps.

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT OBJECTIVES / STATUS:

This project would upgrade current pump station to support new pumps.

COST ESTIMATE

Wastewater System - Pump Station 3 Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: Pump Station 3 Upgrade	\$50,000	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$500,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - Pump Station 3 Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$50,000	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$500,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - PUMP STATION 4 UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Pump Station 4 Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-760-594.35-62-CFP-SEW-00017
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Upgrade Pump Station 4 to include a larger wet well and pumps, flow monitoring and upgrade electrical and emergency power to support new pumps.

PROJECT OBJECTIVES / STATUS:

With consideration to the Padilla Heights and Reservation Road sewer extension projects. Pump Station 4, which all of the sewer flow from the March Point area, will need a larger wet well and new pumps to increased capacity to accommodate the added flow.

COST ESTIMATE

Wastewater System - Pump Station 4 Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Pump Station 4 Upgrade	\$50,000	\$750,000	\$0	\$0	\$0	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$50,000	\$750,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - Pump Station 4 Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$50,000	\$750,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$750,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - PUMP STATION UPGRADES

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: Pump Station Upgrades
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-535-81-31
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

COST ESTIMATE

Wastewater System - Pump Station Upgrades

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: Pump Station Upgrades	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000
TOTAL	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000

PROJECT DESCRIPTION:

The City owns and operates 23 sanitary sewer pump stations. It is anticipated that any particular pump station will need work, such as pump, piping, or controls upgrades, on an approximate 20-year rotation. These are annual projects for such work.

PROJECT OBJECTIVES / STATUS:

Annual maintenance for 23 sanitary sewer pump stations.

FUNDING SOURCES

Wastewater System - Pump Station Upgrades

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000
TOTAL	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - RE-ROOF THE SOLIDS HANDLING BUILDING

2023-2028 CFP

SUMMARY

PROJECT TITLE: Wastewater System- Re-roof The Solids Handling Building
DEPARTMENT: Public Services
BUDGET CODE: CFP-GG-00013
JUSTIFICATION: Maintenance
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

This is the original roof installed in 1992 and is in fair condition and will need replaced in 2025. It will be replaced with a 50-Mil Duro Last PVC single ply roof membrane system.

RECCOMENDATION:

It will need replacing during the current 2022 - 2027 CFP.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Wastewater System- Re-roof The Solids Handling Building

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof The Solids Handling Building	\$0	\$0	\$0	\$40,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$40,000	\$0	\$0

FUNDING SOURCES

Wastewater System- Re-roof The Solids Handling Building

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$0	\$40,000	\$0	\$0
TOTAL	\$0	\$0	\$0	\$40,000	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - RE-ROOF THE WWTP SECONDARY BUILDING

2023-2028 CFP

SUMMARY

PROJECT TITLE: Wastewater System - Re-roof the WWTP Secondary Building
DEPARTMENT: Public Services
BUDGET CODE: CFP-GG-00012
JUSTIFICATION: Maintenance
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

This is the original roof installed in 1992 and is fair to poor condition and will need replacing. It will be replaced with a 50-Mil Duro Last PVC single ply roof membrane system.

RECOMMENDATION:

Roof is in poor condition and needs replacing.

PROJECT OBJECTIVES / STATUS:

COST ESTIMATE

Wastewater System - Re-roof the WWTP Secondary Building

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof the WWTP Secondary Building	\$0	\$0	\$50,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$50,000	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - Re-roof the WWTP Secondary Building

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$50,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$50,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



GEN GOV - RE-ROOF WWTP HEAD WORKS BUILDING

2023-2028 CFP

SUMMARY

PROJECT TITLE: Wastewater System - Re-roof WWTP Head Works Building
DEPARTMENT: Public Services
BUDGET CODE: CFP-GG-00011
JUSTIFICATION: Maintenance
START DATE (FY): TBD
END DATE (FY): TBD

RECOMENDATION:

PROJECT DESCRIPTION:

This is the original roof installed in 1992 and is fair to poor condition and will need replacing. It will be replaced with a 50-Mil Duro Last PVC single ply roof membrane system.

PROJECT OBJECTIVES / STATUS:

Roof is starting to wear down.

COST ESTIMATE

Wastewater System - Re-roof WWTP Head Works Building

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof WWTP Head Works Building	\$0	\$0	\$30,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$30,000	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - Re-roof WWTP Head Works Building

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$30,000	\$0	\$0	\$0
TOTAL	\$0	\$0	\$30,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - RESERVATION ROAD, PADILLA HEIGHTS RD. AND SIMILK BAY ROAD SEWER EXTENSION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Reservation Road, Padilla Heights Rd. and Similk Bay Road Sewer Extension
DEPARTMENT: Wastewater
BUDGET CODE: 440-760-594.35-63-CFP-SEW-00018
JUSTIFICATION: Extend existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Extend the infrastructure of a gravity sewer collection system on Reservation Road and Similk Bay Road to convey the sewage to the existing collection system on March Point Rd.

PROJECT OBJECTIVES / STATUS:

This project would convey the sewage to the existing collection system on March Point Rd.

COST ESTIMATE

Wastewater System - Reservation, Padilla Heights . and Si...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Reservation Road, Padilla Heights Rd. and Similk Bay Road Sewer Extension	\$0	\$0	\$500,000	\$1,500,000	\$4,000,000	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$0	\$0	\$500,000	\$1,500,000	\$4,000,000	\$0

FUNDING SOURCES

Wastewater System - Reservation, Padilla Heights . and Si...

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$500,000	\$1,500,000	\$4,000,000	\$0
TOTAL	\$0	\$0	\$500,000	\$1,500,000	\$4,000,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SANITARY SEWER COLLECTION SYSTEM: PUMP STATION 16 UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Pump Station 16 Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00012
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Upgrade PS 16 to include a larger wetwell, full-time emergency power generator, and force main improvements.

PROJECT OBJECTIVES / STATUS:

Pump station 16 needs a comprehensive upgrade to meet reliability and logistical requirements.

COST ESTIMATE

Wastewater System - Pump Station 16 Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: Pump Station 16 Upgrade	\$0	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$500,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System Pump Station 16 Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$500,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SANITARY SEWER COLLECTION SYSTEM: PUMP STATION 3 UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: Pump Station 3 Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00016
JUSTIFICATION: Upgrade existing pump station
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Upgrade PS 3 to include a larger wet well and pumps, upgrade electrical and emergency power to support new pumps.

RELATIONSHIP TO STRATEGIC PLAN:

Update pumpstation to increase flow and meet requirements

PROJECT OBJECTIVES / STATUS:

Pump Station 3 is undersized for the volume of flow encountered during wet weather. Pump station 3 needs a comprehensive upgrade to meet reliability and logistical requirements.

COST ESTIMATE

Wastewater System - Pump Station 3 Upgrade

2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
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	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: Pump Station 3 Upgrade	\$50,000	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$500,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - Pump Station 3 Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$50,000	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$500,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SANITARY SEWER COLLECTION SYSTEM: PUMP STATION UPGRADES

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: Pump Station Upgrades
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00002
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

COST ESTIMATE

Wastewater System - Pump Station Upgrades

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: Pump Station Upgrades	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000
TOTAL	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000

PROJECT DESCRIPTION:

The City owns and operates 23 sanitary sewer pump stations. It is anticipated that any particular pump station will need work, such as pump, piping, or controls upgrades, on an approximate 20-year rotation. These are annual projects for such work.

PROJECT OBJECTIVES / STATUS:

To upgrade aging pump stations

FUNDING SOURCES

Wastewater System - Pump Station Upgrades

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000
TOTAL	\$252,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SANITARY SEWER COLLECTION SYSTEM: SYSTEM MAINTENANCE/INFLOW AND INFILTRATION REDUCTION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sanitary Sewer Collection System: System Maintenance/Inflow and Infiltration Reduction
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00001
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

COST ESTIMATE

PROJECT DESCRIPTION:

These are annual projects to repair or replace deteriorating components of the sewer collection system, to reduce inflow and infiltration of surface and ground water into the sanitary sewer, and to eliminate sewer overflows. Funds may also be used for bond payment for larger projects.

PROJECT OBJECTIVES / STATUS:

Repair or replace deteriorating components of the sewer collection system to reduce inflow and infiltration of surface and ground water into the sanitary sewer.

Wastewater System Inflow and Infiltration Reduction

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sanitary Sewer Collection System: System Maintenance/Inflow and Infiltration Reduction	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
TOTAL	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

FUNDING SOURCES

Wastewater System - Inflow and Infiltration Reduction

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
TOTAL	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - SEWER LINE FROM LOVRICS TO 6TH ST

2023-2028 CFP



SUMMARY

PROJECT TITLE: Sewer Line from Lovrics to 6th Street

DEPARTMENT: Wastewater System

BUDGET CODE: 440-760-594.35-63-CFP-SEW-00019

JUSTIFICATION: Improves existing service

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Sewer Line from Lovrics to 6th Street

RELATIONSHIP TO STRATEGIC PLAN:

Details TBD

PROJECT OBJECTIVES / STATUS:

Connect Service areas from Lovrics to 6th Street

COST ESTIMATE

Wastewater System - Sewer line from Lovrics to 6th St

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Sewer line from Lovrics to 6th St	\$0	\$0	\$0	\$0	\$9,000,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$9,000,000	\$0

FUNDING SOURCES

Wastewater System - Sewer line from Lovrics to 6th St

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$0	\$0	\$9,000,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$9,000,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - VARIOUS MAINTENANCE AND REPAIR PROJECTS

2023-2028 CFP



SUMMARY

PROJECT TITLE: Various Maintenance and Repair Projects
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-00013
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Ongoing maintenance and projects to keep our system working properly. These are budgetary amounts large enough to capture here for planning purposes.

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT OBJECTIVES / STATUS:

Keep system upgraded and working properly

COST ESTIMATE

Wastewater System - Various Maintenance and Repair Projects

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Various Maintenance and Repair Projects	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000
TOTAL	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000

FUNDING SOURCES

Wastewater System - Various Maintenance and Repair Projects

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000
TOTAL	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP SOLIDS HANDLING

2023-2028 CFP



SUMMARY

PROJECT TITLE: WWTP: Dewatering Facility/
Solids Handling
DEPARTMENT: Public Services
BUDGET CODE: 440-750-594.35-63-CFP-SEW-
00011
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Construct a new, or expand the existing, solids handling/dewatering facility at Operations to better accommodate septage sludge from the WWTP

RECOMENDATION:

Current facility is inadequate to take care of current septage and other solids dewatering requirements. A considerable amount of staff time is taken by current system as well as reintroducing difficult material to flat/slow sewer lines this causes other issues. Relocating the facility to the WWTP would likely require an indoor facility with substantial odor control due to the plant being located near the downtown area in a residential neighborhood. Further discussions and evaluation are required to determine the best location for the facility.

COST ESTIMATE

Wastewater System - WWTP Solids Handling

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP Solids Handling	\$200,000	\$500,000	\$500,000	\$500,000	\$5,000,000	\$15,000,000
TOTAL	\$200,000	\$500,000	\$500,000	\$500,000	\$5,000,000	\$15,000,000

FUNDING SOURCE



OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: BASIN REHABILITATION

2023-2028 CFP



SUMMARY

PROJECT TITLE: WWTP Basin Rehabilitation
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-62-CFP-SEW-00008
JUSTIFICATION: Protect structures from further erosion
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

COST ESTIMATE

Wastewater System - WWTP: Basin Rehabilitation

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Basin Rehabilitation	\$400,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$400,000	\$0	\$0	\$0	\$0	\$0

PROJECT DESCRIPTION:

Sandblast and coat the interior of basins to protect the concrete structures from further erosion. Coat the primary clarifiers, gravity thickeners, chlorine contact chambers, and secondary clarifiers.

PROJECT OBJECTIVES / STATUS:

Protect structures from further erosion.

FUNDING SOURCES

Wastewater System - WWTP: Basin Rehabilitation

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$400,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$400,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: EFFLUENT PUMP STATION UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Effluent Pump Station Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-62-CFP-SEW-00006
JUSTIFICATION: Accept Increase Capacity Once New Outfall is Upgraded
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Upgrade effluent pump station to increase pumping capacity during high flow events. Upgrade the electrical service to the pumps, upsize the pumps, and improve the control system.

RELATIONSHIP TO STRATEGIC PLAN:

Upgrade is connected with the New Outfall project

PROJECT OBJECTIVES / STATUS:

This project would increase the capacity of the plants intake to coincide with the new outfall.

COST ESTIMATE

Wastewater System - WWTP: Effluent Pump Station Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Effluent Pump Station Upgrade	\$0	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$500,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System -WWTP: Effluent Pump Station Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$500,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$500,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: INCINERATOR PREHEAT UNIT

2023-2028 CFP



SUMMARY

PROJECT TITLE: Incinerator Preheat Unit
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00009
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Completely rebuild the incinerator preheat burner.

PROJECT OBJECTIVES / STATUS:

This is primarily a maintenance project to repair or replace worn original plant equipment. Switching fuel from diesel to natural gas will also be considered to increase efficiency.

COST ESTIMATE

Wastewater System - WWTP: Incinerator Preheat Unit

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Incinerator Preheat Unit	\$0	\$300,000	\$0	\$0	\$0	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$0	\$300,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - WWTP: Incinerator Preheat Unit

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$300,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$300,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: INFLUENT PUMPING UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Influent Pumping Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00005
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Sandblast and coat the interior of the influent pump room and inlet chambers. Evaluate the condition of the influent pumps and plan to replace both pumps.

PROJECT OBJECTIVES / STATUS:

General Maintenance and replacement of equipment installed when plant was built.

COST ESTIMATE

Wastewater System - WWTP: Influent Pumping Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Influent Pumping Upgrade	\$0	\$750,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$750,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - WWTP: Influent Pumping Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$750,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$750,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: NUTRIENT REMOVAL EVALUATION AND UPGRADES

2023-2028 CFP



SUMMARY

PROJECT TITLE: Nutrient Removal Evaluation and Upgrades

DEPARTMENT: Wastewater

BUDGET CODE: 440-750-594.35-63-CFP-SEW-00007

JUSTIFICATION: Improves existing service

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Work with an engineering firm to determine how to best optimize the WWTP's existing process and equipment. Upgrade the plant to meet new effluent nutrient limits.

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT OBJECTIVES / STATUS:

The WWTP is subject to the new NPDES Puget Sound Nutrient General Permit (PSNGP). Potential future upgrades the process to meet the new permitted levels may range from 10-20 million.

COST ESTIMATE

Wastewater System - WWTP: Nutrient Removal Evaluation an...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Nutrient Removal Upgrade	\$20,000	\$50,000	\$50,000	\$0	\$0	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$20,000	\$50,000	\$50,000	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - WWTP: Nutrient Removal Evaluation an...

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$20,000	\$50,000	\$50,000	\$0	\$0	\$0
TOTAL	\$20,000	\$50,000	\$50,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

WASTEWATER SYSTEM - WWTP: REPLACE BAR SCREENS AND UPGRADE GRIT HANDLING SYSTEM

2023-2028 CFP



SUMMARY

PROJECT TITLE: Replace Bar Screens and upgrade grit handling system
 DEPARTMENT: Wastewater
 BUDGET CODE: 440-750-594.35-63-CFP-SEW-00004
 JUSTIFICATION: Improves existing service
 START DATE (FY): TBD
 END DATE (FY): TBD

PROJECT DESCRIPTION:

Remove existing mechanical bar screens and replace with new screens and equipment that meet current requirement for disposal in a sanitary landfill. New equipment will grind and wash screenings.

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT OBJECTIVES / STATUS:

Upgrade equipment to meet current requirements.

COST ESTIMATE

Wastewater System - Replace Bar Screens and upgrade grit...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Replace Bar Screens and upgrade grit handling system	\$50,000	\$1,250,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$1,250,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - WWTP: Replace Bar Screens & upgrade g...

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$50,000	\$1,250,000	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$1,250,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: SEPTAGE HANDLING FACILITY UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Septage Handling Facility Upgrade
DEPARTMENT: Wastewater
BUDGET CODE: 440-750-594.35-63-CFP-SEW-00003
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RELATIONSHIP TO STRATEGIC PLAN:

PROJECT DESCRIPTION:

Install a prepackaged septage receiving system to remove rocks and rags from septage prior to entering septage tanks.

PROJECT OBJECTIVES / STATUS:

Rags and rocks create a significant problem in the septage tanks and associated plumbing. Rags plug the piping, valves and pump. Rocks settling in the bottom of the tanks and need to be removed using the vac truck.

COST ESTIMATE

Wastewater System - WWTP: Septage Handling Facility Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Septage Handling Facility Upgrade	\$250,000	\$0	\$0	\$0	\$0	\$0

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
TOTAL	\$250,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - WWTP: Septage Handling Facility Upgrade

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$250,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$250,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASTEWATER SYSTEM - WWTP: SOLIDS HANDLING/DEWATERING FACILITY

2023-2028 CFP



SUMMARY

PROJECT TITLE: Wastewater System -
WWTP: Dewatering Facility/ Solids Handling
DEPARTMENT: Public Works
BUDGET CODE: 440-750-594.35-63-CFP-SEW-
00011
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Current facility is inadequate to take care of current septage and other solids dewatering requirements. A considerable amount of staff time is taken by current system as well as reintroducing difficult material to flat/slow sewer lines this causes other issues. Relocating the facility to the WWTP would likely require an indoor facility with substantial odor control due to the plant being located near the downtown area in a residential neighborhood. Further discussions and evaluation are required to determine the best location for the facility.

PROJECT DESCRIPTION:

Construct a new, or expand the existing, solids handling/dewatering facility at Operations to accommodate septage sludge from the WWTP

PROJECT OBJECTIVES / STATUS:

Moved forward from 2022 to 2023.

COST ESTIMATE

Wastewater System - WWTP: Solids Handling/Dewatering Faci...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
WWTP: Solids Handling/Dewatering Facility	\$500,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$500,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Wastewater System - WWTP: Solids Handling/Dewatering Faci...

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$500,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$500,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - OAK HARBOR: PASS LAKE 10-INCH WATERLINE REPAIR/REPLACE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Oak Harbor:
Pass Lake 10-inch Waterline Repair/Replace
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00010
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

This is an aging line that has been in the CFP for a long time, and repairs are necessary.

COST ESTIMATE

PROJECT DESCRIPTION:

Either repair by cured-in-place process, or replace, a portion of the existing 10-inch waterline between Pass Lake and the meter near Deception Pass bridge.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

Water System - Oak Harbor: Pass Lake 10-inch Waterline R...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Oak Harbor: Pass Lake 10-inch Waterline Repair/Replace	\$400,000	\$2,000,000	\$0	\$0	\$0	\$0
TOTAL	\$400,000	\$2,000,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Oak Harbor: Pass Lake 10-inch Waterline

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$400,000	\$2,000,000	\$0	\$0	\$0	\$0
TOTAL	\$400,000	\$2,000,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - RE-ROOF FIDALGO BAY ESTATES BOOSTER STATION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Re-roof Fidalgo Bay Estates Booster Station
DEPARTMENT: Water System
BUDGET CODE: CFP-GG-00015
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

This is the original roof installed in 1990 and is in fair condition. It will need to be replaced in 2026. It will be replaced with a standing seam metal roof.

RECOMMENDATION:

It will need replacing during the current 2022 - 2027 CFP.

PROJECT OBJECTIVES / STATUS:

To protect water system infrastructure.

COST ESTIMATE

Water System- Re-roof Fidalgo Bay Estates Booster Station

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof Fidalgo Bay Estates Booster Station	\$0	\$0	\$0	\$0	\$5,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$5,000	\$0

FUNDING SOURCES

Water System- Re-roof Fidalgo Bay Estates Booster Station

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$0	\$0	\$5,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$5,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - RE-ROOF WTP A AVENUE BOOSTER STATION

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Re-roof WTP A Avenue Booster Station
DEPARTMENT: Public Works
BUDGET CODE: CFP-GG-00014
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

This is the original roof installed in 1989 and is in fair condition and will need replaced in 2026. It will be replaced with a standing seam metal roof.

RECOMMENDATION:

It will need replacing during the current 2023 - 2027 CFP.

PROJECT OBJECTIVES / STATUS:

Roof will need replacing in 2026.

COST ESTIMATE

Water System - Re-roof WTP A Ave Booster Station

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Re-roof WTP A Ave Booster Station	\$0	\$0	\$0	\$0	\$8,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$8,000	\$0

FUNDING SOURCES

Water System - Re-roof WTP A Ave Booster Station

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$0	\$0	\$0	\$0	\$8,000	\$0
TOTAL	\$0	\$0	\$0	\$0	\$8,000	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - RE-ROOF WTP BLUE HERON BOOSTER STATION ROOF

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Re-roof WTP
Blue Heron Booster Station Roof
DEPARTMENT: Water System
BUDGET CODE: CFP-GG-00009
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Roof was replaced in 2001 (asphalt shingles) and is now in poor condition and needs to be replaced. Roof will be re-placed with a standing metal seam metal roof.

RECOMMENDATION:

Roof is in bad shape, was last replaced in July 2001.

PROJECT OBJECTIVES / STATUS:

Protect vital water system infrastructure.

COST ESTIMATE

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FUNDING SOURCES

Water System- Re-roof WTP Blue Heron Booster Station Roof

	2023	2024	2025	2026	2027	2028
340 Charges For Goods & Services	\$35,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$35,000	\$0	\$0	\$0	\$0	\$0

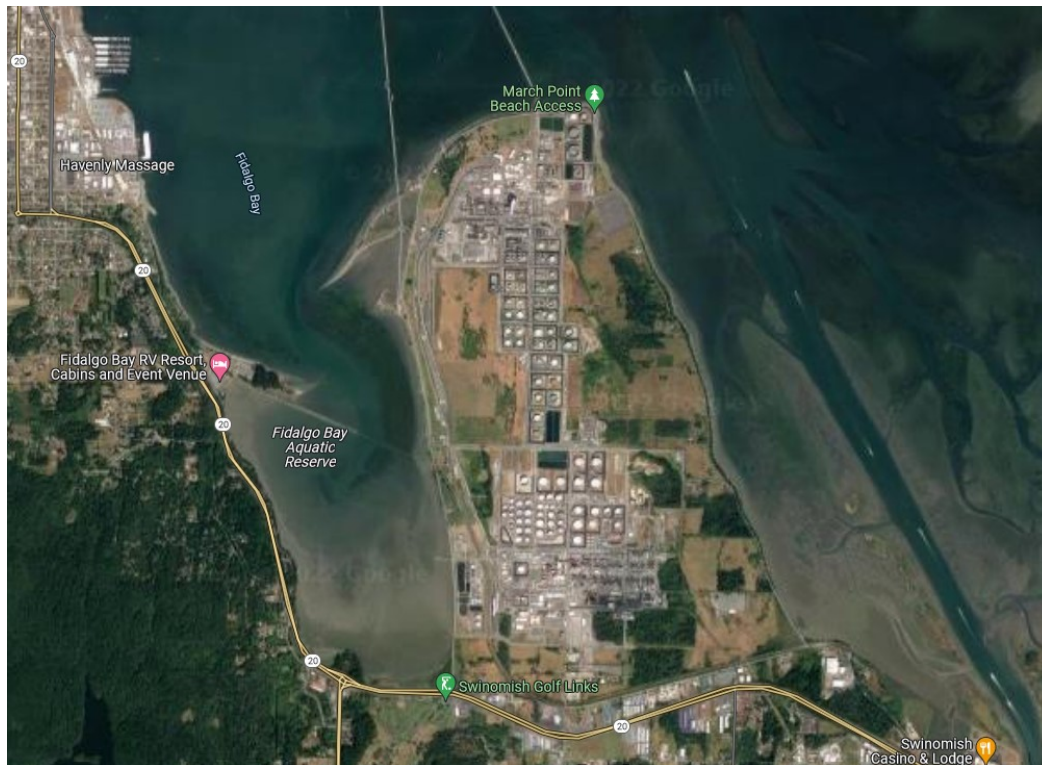
OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REFINERY: WEST MARCH POINT ROAD WATERLINE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Refinery: West March Point Road Waterline
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00009
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Construct a 30-inch waterline from the 36-inch transmission line on Highway 20 at March Point Road, along March Point Road and West Texas Road, to the existing 24-inch waterline on West Texas Road at the Refinery meter sheds.

RECOMMENDATION:

Existing 24-inch line is aging. A new line would provide higher capacity and serve both refineries. Full cost would be paid by the refineries by an increase incorporated into the 3-year refinery rates.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

COST ESTIMATE

Water System - Refinery: West March Point Road Waterline

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Refinery: West March Point Road Waterline	\$420,000	\$1,790,000	\$0	\$0	\$0	\$0
TOTAL	\$420,000	\$1,790,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Refinery: West March Point Road Waterline

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$420,000	\$1,790,000	\$0	\$0	\$0	\$0
TOTAL	\$420,000	\$1,790,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REGIONAL: CONSTRUCT STORAGE BUILDING

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Construct Storage Building
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00013
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Currently, equipment and spare parts are scattered throughout the water treatment plant. A centralized storage facility will allow for a more efficient operation of the plant as well as additional space for a larger inventory of spare parts. This facility will provide workspace to make repairs on aging equipment.

COST ESTIMATE

PROJECT DESCRIPTION:

Construct a new storage and maintenance shop building at the water treatment plant.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Construct Storage Building	\$60,000	\$320,000	\$0	\$0	\$0	\$0
TOTAL	\$60,000	\$320,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Construct Storage Building

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$60,000	\$320,000	\$0	\$0	\$0	\$0
TOTAL	\$60,000	\$320,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REGIONAL: DECOMMISSION THE RETIRED WATER TREATMENT PLANT

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Decommission the Retired Water Treatment
Plant
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00016
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

The old plant continues to sit empty and unused. The City will continue working with the Department of Ecology to properly decommission the plant.

COST ESTIMATE

Water System - Regional: Decommission the Retired WTP

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Decommission the Retired WTP	\$12,500,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$12,500,000	\$0	\$0	\$0	\$0	\$0

PROJECT DESCRIPTION:

Decommission the retired water treatment plant.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

FUNDING SOURCES

Water System - Regional: Decommission the Retired WTP

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$12,500,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$12,500,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

WATER SYSTEM - REGIONAL: ELECTRICAL SWITCHING GEAR REPLACEMENT

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Electrical Switching Gear Replacement
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00018
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Electrical switching gear for the generators and other electrical components are beyond their predicted useful life and must be replaced.

RECOMMENDATION:

Electrical components must be replaced based on useful life and availability of spare parts, some of which are not being produced.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

COST ESTIMATE

Water System - Regional: Electrical switching gear replac...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Electrical switching gear replacement	\$625,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$625,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Electrical switching gear replac...

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$625,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$625,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REGIONAL: HYDRO EXCAVATOR

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Hydro Excavator
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00022
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

A hydro excavator is excavation equipment that uses high-pressure water to move soil or debris while simultaneously vacuuming it out. For the last several years, the water crew has been borrowing the sewer jet truck from the street crew to hydro-excavate areas with heavily occupied underground utilities. In some cases, we can expose the water line to replace or repair with conventional equipment (I.E., backhoe), but with some, if not all, the new utilities required to be buried, this proves to be a challenge. This includes preventing cross-contamination of sewer and drinking water during main breaks, safety of the Team and public while excavating, and efficiencies of operations among many other issues, such as saving water during main breaks and improved response times.

RECOMMENDATION:

The use of hydro-excavators has become the industry standards to repairing water breaks and leaks due to the safety of water customers, employees, and the public.

PROJECT OBJECTIVES / STATUS:

272-hours of hydro-excavator rental and use from other departments have been documented in 2020 and 2021. Cross-contamination between sewer and water is an elevated risk. Increase in water main breaks has increased risk exposure to claims.

COST ESTIMATE

Water System - Regional: Hydro Excavator

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Retail: Hydro Excavator	\$650,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$650,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Hydro Excavator

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$650,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$650,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REGIONAL: PHASE 4 & 5 WTP CONTROLS RELIABILITY

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Phase 4 & 5 WTP Controls Reliability
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00017
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Project replaces the controls to pumps and motors at the Water Plant. During power outages and plant shutdowns, key equipment may become inoperable due to the controls hardware.

RECOMMENDATION:

This project will greatly improve the resiliency of the water treatment plant to operate at times of emergency.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

COST ESTIMATE

Water System - Regional: Phase 4 & 5 WTP Controls Reliability...

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Phase 4 & 5 WTP Controls Reliability	\$350,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$350,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Phase 4 & 5 WTP Controls Reliabi...

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$350,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$350,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REGIONAL: REPAIR 36-INCH TRANSMISSION LINE NEAR SWINOMISH SLOUGH

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Repair 36-inch Transmission Line near
Swinomish Slough
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00015
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Repair the internal coating on the transmission line.

RECOMMENDATION:

If not repaired, line will continue to degrade, causing future premature failures.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

COST ESTIMATE

Water System - Regional: Repair 36-inch Transmission Line

2023 CFP

2024 CFP

2025 CFP

2026 CFP

2027 CFP

2028 CFP

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Repair 36-inch Transmission Line near Swinomish Slough	\$0	\$115,000	\$450,000	\$0	\$0	\$0
TOTAL	\$0	\$115,000	\$450,000	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Repair 36-inch Transmission Line...

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$0	\$115,000	\$450,000	\$0	\$0	\$0
TOTAL	\$0	\$115,000	\$450,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

WATER SYSTEM - REGIONAL: SERVICE VEHICLE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Service Vehicle
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00012
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

The purchase of a new vehicle will improve customer service and productivity.

COST ESTIMATE

PROJECT DESCRIPTION:

The Water Treatment Plant recently added two additional positions, bringing the staffing up to 14. There are currently two service vehicles allotted for servicing and maintaining eight booster stations, four reservoirs and an Intake station.

PROJECT OBJECTIVES / STATUS:

This vehicle will help improve reliability of service.

Water System - Regional: Service Vehicle

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Service Vehicle	\$50,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Service Vehicle

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$50,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$50,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



ANACORTES
WASHINGTON

WATER SYSTEM - VARIOUS EQUIPMENT REPLACEMENTS

2023-2028 CFP

SUMMARY

PROJECT TITLE: Water System - Various Maintenance and Repair Projects
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00020
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Maintenance and repair projects to keep our system working properly

COST ESTIMATE

Water System - Various Maintenance and Repair Projects

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Various Maintenance and Repair Projects	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000
TOTAL	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000

PROJECT DESCRIPTION:

Ongoing maintenance and repair projects to keep our system working properly. Aging equipment at the water plant replacements of obsolete and of manufacturer unsupported equipment. These are budgetary amounts large enough to capture here for planning purposes.

PROJECT OBJECTIVES / STATUS:

Keep water system working properly.

FUNDING SOURCES

Water System - Various Maintenance and Repair Projects

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000
TOTAL	\$350,000	\$375,000	\$400,000	\$450,000	\$500,000	\$550,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



Write a caption to provide helpful context and explanation for images, graphs and embedded content.



WATER SYSTEM - REGIONAL: WATER SYSTEM PLAN UPDATE

2023-2028 CFP

STATE OF WASHINGTON
Public Water System
Operating Permit

The Department of Health Office of Drinking Water issues a permit to operate:
ANACORTES CITY OF (ID# 02200 C)

to owner: ANACORTES, CITY OF County: SKAGIT

ANACORTES, CITY OF
PO Box 547
Anacortes, WA 98221

This Permit is valid through: 31 May 2023

PERMIT CATEGORY: **** Green ****

The permit category may be modified or the permit revoked subject to water system compliance with applicable State of Washington drinking water rules and regulations and the following statements.

The system operating permit color category is based on information on file with the Department at the time this permit was printed.

System is substantially in compliance with applicable drinking water requirements



DOH 331-030(11/08) Report Date: 10/20/2022

SUMMARY

PROJECT TITLE: Water System - Regional:
Water System Plan Update
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00013
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Update the City's Water System Plan.

RECOMMENDATION:

Department of Health requirement to update Water System Plan, currently every 10 years.

PROJECT OBJECTIVES / STATUS:

This project is currently in process.

COST ESTIMATE

Regional: Water System Plan Update

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Water System Plan Update	\$152,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$152,000	\$0	\$0	\$0	\$0	\$0

FUNDING SOURCES

Regional: Water System Plan Update

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$152,000	\$0	\$0	\$0	\$0	\$0
TOTAL	\$152,000	\$0	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - REGIONAL: WATER SYSTEM SECURITY

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Regional:
Water System Security
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00021
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

In 2020, the City of Anacortes conducted a risk assessment on the major components of the water delivery system. The delivery system is divided into four broad categories: water treatment and purification, large wholesale distribution, water storage, and small commercial and residential distribution. A myriad of natural and malevolent acts can impact or cripple each component of the system in different ways. The risk assessment included the assessment of natural hazards identified in the Skagit County 2020 Natural Hazard Mitigation plan, and the evaluation of risks from malevolent acts on facilities such as active shooter, arson fire, and malware or ransomware attacks on the City's information technology systems.

RECOMMENDATION:

Response to risk assessment

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project

COST ESTIMATE

Water System - Regional: Water System Security

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Regional: Water System Security	\$650,000	\$650,000	\$0	\$0	\$0	\$0
TOTAL	\$650,000	\$650,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Regional: Water System Security

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$650,000	\$650,000	\$0	\$0	\$0	\$0
TOTAL	\$650,000	\$650,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - RETAIL: ADVANCED METERING INFRASTRUCTURE (AMI) WATER METERS

2023-2028 CFP

How AMI works

An advanced metering system uses a wireless network to provide detailed data that is easily accessible online by customers and staff.

Advanced water meters transmit hourly water use data over a wireless network.



City staff can access data and more detailed reports about water use in the City.



Customers can access data from the web portal.



SUMMARY

PROJECT TITLE: Water System - Retail: Advanced Metering Infrastructure (AMI) Water Meters

DEPARTMENT: Public Works

BUDGET CODE: CFP-WTR-00023

JUSTIFICATION: Improves reliability of service

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Advanced water meter reading technology that provides on demand information to customers of their water usage on a hourly, daily or monthly basis through an online portal.

RECOMMENDATION:

AMIs provide more information to the customer to manage consumption, cost and other issues concerning service and usage; and provide higher reliability, more accurate billing and better quality of water delivery, while keeping utility costs at reasonable levels.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project

COST ESTIMATE

Water System - Retail: Advanced Metering Infrastructure (...)

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Retail: Advanced Metering Infrastructure (AMI) WTR Meters	\$500,000	\$500,000	\$500,000	\$0	\$0	\$0
TOTAL	\$500,000	\$500,000	\$500,000	\$0	\$0	\$0

FUNDING SOURCES

Water System - Retail: Advanced Metering Infrastructure (...

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$500,000	\$500,000	\$500,000	\$0	\$0	\$0
TOTAL	\$500,000	\$500,000	\$500,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WASHINGTON WATER SYSTEM - RETAIL: BLUE HERON PUMP STATION UPGRADE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Retail: Blue Heron Pump Station Upgrade
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00007
JUSTIFICATION: Improves existing service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

The project involves upgrading the aging pump station to improve the system flow and operability of the Skyline Reservoir during periods of high demand as well as provide adequate source for the Anacortes system. Project will start with the evaluation of current capacity to serve to establish scope of project.

RELATIONSHIP TO STRATEGIC PLAN:

Replacing aging infrastructure to prevent failure and upgrading water system to meet increasing demand.

PROJECT OBJECTIVES / STATUS:

This project would significantly improve the retail water system to provide a sufficient amount of water to the entire retail water system

COST ESTIMATE

Water System - Retail: Blue Heron Pump Station Upgrade

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Retail: Blue Heron Pump Station Upgrade	\$75,000	\$825,000	\$0	\$0	\$0	\$0
TOTAL	\$75,000	\$825,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Retail: Blue Heron Pump Station Upgrade

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$75,000	\$825,000	\$0	\$0	\$0	\$0
TOTAL	\$75,000	\$825,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

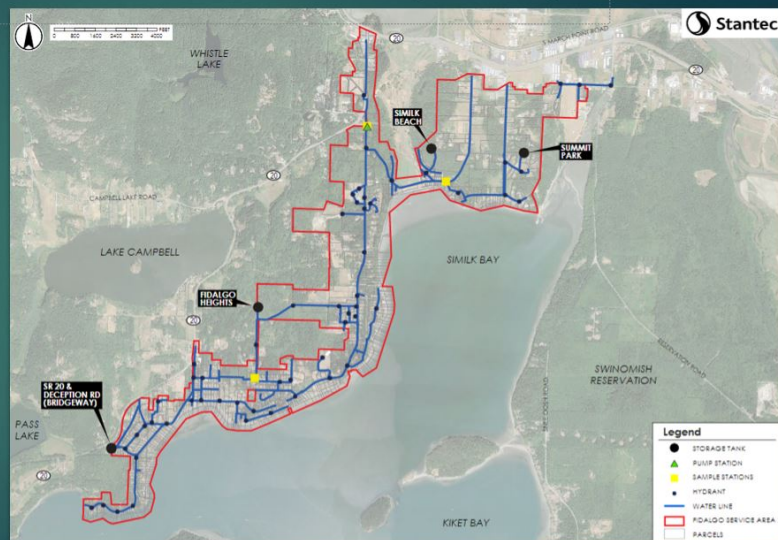


WATER SYSTEM - RETAIL: FIDALGO ISLAND WATER SERVICE (FIWS) AREA TELEMETRY

2023-2028 CFP

Fidalgo Island Water System (FIWS) Transfer Agreement

CITY OF ANACORTES
PUBLIC WORKS



Brian McDaniel Water System Manager

SUMMARY

PROJECT TITLE: Water System - Retail: Fidalgo Island Water Service (FIWS) Area Telemetry
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00024
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

PROJECT DESCRIPTION:

Install telemetry to newly acquired service area. This improvement will allow the water plant to control and monitor this section of the distribution system. This includes controls upgrade at WTP control room.

RECOMMENDATION:

Reservoirs, control valves will be connected to the existing WTP Supervisory Control and Data Acquisition (SCADA) system to control water system components. This work must be completed prior to transfer of PUD service area to the City.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project

COST ESTIMATE

Water System - Retail: Fidalgo Island Water Service (FIWS)

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Retail: Fidalgo Island Water Service (FIWS) area Telemetry	\$309,000	\$24,500	\$0	\$0	\$0	\$0
TOTAL	\$309,000	\$24,500	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Retail: Fidalgo Island Water Service (FIWS...

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$309,000	\$24,500	\$0	\$0	\$0	\$0
TOTAL	\$309,000	\$24,500	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - RETAIL: PIPELINE REPLACEMENTS

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Retail: Pipeline Replacements
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00001
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Standard replacement policy to prevent infrastructure failure and save costs on repairs

COST ESTIMATE

Water System - Retail: Pipeline Replacements

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Retail: Pipeline Replacements 2023	\$1,620,000	\$1,543,000	\$1,620,000	\$1,701,000	\$2,136,000	\$2,242,280
TOTAL	\$1,620,000	\$1,543,000	\$1,620,000	\$1,701,000	\$2,136,000	\$2,242,280

PROJECT DESCRIPTION:

Annual projects to replace aging distribution lines, focusing primarily on pipe sections with known history of failure, as well as asbestos-cement pipe.

PROJECT OBJECTIVES / STATUS:

No change: continuation of annual replacement program.

FUNDING SOURCES

Water System - Retail: Pipeline Replacements

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$1,620,000	\$1,543,000	\$1,620,000	\$1,701,000	\$2,136,000	\$2,242,280
TOTAL	\$1,620,000	\$1,543,000	\$1,620,000	\$1,701,000	\$2,136,000	\$2,242,280

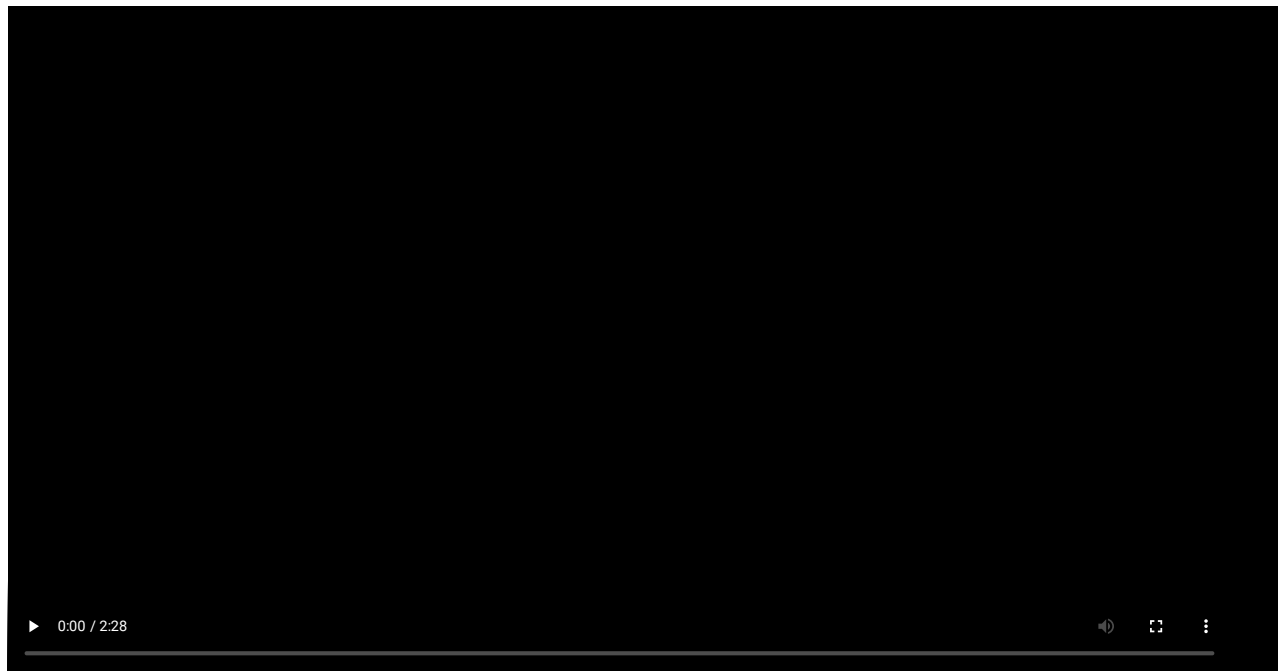
OPERATING IMPACTS

Operating impacts to be determined in the future.



WASHINGTON WATER SYSTEM - RETAIL: RESERVOIR INTERNAL MAINTENANCE

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Retail:
Reservoir Internal Maintenance
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00008
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Both reservoirs are being considered at the same time as there may be economies of scale.

COST ESTIMATE

PROJECT DESCRIPTION:

Perform extensive maintenance and upgrade work, including re-coating of interior and exterior surfaces, seal welding top plates, structural repair, seismic updating, and security at the 29th St and Skyline Reservoirs. Funding reflects conducting extensive evaluations for construction alternatives.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project

Water System - Retail: Reservoir Internal Maintenance

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Retail: Reservoir Internal Maintenance	\$300,000	\$2,310,000	\$1,170,000	\$0	\$0	\$0
TOTAL	\$300,000	\$2,310,000	\$1,170,000	\$0	\$0	\$0

FUNDING SOURCES

Water System - Retail: Reservoir Internal Maintenance

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$300,000	\$2,310,000	\$1,170,000	\$0	\$0	\$0
TOTAL	\$300,000	\$2,310,000	\$1,170,000	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.

WATER SYSTEM - WATER MODEL

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Water Model
DEPARTMENT: Public Works
BUDGET CODE: CFP-WTR-00025
JUSTIFICATION: Improves reliability of service
START DATE (FY): TBD
END DATE (FY): TBD

RECOMMENDATION:

Necessary to know how the water system changes to ensure efficient water capacity, quality, and fire-flow.

COST ESTIMATE

Water System - Water Model

PROJECT DESCRIPTION:

A computerized hydraulic computer model to show how the hydraulics of the water system changes as infrastructure is added, taken away, reconfigured, etc.

PROJECT OBJECTIVES / STATUS:

No change: extension of planned project.

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Water Model	\$65,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
TOTAL	\$65,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000

FUNDING SOURCES

Water System - Water Model

	2023	2024	2025	2026	2027	2028
370 Proprietary Funds Revenues	\$65,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
TOTAL	\$65,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000

OPERATING IMPACTS

Operating impacts to be determined in the future.



WATER SYSTEM - WHISTLE LAKE DAM PROJECT

2023-2028 CFP



SUMMARY

PROJECT TITLE: Water System - Whistle Lake Dam Project

DEPARTMENT: Public Works

BUDGET CODE: CFP-WTR-00019

JUSTIFICATION: Need for dam safety evaluation

START DATE (FY): TBD

END DATE (FY): TBD

PROJECT DESCRIPTION:

Evaluate the condition of Whistle Lake Dam and prepare a dam safety evaluation and a hazard mitigation plan.

RECOMMENDATION:

The City has applied for a dam safety grant to evaluate Whistle Lake Dam and prepare a dam safety evaluation and a hazard mitigation plan.

PROJECT OBJECTIVES / STATUS:

Moved from 2022 to 2024 to match grant timeline.

COST ESTIMATE

Water System - Whistle Lake Dam Project

	2023 CFP	2024 CFP	2025 CFP	2026 CFP	2027 CFP	2028 CFP
Whistle Lake Dam Project	\$0	\$240,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$240,000	\$0	\$0	\$0	\$0

FUNDING SOURCES

Water System - Whistle Lake Dam Project

	2023	2024	2025	2026	2027	2028
337 Interlocal Grants, Entitlements & Other	\$0	\$140,000	\$0	\$0	\$0	\$0
370 Proprietary Funds Revenues	\$0	\$100,000	\$0	\$0	\$0	\$0
TOTAL	\$0	\$240,000	\$0	\$0	\$0	\$0

OPERATING IMPACTS

Operating impacts to be determined in the future.



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.f.

Agenda Item Title: Ordinance 4034: 2023 Budget

Staff Contact(s): STEVE HOGLUND

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
STEVE HOGLUND	Ordinance

Item Summary: The 2023 budget process was opened on October 3 with the Revenue public hearing and review; on November 7 the public hearing on the budget was opened, and continued through November 21. This budget has now been edited from its original draft to add \$2K in additional Council training budget; \$26K in Legislative professional services to pay for a ballot initiative; \$50K for Skagit Community Action for Anacortes residents. This final draft now presented also removes the 2 Firefighter/Paramedic positions that were added to the draft presented to Council on November 21.

Budget Impact:
\$129,567,925 across 19 funds.

Previous Action: [October 3](#) public hearing on revenues, Council review on [October 17](#), [October 24](#), public hearing on [November 7](#), continued public hearing and discussion on [November 14](#), [November 21](#) and [November 28](#); the public hearing was closed November 21, but citizen comment is still welcome for this draft budget.

Recommended Motion: I make a motion to approve ordinance 4034 adopting the 2023 operating budget.

Alternative Actions: Do not approve direct staff as to next steps.

Attachments (listed in order presented):

1. Ord 4034 Budget 2023
2. 2023 Expenditure Budget 11.28.22
3. 2023 Revenue Budget 11.28.22

ORDINANCE NO. 4034

AN ORDINANCE ADOPTING THE BUDGET FOR ALL MUNICIPAL PURPOSES
AND USES FOR THE YEAR 2023

Section 1. The 2023 Budget for the City of Anacortes, Washington as established by the City Council and made available for distribution to the general public through the office of the City Clerk-Treasurer, is hereby adopted by reference.

Section 2. The total estimated revenues and appropriations for each budgeted fund and the aggregate total for all such funds combined is itemized below. Estimated revenues and expenditures include overhead accruals to the General fund from the utility funds as authorized by state law. As the City of Anacortes utilizes the Mayor in a fulltime capacity overseeing all funds including the utility funds, such accruals provide for inclusion of the Mayor's office to recover associated costs. All revenues and expenditures for all budgeted funds are summarized and set forth as follows:

Fund		2023 Revenues/ Expenditures
001	GENERAL FUND	28,714,446
101	PARKS & RECREATION FUND	2,384,451
102	GRANDVIEW CEMETERY FUND	272,776
103	PUBLIC LIBRARY FUND	1,758,064
104	STREET MAINTENANCE FUND	3,973,282
105	ARTERIAL STREET CONSTRUCTION	6,582,350
107	WASHINGTON PARK FUND	267,233
108	PARKS CAPITAL IMPROVEMENT	1,615,000
109	AFFORDABLE HOUSING	695,459
110	AMBULANCE SERVICE FUND	5,495,357
112	DEVELOPMENT IMPACT FEE	784,077
113	ACFL MANAGEMENT FUND	43,637
135	TOURISM FUND	504,610
335	REET	1,730,500
401	WATER FUND	32,206,193
440	SEWER FUND	32,860,687
445	STORM DRAINAGE FUND	1,652,869
450	SANITATION FUND	4,886,280
501	EQUIPMENT RENTAL FUND	3,140,655
	Total	129,567,925

Section 3. The City Clerk-Treasurer of the City of Anacortes is hereby authorized to transmit a complete copy of the final budget, as herein above adopted by reference, to the Division of Municipal Corporations in the Office of the State Auditor, to the Association of Washington Cities, and to the Municipal Research & Services Center of Washington.

Effective date. This Ordinance shall take effect from and after five (5) days after its passage and publication, as required by law.

PASSED AND APPROVED this 5th day of December 2022

CITY OF ANACORTES, WASHINGTON

By: _____
Matt Miller, Mayor

ATTEST

Steven D. Hoglund, City Clerk

APPROVED AS TO FORM

Darcy J. Swetnam, WSBA # 40530
City Attorney

Fund	Department Name	Division Name	Type	Account Code	Account Name	2020 Actuals	2021 Actuals	2022 Budget	2022 Actuals	2023 Budget	Details	Description
001	Legislative	Official Publication Services	E	41	Professional Services	21,069	44,459	40,000	414	40,000		A-Town publication
001	Legislative	Official Publication Services	E	42	Communication	2,319	3,004	3,000	1,847	3,000		Publishing ordinances
001	Legislative	Legislative Activities	E	10	Salaries & Wages	119,726	119,997	119,375	76,073	125,801		
001	Legislative	Legislative Activities	E	20	Personnel Benefits	15,360	15,323	15,252	10,897	25,458		
001	Legislative	Legislative Activities	E	31	Office & Operating Supplies	3,752	2,652	2,000	640	2,000		Misc supplies for Clerk's office
001	Legislative	Legislative Activities	E	40	Interfund Services	12,241	11,253	18,845	10,993	24,456		
001	Legislative	Legislative Activities	E	41	Professional Services	20,545	28,367	15,000	15,633	57,896		
001	Legislative	Legislative Activities	E	41	Professional Services						16,981	SCOG Dues
001	Legislative	Legislative Activities	E	41	Professional Services						14,915	AWC Dues
001	Legislative	Legislative Activities	E	41	Professional Services						26,000	Ballot cost for Levy Lid Lift
001	Legislative	Legislative Activities	E	42	Communication	1,438	826	1,200	141	1,200		Postage
001	Legislative	Legislative Activities	E	43	Travel & Training	819	605	1,000	912	3,000		Council member training
001	Legislative	Legislative Activities	E	44	Taxes & Operating Assessments	-	-	-	-	-		
001	Legislative	Information Services	E	10	Salaries & Wages	49,334	50,422	37,302	24,480	40,084		
001	Legislative	Information Services	E	20	Personnel Benefits	11,727	17,110	11,148	10,009	13,211		
001	Legislative	Information Services	E	31	Office & Operating Supplies	26,171	-	5,000	363	1,000		Clerk communications (Internet streaming, Channel 10, YouTube)
001	Legislative	Information Services	E	44	Taxes & Operating Assessments	-	-	-	-	-		
						284,503	294,018	269,122	152,402	337,107		
001	Executive	Executive Office	E	10	Salaries & Wages	139,983	148,300	141,359	87,462	155,987		
001	Executive	Executive Office	E	20	Personnel Benefits	42,307	43,088	45,132	26,616	44,302		
001	Executive	Executive Office	E	31	Office & Operating Supplies	1,844	2,142	1,700	1,516	2,000		Typical office supplies to support Mayor's office
001	Executive	Executive Office	E	40	Interfund Services	8,310	9,207	18,231	10,635	19,193		
001	Executive	Executive Office	E	41	Professional Services	736	150	1,500	3,585	3,000		Consultants for retreats
001	Executive	Executive Office	E	42	Communication	1,047	1,289	1,200	551	1,200		
001	Executive	Executive Office	E	43	Travel & Training	1,439	1,709	2,000	5,661	3,000		AWC, Legislative, and other conferences
001	Executive	Executive Office	E	44	Taxes & Operating Assessments	-	-	-	-	-		
						195,666	205,885	211,122	136,025	228,682		
001	Judicial	Municipal Court	E	10	Salaries & Wages	195,812	205,188	208,873	129,307	236,584		
001	Judicial	Municipal Court	E	20	Personnel Benefits	93,662	96,463	96,224	57,570	103,991		
001	Judicial	Municipal Court	E	31	Office & Operating Supplies	1,952	3,023	2,100	1,538	2,000		Court Forms
001	Judicial	Municipal Court	E	40	Interfund Services	25,190	21,482	30,794	17,963	31,177		
001	Judicial	Municipal Court	E	41	Professional Services	115,995	122,730	153,025	90,787	161,264		
001	Judicial	Municipal Court	E	41	Professional Services						5,000	Indigent Screening
001	Judicial	Municipal Court	E	41	Professional Services						2,000	Interpreter Services
												Probation Services through an Interlocal Cooperative Agreement with
001	Judicial	Municipal Court	E	41	Professional Services						45,000	Skagit County.
001	Judicial	Municipal Court	E	41	Professional Services						90,264	Judicial Services
												Community Court through an Interlocal Cooperative Agreement with
001	Judicial	Municipal Court	E	41	Professional Services						7,800	Skagit County
001	Judicial	Municipal Court	E	41	Professional Services						200	Zoom for Court Proceedings
001	Judicial	Municipal Court	E	41	Professional Services						2,700	AV Capture
001	Judicial	Municipal Court	E	41	Professional Services						7,800	Pacific Security- Courtroom Security
001	Judicial	Municipal Court	E	41	Professional Services						500	Jury and Witness Fees
001	Judicial	Municipal Court	E	42	Communication	2,920	4,766	6,000	1,709	5,000		Postage and 1 Cell Phone
001	Judicial	Municipal Court	E	43	Travel & Training	800	705	3,000	150	3,000		3 employees @ \$1000; DMCMA Membership
001	Judicial	Municipal Court	E	44	Taxes & Operating Assessments	-	-	-	-	-		
001	Judicial	Financial Services	E	49	Miscellaneous	567	(900)	-	(385)	-		
001	Judicial	Adult Misdemeanor	E	10	Salaries & Wages	189,340	193,879	194,077	121,100	217,720		
001	Judicial	Adult Misdemeanor	E	20	Personnel Benefits	79,887	80,412	79,019	48,205	72,761		
001	Judicial	Adult Misdemeanor	E	31	Office & Operating Supplies	338	266	500	369	600		
001	Judicial	Adult Misdemeanor	E	40	Interfund Services	6,304	5,115	9,213	5,375	9,992		

001	Judicial	Adult Misdemeanor	E	41	Professional Services	8,055	18,125	25,000	9,051	25,000	Conflict Attorneys (\$75/hr), Overflow cases, Investigators (\$55/hr) Postage and Cell Phone WA State Bar Dues, Professional Association Bar Dues, Continuing Legal Education, Law Library Maintenance
001	Judicial	Adult Misdemeanor	E	42	Communication	482	407	750	6	750	
001	Judicial	Adult Misdemeanor	E	43	Travel & Training	1,814	1,197	2,700	917	2,700	
001	Judicial	Adult Misdemeanor	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						723,118	752,857	811,276	483,663	872,539	
001	Finance Department	Financial Services	E	10	Salaries & Wages	431,075	456,470	454,691	284,628	530,437	
001	Finance Department	Financial Services	E	20	Personnel Benefits	190,724	193,387	194,461	117,443	201,176	
001	Finance Department	Financial Services	E	31	Office & Operating Supplies	12,313	12,970	15,000	5,677	15,000	Includes City Hall paper, envelopes, as well as Finance office supplies
001	Finance Department	Financial Services	E	40	Interfund Services	33,305	27,620	50,423	29,413	46,373	
											Primarily State Audit fees, with the additional federal grants there are additional audit costs (40-50 hours per federal program), 2023 we have at least 2 programs audited. Additionally SAO fees are increasing from 116 to 128/hour in 2023.
001	Finance Department	Financial Services	E	41	Professional Services	39,326	56,648	45,000	41,112	58,000	
001	Finance Department	Financial Services	E	42	Communication	14,785	19,946	15,000	6,170	15,000	Includes City Hall main phone lines, SIP trunks, and mailing machine fees. In 2022 the national GFOA conference is within driving distance in Portland, in addition to the typical 2 staff to WPTA and WFOA conferences, as well as other CPE requirements.
001	Finance Department	Financial Services	E	43	Travel & Training	870	1,289	3,500	4,721	4,500	
001	Finance Department	Financial Services	E	44	Taxes & Operating Assessments	126	(1,227)	200	(267)	-	
						722,525	767,104	778,275	488,897	870,486	
001	Information Systems	Information Technology Serv	E	10	Salaries & Wages	350,648	442,997	518,990	299,047	584,072	
001	Information Systems	Information Technology Serv	E	20	Personnel Benefits	152,011	187,171	221,691	127,787	225,680	
001	Information Systems	Information Technology Serv	E	31	Office & Operating Supplies	1,479	6,152	8,000	3,842	8,000	General IT Supplies.
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment	406,352	128,318	428,139	346,125	103,678	
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						38,176 Desktop Computers
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						10,870 Laptops
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						13,748 Tablets
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						1,332 LED Monitors
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						8,643 Multifunction Machines (Copiers)
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						1,560 Scanner with capability to scan negatives
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						12,501 Workstations
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						652 LED TV
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						10,870 Server SAS Drives
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						2,826 AIO - SCADA Computers
001	Information Systems	Information Technology Serv	E	35	Small Tools & Minor Equipment						2,500 Firewall for AFD3
001	Information Systems	Information Technology Serv	E	40	Interfund Services	5,857	5,557	6,788	3,960	5,135	-
001	Information Systems	Information Technology Serv	E	41	Professional Services	411,634	380,880	550,000	307,050	553,080	
											ABP Tech: Pure Access Cloud
001	Information Systems	Information Technology Serv	E	41	Professional Services						1,631
001	Information Systems	Information Technology Serv	E	41	Professional Services						82 ACCIS Membership
											AllPhase: Mitel Connect
001	Information Systems	Information Technology Serv	E	41	Professional Services						10,870
											ArchiveSocial: Social Media Archive
001	Information Systems	Information Technology Serv	E	41	Professional Services						5,979

										WatchGuard UTM
001	Information Systems	Information Technology Servic E	41	Professional Services						3,805
										Laserfiche, includes 24,150 for 20 add'l licenses for Court/PD; and 7,400
001	Information Systems	Information Technology Servic E	41	Professional Services						71,769 for add'l implementation support
001	Information Systems	Information Technology Servic E	41	Professional Services						6,739 Civic Plus: City Website and Intranet
001	Information Systems	Information Technology Servic E	41	Professional Services						5,435 Comcast: Backup Internet Service
001	Information Systems	Information Technology Servic E	41	Professional Services						39,132 Critical Insight: Managed Detection & Response Service
001	Information Systems	Information Technology Servic E	41	Professional Services						7,066 FireEye: Web Filter
001	Information Systems	Information Technology Servic E	41	Professional Services						13,044 G12: SIP Trunks for VOIP
001	Information Systems	Information Technology Servic E	41	Professional Services						29,349 Barracuda Essentials
001	Information Systems	Information Technology Servic E	41	Professional Services						4,892 KnowBe4: Security Awareness Staff Training
001	Information Systems	Information Technology Servic E	41	Professional Services						2,935 Lansweeper: Help Desk, Software and Hardware Inventory
001	Information Systems	Information Technology Servic E	41	Professional Services						413 Rise Vision Software
001	Information Systems	Information Technology Servic E	41	Professional Services						6,522 Duo Security: Multi-factor Authentication
001	Information Systems	Information Technology Servic E	41	Professional Services						13,044 Microsoft Azure: Disaster and Recovery
001	Information Systems	Information Technology Servic E	41	Professional Services						13,044 Adobe Products Subscription
001	Information Systems	Information Technology Servic E	41	Professional Services						115,222 Microsoft Windows & Office 365
001	Information Systems	Information Technology Servic E	41	Professional Services						19,566 Smarsh: Text Archiving
001	Information Systems	Information Technology Servic E	41	Professional Services						16,305 Exchange Server Migration
001	Information Systems	Information Technology Servic E	41	Professional Services						2,935 TeamViewer
001	Information Systems	Information Technology Servic E	41	Professional Services						19,566 Sophos
001	Information Systems	Information Technology Servic E	41	Professional Services						92,395 Eden & Tyler Cashiering
001	Information Systems	Information Technology Servic E	41	Professional Services						1,000 Misc items such as SSL certificates, domain name fees, etc.
001	Information Systems	Information Technology Servic E	41	Professional Services						8,000 LastPass: Password Manager for 100 employees
001	Information Systems	Information Technology Servic E	41	Professional Services						42,343 OpenGov: Budgeting Software
001	Information Systems	Information Technology Servic E	42	Communication	8,878	9,719	4,200	5,478	5,600	7 cell phones with hot spots
001	Information Systems	Information Technology Servic E	43	Travel & Training	267	4,495	10,500	5,168	10,500	\$1500 training X 7 employees
001	Information Systems	Information Technology Servic E	44	Taxes & Operating Assessments	-	-	-	-	-	
001	Information Systems	Information Technology Servic E	48	Repairs & Maintenance	581	6,091	4,000	631	4,000	
001	Information Systems	Facility Engineering	E	63	Other Improvements	-	-	-	-	Replacement parts
					1,337,706	1,171,381	1,752,309	1,099,088	1,499,745	
										HR supplies; City Hall breakroom supplies, and 2K included for wellness
001	Human Resources	Other Employee Benefit Progr; E	31	Office & Operating Supplies	3,234	4,211	6,500	3,324	6,500	program.
001	Human Resources	Other Employee Benefit Progr; E	41	Professional Services	918	1,908	3,000	975	3,000	HSA and FSA participant fees
001	Human Resources	Other Employee Benefit Progr; E	43	Travel & Training	-	-	-	-	-	
001	Human Resources	Personnel Services	E	10	Salaries & Wages	164,897	145,010	165,281	118,028	175,003
001	Human Resources	Personnel Services	E	20	Personnel Benefits	66,135	55,460	64,917	38,486	53,879
001	Human Resources	Personnel Services	E	31	Office & Operating Supplies	1,294	2,828	3,500	3,048	1,500
001	Human Resources	Personnel Services	E	40	Interfund Services	13,138	7,161	12,268	7,156	9,904
										Badge materials; copies; shredding services
										Diversity and inclusion training; AWC membership; background
										investigations & pre-employment screening; anti-harassment training;
										safety supplies; recruitment; MSDS online database; drug & alcohol
001	Human Resources	Personnel Services	E	41	Professional Services	42,456	66,600	80,000	53,700	80,000
001	Human Resources	Personnel Services	E	42	Communication	1,661	1,248	1,500	14,194	800
										1 cell phone \$40/month; postage
										2@\$1,500: AWC Labor Relations; WAPELRA; AWC Retro; AWC Member
										Expo; SIHRMA; First Aid/CPR; City Action Days; Wellness Forum; 1 SHRM
001	Human Resources	Personnel Services	E	43	Travel & Training	3,669	95	4,500	1,294	3,000
001	Human Resources	Police Labor Relations	E	10	Salaries & Wages	6,497	2,672	14,753	9,500	18,139
001	Human Resources	Police Labor Relations	E	20	Personnel Benefits	2,428	951	4,994	3,147	4,329
001	Human Resources	Police Labor Relations	E	41	Professional Services	363	23,775	15,000	13,005	7,500
001	Human Resources	Fire Labor Relations	E	10	Salaries & Wages	6,497	2,672	14,753	9,500	18,139
001	Human Resources	Fire Labor Relations	E	20	Personnel Benefits	2,428	950	4,994	3,147	4,329
001	Human Resources	Fire Labor Relations	E	41	Professional Services	-	24,635	15,000	2,100	7,500
										Fire labor relations attorney (@\$375/hour)

001	Human Resources	Other Labor Relations	E	10	Salaries & Wages	3,248	1,336	9,486	5,970	11,352	
001	Human Resources	Other Labor Relations	E	20	Personnel Benefits	1,214	475	3,363	2,068	3,230	
001	Human Resources	Other Labor Relations	E	41	Professional Services	-	-	5,000	-	5,000	Labor relations attorney (@\$375/hour), Teamster negotiations
001	Human Resources	Other Labor Relations	E	41	Professional Services						5,000
001	Human Resources	Risk Management Services	E	46	Insurance	119,587	270	284	295	262	WA Cities Insurance Authority - Finance to populate.
001	Human Resources	Administration	E	10	Salaries & Wages	325	134	4,743	2,985	5,676	
001	Human Resources	Administration	E	20	Personnel Benefits	121	47	1,682	1,034	1,615	
											Police Public Safety Testing \$1500; Civil Service Testing \$4800 (Civil Service assessment centers occur every other year in even years, approx. \$7,500)
001	Human Resources	Administration	E	41	Professional Services	10,245	3,741	14,000	8,649	6,500	
001	Human Resources	Administration	E	43	Travel & Training	-	-	500	-	-	
001	Human Resources	Administration	E	10	Salaries & Wages	325	134	4,743	2,985	5,676	
001	Human Resources	Administration	E	20	Personnel Benefits	123	47	1,682	1,034	1,615	
											Fire Public Safety Testing \$1500; Civil Service Testing \$4800 (Civil Service assessment centers occur every other year in even years, approx. \$7,500)
001	Human Resources	Administration	E	41	Professional Services	9,034	9,224	14,000	12,505	6,500	
001	Human Resources	Administration	E	43	Travel & Training	356	-	500	-	-	
						460,191	355,583	470,944	318,131	440,949	
001	Planning & Community C	Recording Services	E	41	Professional Services	-	-	3,500	-	3,500	Legal Notices and Mailings
001	Planning & Community C	Legal Services	E	41	Professional Services	2,765	2,665	7,000	-	7,000	Code Enforcement
001	Planning & Community C	Other Environmental Services	E	41	Professional Services	6,947	7,165	14,000	16,691	14,000	Critical areas reviews and NW Clean Air (\$6,000)
001	Planning & Community C	Building Permits & Plan Review	E	10	Salaries & Wages	285,165	350,073	450,699	206,123	491,999	
001	Planning & Community C	Building Permits & Plan Review	E	12	Overtime	1,920	4,508	-	255	-	
001	Planning & Community C	Building Permits & Plan Review	E	20	Personnel Benefits	180,997	192,730	195,463	107,358	199,065	
											Includes code books for 2021 Building Code Adoption by June 2023, and a new inspection vehicle due to little availability of pool cars (\$45,000 for car)
001	Planning & Community C	Building Permits & Plan Review	E	31	Office & Operating Supplies	3,781	31,393	2,000	1,650	50,800	
001	Planning & Community C	Building Permits & Plan Review	E	40	Interfund Services	25,858	17,242	30,340	17,698	33,352	
											Storm Water reviews which are a pass through, \$22,350.00 for Smart Gov yearly costs
001	Planning & Community C	Building Permits & Plan Review	E	41	Professional Services	19,740	30,719	8,000	21,430	29,500	
001	Planning & Community C	Building Permits & Plan Review	E	42	Communication	4,963	6,742	4,500	3,395	6,500	
001	Planning & Community C	Building Permits & Plan Review	E	43	Travel & Training	1,238	2,327	4,000	1,066	4,000	Building Code Training on 2021 code cycle
001	Planning & Community C	Building Permits & Plan Review	E	44	Taxes & Operating Assessments	909	3,222	-	390	-	
001	Planning & Community C	Planning	E	10	Salaries & Wages	387,248	408,555	338,208	243,980	390,715	
001	Planning & Community C	Planning	E	12	Overtime	2,581	5,229	-	2,827	-	
001	Planning & Community C	Planning	E	20	Personnel Benefits	131,306	137,761	136,209	78,182	136,888	
001	Planning & Community C	Planning	E	31	Office & Operating Supplies	6,029	4,539	8,000	693	2,800	
001	Planning & Community C	Planning	E	40	Interfund Services	25,185	26,597	45,611	26,606	45,559	
											Downtown Parking plan, Land Capacity Analysis for Comp Plan update, and SMP completion/Implementation
001	Planning & Community C	Planning	E	41	Professional Services	41,055	32,300	40,000	49,380	43,000	
001	Planning & Community C	Planning	E	42	Communication	7,522	9,712	6,500	4,677	6,500	
001	Planning & Community C	Planning	E	43	Travel & Training	375	899	4,000	2,236	4,000	Planner Training
001	Planning & Community C	Planning	E	44	Taxes & Operating Assessments	-	-	-	-	-	
001	Planning & Community C	Planning	E	45	Operating Rentals & Leases	42,743	45,956	48,000	40,836	51,800	DNR Aquatic Lands Lease, including anticipated cpi increase \$10,000 for EDASC and remaining for South Commercial beautification, Planters etc
001	Planning & Community C	Economic Development	E	41	Professional Services	139,059	53,942	25,000	7,500	20,000	Environmental training, Biologist and Shorelines
001	Planning & Community C	Economic Development	E	43	Travel & Training	575	45	2,000	152	4,000	
001	Planning & Community C	Economic Development	E	46	Insurance	39,712	15,877	7,603	17,571	8,359	
001	Planning & Community C	Welfare	E	41	Professional Services	282,822	140,887	165,000	595,928	215,000	HUD
001	Planning & Community C	Welfare	E	41	Professional Services						155,000 HUD CDBG Grant
001	Planning & Community C	Welfare	E	41	Professional Services						60,000 Skagit County Community Action Agency, increased to 60K
001	Planning & Community C	Welfare	E	42	Communication	1,108	544	-	361	-	
001	Planning & Community C	Chemical Dependency Services	E	41	Professional Services	24,784	26,509	18,000	13,274	18,000	Interlocal with Skagit County /Liquor Tax

001	Planning & Community L	Children Services	E	41	Professional Services	1,360	1,360	10,000	860	10,000	Children Services/ Boys and Girls club
						1,667,748	1,559,497	1,573,634	1,461,122	1,796,336	
001	Legal Department	Official Publication Services	E	41	Professional Services	3,244	3,392	10,000	3,504	10,000	Professional services for codification of adopted ordinances.
001	Legal Department	Legal Services	E	10	Salaries & Wages	251,448	276,227	288,504	192,194	341,100	
001	Legal Department	Legal Services	E	20	Personnel Benefits	91,785	108,641	117,609	68,721	134,255	
001	Legal Department	Legal Services	E	31	Office & Operating Supplies	5,495	6,312	6,000	2,764	6,000	General office supplies, legal publications, LexisNexis subscription fees.
001	Legal Department	Legal Services	E	40	Interfund Services	23,658	21,482	38,129	22,242	37,001	
001	Legal Department	Legal Services	E	41	Professional Services	94,040	82,002	110,000	52,340	110,000	Prosecution services, police department support, additional professional services as needed.
001	Legal Department	Legal Services	E	42	Communication	1,868	2,006	2,400	1,506	2,800	cell phones and postage
001	Legal Department	Legal Services	E	43	Travel & Training	426	1,924	6,000	2,374	6,000	WSAMA, WAPRO, WSAMA conferences, CLEs, staff training.
001	Legal Department	Legal Services	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						471,963	501,986	578,642	345,645	647,156	
001	Fiber	Fiber Administration	E	10	Salaries & Wages	383,045	404,833	757,573	218,120	233,807	Adjusted by Finance to reflect staff cost posting to capital
001	Fiber	Fiber Administration	E	12	Overtime	8,948	3,454	-	1,405	-	
001	Fiber	Fiber Administration	E	20	Personnel Benefits	154,297	184,589	358,149	88,315	291,350	
001	Fiber	Fiber Administration	E	31	Office & Operating Supplies	25,736	15,063	11,172	5,132	4,300	
001	Fiber	Fiber Administration	E	31	Office & Operating Supplies						1,500 Office Supplies
001	Fiber	Fiber Administration	E	31	Office & Operating Supplies						2,800 Uniforms & Boot Allowance (7 @\$400)
001	Fiber	Fiber Administration	E	35	Small Tools & Minor Equipment	173,067	51,831	10,000	5,458	10,000	Power and Hand Tool replacement parts. OTDR & Splicer maintenance.
001	Fiber	Fiber Administration	E	40	Interfund Services	36,712	135,329	89,431	52,168	143,065	
001	Fiber	Fiber Administration	E	41	Professional Services	134,521	159,326	199,755	126,335	262,592	
001	Fiber	Fiber Administration	E	41	Professional Services						113,000 NoaNet NOC services
001	Fiber	Fiber Administration	E	41	Professional Services						20,000 OSP Insight
001	Fiber	Fiber Administration	E	41	Professional Services						22,000 Nokia Support
001	Fiber	Fiber Administration	E	41	Professional Services						8,000 Cartegraph
001	Fiber	Fiber Administration	E	41	Professional Services						72,000 Internet Bandwidth
001	Fiber	Fiber Administration	E	41	Professional Services						1,092 Internet bandwidth, Comcast- Library backup
001	Fiber	Fiber Administration	E	41	Professional Services						10,000 Marketing
001	Fiber	Fiber Administration	E	41	Professional Services						1,000 ARIN Annual fee
001	Fiber	Fiber Administration	E	41	Professional Services						4,200 Dark fiber, Mount Vernon
001	Fiber	Fiber Administration	E	41	Professional Services						2,100 Dark Fiber, Burlington
001	Fiber	Fiber Administration	E	41	Professional Services						1,200 Rack Space, Burlington
001	Fiber	Fiber Administration	E	41	Professional Services						8,000 Pole Attachment Fees
001	Fiber	Fiber Administration	E	42	Communication	3,817	4,855	5,880	3,158	5,880	
001	Fiber	Fiber Administration	E	42	Communication						5,280 11 cell phones @\$40/month
001	Fiber	Fiber Administration	E	42	Communication						600 10 hotspots @ \$5/month
001	Fiber	Fiber Administration	E	43	Travel & Training	7,765	-	14,450	22	11,000	
001	Fiber	Fiber Administration	E	43	Travel & Training						11,000 11 @ \$1000
001	Fiber	Fiber Administration	E	44	Taxes & Operating Assessments	3,740	10,547	13,759	6,584	16,100	
001	Fiber	Fiber Administration	E	44	Taxes & Operating Assessments						7,700 Sales Tax for Installation
001	Fiber	Fiber Administration	E	44	Taxes & Operating Assessments						8,400 WA State B&O Tax (0.471%)
001	Fiber	Fiber Administration	E	46	Insurance	-	-	-	117	129	WCIA
001	Fiber	Fiber Administration	E	47	Utility Services	1,418	1,947	2,100	1,194	2,100	Solid Waste Charges
001	Fiber	Facility Engineering	E	80	Debt Service: Interest & Related Cos	-	3,205	80,000	41,458	83,000	SaviBank Line of Credit Interest Payment
001	Fiber	Facility Engineering	E	63	Other Improvements	-	-	-	-	5,445,000	
001	Fiber	Facility Engineering	E	63	Other Improvements	-	-	-	-	2,350,000	
001	Fiber	Facility Engineering	E	63	Other Improvements	-	-	-	-	-	
001	Fiber	Facility Engineering	E	63	Other Improvements	-	-	-	-	35,000	
001	Fiber	Facility Engineering	E	64	Machinery & Equipment	-	-	-	-	-	

001	Fiber	Facility Engineering	E	63	Other Improvements	1,886,665	5,096,938	9,332,226	3,660,932	-	7,795,000 NOTE: Includes \$600k in technician and outside labor costs
001	Fiber	Facility Engineering	E	63	Other Improvements					-	labor costs
001	Fiber	Facility Engineering	E	63	Other Improvements					-	- Guemes View Fiber Expansion
										-	EDA Fiber Expansion
										-	600,000 removed above in Salary and Wage lines, to accommodate staff
001	Fiber	Facility Engineering	E	63	Other Improvements					-	costs budgeted in capital
001	Fiber	Facility Engineering	E	64	Machinery & Equipment	173,660	30,781	362,000	280	-	
001	Fiber	Facility Engineering	E	64	Machinery & Equipment					-	GPON SFPs
001	Fiber	Facility Engineering	E	64	Machinery & Equipment					-	
						2,993,390	6,102,697	11,236,495	4,210,676	8,893,323	
001	Police	Financial Services	E	49	Miscellaneous	693	626	-	250	55,555	
001	Police	Pension & Other Benefit Paym	E	20	Personnel Benefits	109,027	128,240	95,617	65,914	97,683	
001	Police	Administration	E	10	Salaries & Wages	459,518	447,108	444,500	242,991	532,123	
001	Police	Administration	E	20	Personnel Benefits	167,955	154,591	170,984	88,198	189,777	
001	Police	Administration	E	31	Office & Operating Supplies	3,538	6,245	4,500	2,302	5,000	Business cards, copy paper, Adobe pro licensing, digital evidence storage
001	Police	Administration	E	35	Small Tools & Minor Equipment	-	(615)	-	-	-	devices, cell phone cases, office supplies.
001	Police	Administration	E	40	Interfund Services	206,995	160,604	269,300	157,136	389,345	
001	Police	Administration	E	41	Professional Services	5,520	50,566	65,000	36,692	80,000	
001	Police	Administration	E	41	Professional Services						50,000 AFC Social Worker Contract
											Pre-employment screening, LeadsOnline, PowerDMS, digital fingerprint
											machine, professional dues, computer forensic tool licensing, Axon,
001	Police	Administration	E	41	Professional Services						30,000 shipping charges,
001	Police	Administration	E	42	Communication	127,248	76,923	119,196	37,496	126,769	Spillman, cell phones, printing
001	Police	Administration	E	44	Taxes & Operating Assessments	613	81	-	84	-	
001	Police	Administration	E	45	Operating Rentals & Leases	196	347	737	229	750	Copy/fax machines
001	Police	Administration	E	46	Insurance	51,599	28,599	19,231	31,146	14,130	
001	Police	Support Services	E	10	Salaries & Wages	217,465	223,333	246,920	128,506	273,572	
001	Police	Support Services	E	20	Personnel Benefits	93,701	100,280	113,155	65,113	113,763	
001	Police	Support Services	E	42	Communication	8,018	8,054	9,054	4,395	9,054	Phone lines
001	Police	Crime Prevention	E	10	Salaries & Wages	66,624	44,670	60,409	36,381	99,709	
001	Police	Crime Prevention	E	20	Personnel Benefits	35,254	25,199	34,848	20,425	61,014	
001	Police	Crime Prevention	E	31	Office & Operating Supplies	1,165	77	3,977	361	2,843	Crime prevention meetings, promotional materials for events, citizens
001	Police	Crime Prevention	E	35	Small Tools & Minor Equipment	122	-	945	-	950	academy, junior citizens academy.
001	Police	Crime Prevention	E	41	Professional Services	6,132	5,395	8,211	-	8,225	Project lifesaver, speed warning reader board
											Skagit Domestic Violence and Sexual Assault Services,
											Training ammunition, CJTC training fees, travel costs, training tuition,
001	Police	Training	E	43	Travel & Training	23,568	36,411	50,000	30,722	60,000	training supplies, range rental fees.
001	Police	Facilities	E	31	Office & Operating Supplies	380	428	2,843	249	2,843	Office first aid kits, office AED, sidewalk ice melt
001	Police	Facilities	E	41	Professional Services	20,223	21,644	23,500	12,425	23,500	Building cleaning service and cleaning supplies
001	Police	Facilities	E	46	Insurance	4,195	4,527	4,753	4,779	5,257	
001	Police	Facilities	E	47	Utility Services	38,075	40,289	42,103	26,887	47,000	Puget Sound Energy, Cascade Natural Gas
001	Police	Facilities	E	48	Repairs & Maintenance	6,762	718	19,312	754	19,312	Guardian Security Alarms, building repairs, maintenance
001	Police	Patrol & Investigations	E	10	Salaries & Wages	2,077,371	2,118,269	2,270,412	1,276,251	2,528,200	
001	Police	Patrol & Investigations	E	12	Overtime	113,307	112,094	128,147	102,467	135,000	
001	Police	Patrol & Investigations	E	20	Personnel Benefits	828,051	870,086	978,756	528,014	1,007,932	Adj by Finance, benefits owed with OT adjustment
001	Police	Patrol & Investigations	E	21	Uniform Purchases	23,020	23,070	30,000	11,720	40,000	Uniforms, duty gear, soft body armor, uniform cleaning.
											Investigative forensic tools, K9 program costs (food, medical, grooming,
											kennel fees) , investigative fees, Body Worn Camera Hardware, Celebrite
											machine, batteries (general, taser, radio, flashlight), less lethal
											ammunition, taser cartridges, safety supplies, evidence storage supplies,
001	Police	Patrol & Investigations	E	31	Office & Operating Supplies	11,716	18,400	15,567	24,067	30,000	officer badges, first aid supplies for officer vehicles.

001	Police	Patrol & Investigations	E	35	Small Tools & Minor Equipment	37,965	15,585	60,615	32,287	60,615	Less lethal tools, duty ammunition, tasers, duty pistols, duty rifles, portable radios, radars, PBT's SECTOR equipment.
001	Police	Patrol & Investigations	E	40	Interfund Services	419,881	130,218	299,477	174,875	249,228	
001	Police	Patrol & Investigations	E	41	Professional Services	9,528	4,416	10,000	4,020	10,000	Vehicle towing/impounds, junk RV disposal, shredding for confidential documents.
001	Police	Patrol & Investigations	E	45	Operating Rentals & Leases	200,924	220,804	257,641	169,710	288,566	
001	Police	Patrol & Investigations	E	45	Operating Rentals & Leases						288,566 Skagit 911 Agency Fees, Law Radio Infrastructure Fund
001	Police	Patrol & Investigations	E	48	Repairs & Maintenance	1,038	964	6,157	961	6,157	
001	Police	Facilities	E	41	Professional Services	495,868	928,794	928,337	583,721	1,003,317	Skagit 911 Fees
001	Police	Care & Custody Of Prisoners	E	41	Professional Services	31,640	36,044	45,997	21,638	32,500	
001	Police	Animal Control	E	10	Salaries & Wages	66,650	67,900	68,336	41,831	73,237	Radar calibration, evidence scale calibration, police radio repairs
001	Police	Animal Control	E	12	Overtime	84	-	-	77	-	
001	Police	Animal Control	E	20	Personnel Benefits	39,911	40,835	41,864	24,578	44,521	Public Safety Sales tax pass through for County Jail
001	Police	Animal Control	E	31	Office & Operating Supplies	500	471	1,190	-	1,200	
001	Police	Animal Control	E	40	Interfund Services	2,641	3,525	4,883	2,848	8,331	Jail medical costs, extradition transport chain
001	Police	Animal Control	E	41	Professional Services	2,985	3,478	10,000	2,485	10,000	
001	Police	Law Enforcement	E	64	Machinery & Equipment	-	-	-	-	70,000	Animal impound fees, impounded animal medical care
						6,017,667	6,159,295	6,966,472	3,994,984	7,816,979	
001	Medic/Fire Department	Pension & Other Benefit Paym	E	10	Salaries & Wages	-	-	-	-	-	Fully equipped patrol vehicle
001	Medic/Fire Department	Pension & Other Benefit Paym	E	20	Personnel Benefits	66,176	63,549	44,171	32,873	81,016	
001	Medic/Fire Department	Pension & Other Benefit Paym	E	44	Taxes & Operating Assessments	-	-	-	-	-	
001	Medic/Fire Department	Administration	E	10	Salaries & Wages	124,412	108,125	128,319	77,213	152,264	
001	Medic/Fire Department	Administration	E	12	Overtime	181	591	-	25	-	
001	Medic/Fire Department	Administration	E	20	Personnel Benefits	34,869	37,050	44,750	24,302	56,288	
001	Medic/Fire Department	Administration	E	31	Office & Operating Supplies	4,003	13,758	117,500	75,088	123,000	PPE, Uniforms, Office Supplies, Prevention and Investigation Supplies, Miscellaneous items.
001	Medic/Fire Department	Administration	E	40	Interfund Services	27,908	21,277	40,265	23,510	40,496	
001	Medic/Fire Department	Administration	E	41	Professional Services	14,445	44,834	63,000	44,438	89,500	Multiple maintenance and testing services, Knox Box, employee medical/psych testing, memberships, facilities care.
001	Medic/Fire Department	Administration	E	42	Communication	-	-	25,000	12,954	23,500	
001	Medic/Fire Department	Administration	E	44	Taxes & Operating Assessments	251	266	250	112	-	Skagit 911, phone/tablet connectivity, postage
001	Medic/Fire Department	Administration	E	46	Insurance	-	-	7,510	2,370	8,321	
001	Medic/Fire Department	Fire Suppression & Emergency	E	10	Salaries & Wages	170,259	178,767	442,366	261,869	475,931	
001	Medic/Fire Department	Fire Suppression & Emergency	E	12	Overtime	12,957	16,370	82,758	57,583	61,000	
001	Medic/Fire Department	Fire Suppression & Emergency	E	14	Salaries & Wages - Volunteers	476	470	29,400	226	-	
001	Medic/Fire Department	Fire Suppression & Emergency	E	20	Personnel Benefits	52,888	55,563	167,288	91,661	172,509	
001	Medic/Fire Department	Fire Suppression & Emergency	E	35	Small Tools & Minor Equipment	3,812	5,302	30,000	31,354	54,000	Fire Hose, Fire Equipment, SCBA, Fitness Equipment.
001	Medic/Fire Department	Fire Suppression & Emergency	E	44	Taxes & Operating Assessments	-	-	-	-	-	
001	Medic/Fire Department	Fire Prevention & Investigator	E	10	Salaries & Wages	136,769	142,372	93,365	56,651	105,028	
001	Medic/Fire Department	Fire Prevention & Investigator	E	12	Overtime	12,957	16,370	12,026	7,198	8,000	
001	Medic/Fire Department	Fire Prevention & Investigator	E	14	Salaries & Wages - Volunteers	476	470	-	226	-	Adj by Finance. Benefits paid with overtime adjustment
001	Medic/Fire Department	Fire Prevention & Investigator	E	20	Personnel Benefits	45,509	47,764	33,083	19,040	38,016	
001	Medic/Fire Department	Fire Prevention & Investigator	E	44	Taxes & Operating Assessments	-	-	-	-	-	
001	Medic/Fire Department	Training Obtained By Employee	E	10	Salaries & Wages	751,832	782,072	102,253	48,569	109,460	
001	Medic/Fire Department	Training Obtained By Employee	E	12	Overtime	90,697	114,588	12,275	7,198	8,000	
001	Medic/Fire Department	Training Obtained By Employee	E	14	Salaries & Wages - Volunteers	3,332	3,293	-	1,584	-	
001	Medic/Fire Department	Training Obtained By Employee	E	20	Personnel Benefits	258,302	271,308	37,583	16,532	45,831	Adj by Finance. Benefits paid with overtime adjustment
001	Medic/Fire Department	Training Obtained By Employee	E	43	Travel & Training	9,904	11,369	72,000	23,647	69,500	
001	Medic/Fire Department	Training Obtained By Employee	E	44	Taxes & Operating Assessments	-	-	-	-	-	Fire and Rescue Training, Conferences, 2 Academy slots, Aerial Operations, Ladder Truck pre construction/acceptance travel, mechanic training,
001	Medic/Fire Department	Facilities	E	31	Office & Operating Supplies	-	-	5,000	2,954	5,500	
001	Medic/Fire Department	Facilities	E	45	Operating Rentals & Leases	-	-	28,800	19,420	35,500	Facility and cleaning supplies. Station 3 rent. Boat Slip.

001	Medic/Fire Department	Facilities	E	46	Insurance	-	-	2,675	2,443	2,687	
001	Medic/Fire Department	Facilities	E	47	Utility Services	-	-	27,000	20,776	39,000	Station utilities: Gas, power, internet, Water/Sewer.
001	Medic/Fire Department	Facilities	E	48	Repairs & Maintenance	-	-	15,000	1,242	8,000	Minor facility maintenance.
001	Medic/Fire Department	Training Facility	E	31	Office & Operating Supplies	-	1,077	7,500	-	7,500	Joint Training Facility Supplies.
001	Medic/Fire Department	Vehicles & Equipment Maintainer	E	40	Interfund Services	376,452	66,956	266,793	155,629	278,996	
001	Medic/Fire Department	Disaster Preparedness	E	31	Office & Operating Supplies	488	1,136	2,000	-	2,000	EOC Supplies, CERT, Etc.
001	Medic/Fire Department	Disaster Preparedness	E	35	Small Tools & Minor Equipment	-	18,314	3,000	-	1,000	EOC Equipment, CERT, Etc.
001	Medic/Fire Department	Disaster Preparedness	E	40	Interfund Services	16,147	14,321	22,378	13,123	18,330	
001	Medic/Fire Department	Disaster Preparedness	E	41	Professional Services	64,046	64,645	104,000	31,151	67,000	Emergency Mgt. Contract, DEM Payments
001	Medic/Fire Department	Disaster Preparedness	E	43	Travel & Training	-	-	4,000	-	2,000	EOC Training
001	Medic/Fire Department	Fire Control	E	62	Buildings & Structures	-	4,050	-	22,362	-	
001	Medic/Fire Department	Fire Control	E	62	Buildings & Structures	-	-	-	-	-	
001	Medic/Fire Department	Fire Control	E	62	Buildings & Structures	-	-	-	-	-	
001	Medic/Fire Department	Fire Control	E	62	Buildings & Structures	-	-	-	-	-	
001	Medic/Fire Department	Fire Control	E	62	Buildings & Structures	-	-	-	-	-	
001	Medic/Fire Department	Emergency Services	E	64	Machinery & Equipment	-	-	1,500,000	5,484	-	New Ladder Truck
001	Medic/Fire Department	Emergency Services	E	64	Machinery & Equipment	-	-	-	-	-	
001	Medic/Fire Department	Emergency Services	E	64	Machinery & Equipment	-	-	-	-	1,675,000	
001	Medic/Fire Department	Emergency Services	E	64	Machinery & Equipment	-	-	-	-	75,000	
						2,279,549	2,106,028	3,573,308	1,190,806	3,939,172	
001	Parks & Recreation	Facility Engineering	E	63	Other Improvements	-	-	-	-	-	
001	Parks & Recreation	Park Facilities	E	62	Buildings & Structures	-	-	-	-	-	
						-	-	-	-	-	
001	Museum Department	Museums & Art Galleries	E	10	Salaries & Wages	230,628	238,165	292,231	165,418	315,617	
001	Museum Department	Museums & Art Galleries	E	20	Personnel Benefits	65,777	69,446	89,750	47,387	80,608	
001	Museum Department	Museums & Art Galleries	E	40	Interfund Services	27,687	21,482	32,868	19,173	34,909	
001	Museum Department	Museums & Art Galleries	E	43	Travel & Training	773	1,340	4,300	827	2,274	Museum association memberships and subscriptions; staff training and travel.
001	Museum Department	Museums & Art Galleries	E	44	Taxes & Operating Assessments	7	75	400	2	-	
001	Museum Department	Museum Services	E	31	Office & Operating Supplies	862	2,539	8,800	3,803	7,512	Collections storage, curatorial supplies, exhibit supplies, research library and office supplies.
001	Museum Department	Museum Services	E	41	Professional Services	194	215	11,000	1,595	9,800	Curatorial services, mural conservation, digital conversions, advertising, presentations.
001	Museum Department	Museum Services	E	42	Communication	1,042	1,242	3,400	593	2,697	mobile phones, postage
001	Museum Department	Facilities	E	31	Office & Operating Supplies	860	714	9,800	1,004	4,405	Maintenance supplies for Carnegie building, Maritime Heritage Center, W.T. Preston, and mural shed.
001	Museum Department	Facilities	E	46	Insurance	6,006	5,921	1,234	6,629	1,498	Insurance for Carnegie building, Maritime Heritage Center, W.T. Preston.
001	Museum Department	Facilities	E	47	Utility Services	11,944	13,105	15,000	9,084	19,420	Utilities for Carnegie building, Maritime Heritage Center, W.T. Preston.
001	Museum Department	Facilities	E	48	Repairs & Maintenance	4,250	4,035	37,575	3,292	25,276	Painting and sternwheel repair at W.T. Preston; north door replacement at mural shed; cleaning, lift services, pest control.
						350,031	358,281	506,358	258,807	504,016	
001	Engineering Plans & Serv	Engineering	E	10	Salaries & Wages	-	-	-	-	31,406	
001	Engineering Plans & Serv	Engineering	E	20	Personnel Benefits	-	-	-	-	22,532	
001	Engineering Plans & Serv	Engineering	E	41	Professional Services	-	-	-	-	17,500	
001	Engineering Plans & Serv	Engineering	E	41	Professional Services						10,000 GIS
001	Engineering Plans & Serv	Engineering	E	41	Professional Services						7,500 Cartegraph
001	Engineering Plans & Serv	Management	E	40	Interfund Services	83,536	48,975	95,219	55,861	88,912	
001	Engineering Plans & Serv	Management	E	43	Travel & Training	1,960	1,315	1,960	3,008	2,000	Management
001	Engineering Plans & Serv	General Services	E	31	Office & Operating Supplies	3,800	3,539	3,600	1,294	3,600	
001	Engineering Plans & Serv	General Services	E	42	Communication	11,701	13,776	15,000	6,717	15,000	Cell phones and postage

001	Engineering Plans & Serv	General Services	E	43	Travel & Training	626	-	2,000	92	2,000	
						101,624	67,605	117,779	66,971	182,950	
001	Municipal/Community B	Maintenance/Security/Insuran	E	10	Salaries & Wages	191,069	127,363	123,294	98,866	164,130	
001	Municipal/Community B	Maintenance/Security/Insuran	E	20	Personnel Benefits	81,680	46,021	46,755	32,148	58,001	
001	Municipal/Community B	Maintenance/Security/Insuran	E	31	Office & Operating Supplies	10,887	10,920	12,500	8,463	12,500	
001	Municipal/Community B	Maintenance/Security/Insuran	E	40	Interfund Services	20,539	12,472	19,276	11,244	27,430	
001	Municipal/Community B	Maintenance/Security/Insuran	E	41	Professional Services	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	41	Professional Services	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	41	Professional Services	13,472	48,824	40,000	15,009	40,000	
001	Municipal/Community B	Maintenance/Security/Insuran	E	42	Communication	3	3	-	2	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	43	Travel & Training	214	509	2,500	52	2,500	
001	Municipal/Community B	Maintenance/Security/Insuran	E	44	Taxes & Operating Assessments	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	46	Insurance	7,797	8,431	8,853	10,466	11,513	
001	Municipal/Community B	Maintenance/Security/Insuran	E	47	Utility Services	28,039	27,478	35,000	22,506	39,000	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	-	-	-	-	-	
001	Municipal/Community B	Maintenance/Security/Insuran	E	48	Repairs & Maintenance	843,741	745,718	600,000	158,351	-	
001	Municipal/Community B	Senior Center	E	41	Professional Services	-	-	-	-	-	
001	Municipal/Community B	Senior Center	E	41	Professional Services	25,036	-	-	699	-	Shifted to 518.30-47
001	Municipal/Community B	Senior Center	E	46	Insurance	1,471	-	-	1,540	-	
001	Municipal/Community B	Heart Of Anacortes	E	47	Utility Services	2,745	3,087	-	1,740	-	Shifted to 518.30-47
001	Municipal/Community B	Facility Engineering	E	62	Buildings & Structures	-	-	-	-	300,000	
001	Municipal/Community B	Facility Engineering	E	64	Machinery & Equipment	-	-	-	-	-	
						1,226,693	1,030,826	888,177	361,086	655,074	
001	Resource Conservation	Other Environmental Services	E	10	Salaries & Wages	17,913	19,086	19,186	11,236	17,675	
001	Resource Conservation	Other Environmental Services	E	20	Personnel Benefits	10,116	10,242	10,340	5,092	12,256	
001	Resource Conservation	Other Environmental Services	E	31	Office & Operating Supplies	17,114	914	5,000	3,306	-	
001	Resource Conservation	Other Environmental Services	E	41	Professional Services	-	28,837	-	15,515	-	
001	Resource Conservation	Other Environmental Services	E	42	Communication	480	480	500	240	-	
001	Resource Conservation	Other Environmental Services	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						45,622	59,559	35,027	35,390	29,931	
001 Total						18,877,997	21,492,604	29,768,939	14,603,693	28,714,448	

101	Parks & Recreation	Educational & Recreational Act	E	10	Salaries & Wages	142,432	147,181	153,021	90,919	170,859	High School and Middle School workers who help coach early childhood sport programs, summer enrichment camps, and work youth sport leagues.
101	Parks & Recreation	Educational & Recreational Act	E	11	Student Rec Wages	4,928	15,818	28,000	14,058	28,000	
101	Parks & Recreation	Educational & Recreational Act	E	20	Personnel Benefits	71,523	74,828	78,484	45,970	47,545	
101	Parks & Recreation	Educational & Recreational Act	E	31	Office & Operating Supplies	13,257	37,349	86,000	28,046	90,300	This pays for the supplies to run programs, i.e. sport balls, t-shirts, etc. as well as supplies for our events (KidsRBest, Dad/Daughter Dance, Egg Dash, Bark in the Park, Haunted Forest, Wonderland Walk, etc.)
101	Parks & Recreation	Educational & Recreational Act	E	41	Professional Services	12,562	62,543	49,000	10,912	51,450	Contracted instructors, referees, and online registration system fees. City Cell phones
101	Parks & Recreation	Educational & Recreational Act	E	42	Communication	2,324	2,433	6,600	1,425	6,600	
101	Parks & Recreation	Educational & Recreational Act	E	43	Travel & Training	457	359	1,550	869	1,550	
101	Parks & Recreation	Educational & Recreational Act	E	44	Taxes & Operating Assessments	-	-	-	-	-	Depot cleaning and janitorial after rentals
101	Parks & Recreation	Cultural & Community Activities	E	31	Office & Operating Supplies	-	-	3,000	672	3,000	
101	Parks & Recreation	Depot	E	31	Office & Operating Supplies	115	2,037	-	2,583	3,000	
101	Parks & Recreation	Depot	E	42	Communication	691	880	-	309	500	Typical office and activity supplies for ASAC admin and programs. Adjusted by Finance to include new equipment costs paid for by the Foundation.
101	Parks & Recreation	Depot	E	47	Utility Services	15,778	24,965	16,000	18,075	20,000	
101	Parks & Recreation	Depot	E	48	Repairs & Maintenance	4,955	1,364	2,100	302	2,100	
101	Parks & Recreation	Senior Center	E	10	Salaries & Wages	101,229	93,372	146,843	80,889	167,799	This pays for instructors and consultants to teach at the center. It also covers costs for our agreement with Skagit County.
101	Parks & Recreation	Senior Center	E	20	Personnel Benefits	39,678	43,672	89,722	41,211	74,563	
101	Parks & Recreation	Senior Center	E	31	Office & Operating Supplies	53	2,687	5,000	1,400	5,000	
101	Parks & Recreation	Senior Center	E	40	Interfund Services	33,134	29,666	52,593	30,679	65,416	Liability Insurance Utilities for the operation of the center.
101	Parks & Recreation	Senior Center	E	41	Professional Services	18,983	43,728	55,000	24,841	55,000	
101	Parks & Recreation	Senior Center	E	42	Communication	337	179	500	65	500	
101	Parks & Recreation	Senior Center	E	43	Travel & Training	-	-	1,500	285	1,000	Adj by Finance. Benefits paid with overtime adjustment This funds day to day repairs, fertilizer purchases, port-a-potties, field paints, irrigation parts; everything we use to make repairs and operate the park system. Small tools such as weeders, mowers and chainsaws not eligible for ER&R funds are purchased with this BARS.
101	Parks & Recreation	Senior Center	E	44	Taxes & Operating Assessments	-	-	-	-	-	
101	Parks & Recreation	Senior Center	E	47	Insurance	-	-	-	-	1,694	
101	Parks & Recreation	Senior Center	E	47	Utility Services	-	15,775	22,000	10,378	22,000	Adj by Finance. Benefits paid with overtime adjustment
101	Parks & Recreation	General Parks	E	10	Salaries & Wages	449,983	495,044	598,038	348,652	664,505	
101	Parks & Recreation	General Parks	E	12	Overtime	1,325	1,646	4,148	1,529	4,200	
101	Parks & Recreation	General Parks	E	20	Personnel Benefits	214,568	221,498	254,254	149,516	251,811	Adj by Finance. Benefits paid with overtime adjustment
101	Parks & Recreation	General Parks	E	31	Office & Operating Supplies	48,598	71,496	63,500	57,190	85,000	
101	Parks & Recreation	General Parks	E	35	Small Tools & Minor Equipment	1,175	-	1,350	117	1,350	
101	Parks & Recreation	General Parks	E	40	Interfund Services	188,863	115,775	198,711	115,915	212,627	This is used to pay for the city's fireworks show.
101	Parks & Recreation	General Parks	E	41	Professional Services	13,056	40,202	38,000	35,708	40,000	
101	Parks & Recreation	General Parks	E	42	Communication	7,857	8,623	5,000	4,582	5,500	
101	Parks & Recreation	General Parks	E	44	Taxes & Operating Assessments	825	899	1,420	453	1,000	Adj by Finance. Benefits paid with overtime adjustment
101	Parks & Recreation	General Parks	E	46	Insurance	27,907	6,100	4,771	7,055	34,319	
101	Parks & Recreation	General Parks	E	47	Utility Services	70,097	69,931	62,000	43,238	65,000	
101	Parks & Recreation	Community Forestlands/Acfl	E	10	Salaries & Wages	92,441	97,232	97,436	73,799	137,369	Adj by Finance. Benefits paid with overtime adjustment
101	Parks & Recreation	Community Forestlands/Acfl	E	12	Overtime	245	885	-	847	900	
101	Parks & Recreation	Community Forestlands/Acfl	E	20	Personnel Benefits	48,134	48,468	47,927	30,794	47,843	
101	Parks & Recreation	Community Forestlands/Acfl	E	31	Office & Operating Supplies	3,378	1,367	1,600	2,599	1,600	
101	Parks & Recreation	Community Forestlands/Acfl	E	40	Interfund Services	18,789	5,261	12,258	7,150	9,552	
101	Parks & Recreation	Community Forestlands/Acfl	E	42	Communication	2,240	2,262	4,000	2,093	4,000	
101	Parks & Recreation	Community Forestlands/Acfl	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						1,651,915	1,785,526	2,191,325	1,285,126	2,384,451	

101 Total	1,651,915	1,785,526	2,191,325	1,285,126	2,384,451
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102	Cemetery	Cemetery	E	10	Salaries & Wages	115,593	122,159	164,428	86,155	189,360
102	Cemetery	Cemetery	E	12	Overtime	385	341	-	361	500
102	Cemetery	Cemetery	E	20	Personnel Benefits	56,443	55,066	65,782	37,390	64,978
102	Cemetery	Cemetery	E	31	Office & Operating Supplies	1,351	3,368	2,500	3,329	4,000
102	Cemetery	Cemetery	E	35	Small Tools & Minor Equipment	400	-	400	163	400
102	Cemetery	Cemetery	E	40	Interfund Services	10,961	6,142	3,721	2,170	3,109
102	Cemetery	Cemetery	E	41	Professional Services	364	188	100	119	150
102	Cemetery	Cemetery	E	44	Taxes & Operating Assessments	914	570	1,350	238	400
102	Cemetery	Cemetery	E	45	Operating Rentals & Leases	1,349	1,035	1,000	645	1,000
102	Cemetery	Cemetery	E	46	Insurance	270	292	307	344	378
102	Cemetery	Cemetery	E	47	Utility Services	9,676	10,122	8,000	6,212	8,500
102	Cemetery	Cemeteries	E	62	Buildings & Structures	-	-	-	-	-
102 Total						197,705	199,283	247,588	137,126	272,776

Adj by Finance. Benefits paid with overtime adjustment
This line item is for purchasing chainsaws, mowers, or trimming equipment for the cemetery that is below the purchase limit for ER&R funds.

Natural Gas and electricity for the shop at the cemetery as well as irrigation.

103	Public Library	Administration	E	10	Salaries & Wages	95,328	91,683	89,757	66,486	120,868	
103	Public Library	Administration	E	20	Personnel Benefits	33,099	45,843	46,057	29,537	53,829	
103	Public Library	Administration	E	44	Taxes & Operating Assessments	-	-	-	-	-	
103	Public Library	Library Services	E	10	Salaries & Wages	698,437	674,266	757,761	437,001	855,875	
103	Public Library	Library Services	E	20	Personnel Benefits	330,382	311,075	345,980	192,427	354,097	
103	Public Library	Library Services	E	31	Office & Operating Supplies	56,792	17,352	21,000	18,465	21,000	General Office Supplies
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or I	37,826	76,772	84,250	62,623	84,250	Books Budget, ebook Budget (\$16,810 Overdrive), periodicals, databases (online resources), non-print materials.
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						30,000 Adult Collection
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						16,000 Children's Collection
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						5,000 Young Adult Collection
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						16,810 Ebooks (Overdrive)
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						4,000 Periodicals
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						7,440 Non-Print/Ebook Requests
103	Public Library	Library Services	E	34	Supplies Purchased for Inventory or Resale						5,000 Databases
103	Public Library	Library Services	E	41	Professional Services	54,985	24,708	30,000	17,867	29,475	ILS (Library catalog (Biblionix), Passport schedule software, meeting room schedule software, Adobe cloud subscriptions, OCLC subscriptions (ILL, Worldcat), Ziply elevator phone, copy machine, credit card machine, smart shield (anti virus software - public internet computers)
103	Public Library	Library Services	E	41	Professional Services						9,500 Biblionix Apollo (Catalog software subscription)
103	Public Library	Library Services	E	41	Professional Services						4,000 Envisionware (Self Check/RFID Maintenance Contract)
103	Public Library	Library Services	E	41	Professional Services						800 Demco Passport Schedule Subscription
103	Public Library	Library Services	E	41	Professional Services						800 Envisionware Mobile Printing
103	Public Library	Library Services	E	41	Professional Services						290 Skedda Meeting Room Scheduler Subscription
103	Public Library	Library Services	E	41	Professional Services						800 Adobe Cloud (Two Subscriptions)
103	Public Library	Library Services	E	41	Professional Services						5,200 OCLC (Interlibrary Loan, Worldcat, First Search)
103	Public Library	Library Services	E	41	Professional Services						500 Archive Social (Public Records Request Retention)
103	Public Library	Library Services	E	41	Professional Services						85 Survey Monkey
103	Public Library	Library Services	E	41	Professional Services						200 WSP/Background Checks Volunteers
103	Public Library	Library Services	E	41	Professional Services						750 Ziply Emergency Phone in Elevator
103	Public Library	Library Services	E	41	Professional Services						2,800 Ricoh/Canon copies
103	Public Library	Library Services	E	41	Professional Services						3,500 Merchant Services (Credit Card Machine for Public)
103	Public Library	Library Services	E	41	Professional Services						250 Smart Shield (Anti Virus Software)
103	Public Library	Library Services	E	42	Communication	5,052	7,844	10,860	3,863	9,000	Phones, postage
103	Public Library	Library Services	E	43	Travel & Training	376	1,110	8,500	1,165	5,000	Librarian/Staff Training/Conferences
103	Public Library	Library Services	E	44	Taxes & Operating Assessments	(1)	2	-	2	-	
103	Public Library	Training	E	43	Travel & Training	1,550	530	6,000	4,122	6,000	CPR/BBP Mandatory All-Staff Training
103	Public Library	Facilities	E	40	Interfund Services	116,896	83,882	141,936	82,796	129,575	DIS Fund
103	Public Library	Facilities	E	41	Professional Services	26,268	27,609	28,000	13,740	28,000	Cleaning/Landscaping
103	Public Library	Facilities	E	46	Insurance	13,795	8,276	8,690	7,360	8,096	
103	Public Library	Facilities	E	47	Utility Services	36,350	44,458	48,000	28,727	53,000	10% increase
103	Public Library	Facilities	E	48	Repairs & Maintenance	9,448	3,908	16,000	397	-	
						1,516,584	1,419,319	1,642,791	966,578	1,758,064	
103 Total						1,516,584	1,419,319	1,642,791	966,578	1,758,064	

104	Administration	Management	E	10	Salaries & Wages	20,895	31,245	31,117	19,037	36,696	
104	Administration	Management	E	20	Personnel Benefits	7,628	11,896	11,897	6,645	12,095	
104	Administration	Management	E	31	Office & Operating Supplies	79	119	500	64	500	
104	Administration	Management	E	40	Interfund Services	31,254	31,098	55,983	32,657	60,918	
104	Administration	Management	E	42	Communication	594	895	-	219	500	Desk Phones, Postage
104	Administration	Management	E	44	Taxes & Operating Assessments	-	-	-	-	-	
104	Administration	Management	E	46	Insurance	45,450	46,771	51,428	53,565	182,703	
						105,900	122,025	150,925	112,187	293,413	
104	Engineering Plans & Serv	Engineering	E	10	Salaries & Wages	62,270	55,887	81,621	34,935	92,202	
104	Engineering Plans & Serv	Engineering	E	20	Personnel Benefits	25,469	23,665	39,028	16,777	39,989	
104	Engineering Plans & Serv	Engineering	E	41	Professional Services	18,009	11,732	13,400	3,411	17,500	ArcGIS & Cartegraph
104	Engineering Plans & Serv	Engineering	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						105,747	91,284	134,049	55,123	149,692	
104	Street Maint/Const Activ	Roadway	E	10	Salaries & Wages	-	-	-	-	-	
104	Street Maint/Const Activ	Roadway	E	10	Salaries & Wages	127,364	191,385	145,294	204,087	164,319	
104	Street Maint/Const Activ	Roadway	E	12	Overtime	894	2,575	1,114	1,782	2,000	
104	Street Maint/Const Activ	Roadway	E	20	Personnel Benefits	-	-	-	-	-	
104	Street Maint/Const Activ	Roadway	E	20	Personnel Benefits	60,607	64,360	71,102	42,579	72,068	Adj by Finance. Benefits paid with overtime adjustment
104	Street Maint/Const Activ	Roadway	E	30	Supplies	6,899	10,350	20,000	4,527	85,000	Change in use of this bars number. maintenance asphalt, roadwork supplies ETC.
104	Street Maint/Const Activ	Roadway	E	31	Office & Operating Supplies	20,596	92,222	75,000	34,356	15,000	Change in use of this bars number. Streets operating supplies, tools and small equipment.
104	Street Maint/Const Activ	Roadway	E	40	Interfund Services	170,221	86,783	126,416	73,864	145,236	
104	Street Maint/Const Activ	Roadway	E	41	Professional Services	-	-	-	-	-	
104	Street Maint/Const Activ	Roadway	E	41	Professional Services	705,090	2,042,714	1,850,000	221,260	-	
104	Street Maint/Const Activ	Roadway	E	41	Professional Services	-	-	-	-	2,400,000	- 1.8M 2023 Pavement Management
104	Street Maint/Const Activ	Roadway	E	41	Professional Services	-	-	-	-	-	- 600K 2022 Overlay Rollover
104	Street Maint/Const Activ	Roadway	E	44	Taxes & Operating Assessments	-	-	-	-	-	
104	Street Maint/Const Activ	Roadway	E	47	Utility Services	746	815	-	448	1,500	
104	Street Maint/Const Activ	Sidewalks	E	10	Salaries & Wages	9,503	15,416	23,758	19,678	26,423	
104	Street Maint/Const Activ	Sidewalks	E	12	Overtime	90	264	-	170	500	
104	Street Maint/Const Activ	Sidewalks	E	20	Personnel Benefits	6,988	9,139	11,396	6,672	11,659	Adj by Finance. Benefits paid with overtime adjustment
104	Street Maint/Const Activ	Sidewalks	E	31	Office & Operating Supplies	632	8,776	5,000	2,519	10,000	Concrete, and tools and supplies for sidewalk work
104	Street Maint/Const Activ	Sidewalks	E	40	Interfund Services	8,513	3,617	6,294	3,672	7,660	
104	Street Maint/Const Activ	Sidewalks	E	44	Taxes & Operating Assessments	-	-	-	-	-	
104	Street Maint/Const Activ	Street Lighting	E	47	Utility Services	197,836	211,504	175,000	107,287	185,000	Street Lights
104	Street Maint/Const Activ	Traffic Control Devices	E	10	Salaries & Wages	-	-	-	-	-	
104	Street Maint/Const Activ	Traffic Control Devices	E	10	Salaries & Wages	17,679	34,255	50,858	20,775	55,868	
104	Street Maint/Const Activ	Traffic Control Devices	E	12	Overtime	146	554	-	345	500	
104	Street Maint/Const Activ	Traffic Control Devices	E	20	Personnel Benefits	-	-	-	-	-	
104	Street Maint/Const Activ	Traffic Control Devices	E	20	Personnel Benefits	23,150	24,565	26,006	15,265	27,375	Adj by Finance. Benefits paid with overtime adjustment
104	Street Maint/Const Activ	Traffic Control Devices	E	31	Office & Operating Supplies	6,763	19,993	50,000	37,538	60,000	Cones, barrels, barricades. flashing beacons etc. School beacon annual charges
104	Street Maint/Const Activ	Traffic Control Devices	E	40	Interfund Services	19,153	8,137	14,162	8,261	17,235	
104	Street Maint/Const Activ	Traffic Control Devices	E	44	Taxes & Operating Assessments	-	-	-	-	-	
104	Street Maint/Const Activ	Traffic Control Devices	E	48	Repairs & Maintenance	930	1,580	5,000	2,363	7,500	
104	Street Maint/Const Activ	Snow & Ice Control	E	10	Salaries & Wages	16,696	17,431	12,223	13,565	13,684	
104	Street Maint/Const Activ	Snow & Ice Control	E	12	Overtime	26	102	-	82	2,000	
104	Street Maint/Const Activ	Snow & Ice Control	E	20	Personnel Benefits	3,974	4,697	5,637	3,319	6,093	Adj by Finance. Benefits paid with overtime adjustment
104	Street Maint/Const Activ	Snow & Ice Control	E	31	Office & Operating Supplies	3,203	19,040	30,000	17,664	40,000	Salt, sand and De-icer supply
104	Street Maint/Const Activ	Snow & Ice Control	E	40	Interfund Services	12,769	5,425	9,441	5,507	11,490	

104	Street Maint/Const Activ Snow & Ice Control	E	41	Professional Services	9,016	-	2,000	-	2,000	
104	Street Maint/Const Activ Snow & Ice Control	E	44	Taxes & Operating Assessments	-	-	-	-	-	
104	Street Maint/Const Activ Snow & Ice Control	E	48	Repairs & Maintenance	2,770	25,764	2,000	-	2,000	
104	Street Maint/Const Activ Roadside	E	10	Salaries & Wages	-	-	-	-	-	
104	Street Maint/Const Activ Roadside	E	10	Salaries & Wages	181,545	185,378	38,596	77,450	92,325	
104	Street Maint/Const Activ Roadside	E	10	Salaries & Wages						(42,388)
104	Street Maint/Const Activ Roadside	E	10	Salaries & Wages						42,325
104	Street Maint/Const Activ Roadside	E	10	Salaries & Wages						50,000 seasonal employees for veg management and other duties.
104	Street Maint/Const Activ Roadside	E	12	Overtime	127	439	-	266	500	
104	Street Maint/Const Activ Roadside	E	20	Personnel Benefits	-	-	-	-	-	
104	Street Maint/Const Activ Roadside	E	20	Personnel Benefits	16,459	18,153	19,755	11,576	20,762	Adj by Finance. Benefits paid with overtime adjustment
104	Street Maint/Const Activ Roadside	E	31	Office & Operating Supplies	1,914	5,050	5,000	4,194	5,000	
104	Street Maint/Const Activ Roadside	E	31	Office & Operating Supplies	-	-	-	-	-	
104	Street Maint/Const Activ Roadside	E	31	Office & Operating Supplies	-	-	-	-	-	
104	Street Maint/Const Activ Roadside	E	40	Interfund Services	25,538	10,850	18,882	11,015	22,980	
104	Street Maint/Const Activ Roadside	E	41	Professional Services	-	-	-	-	-	
104	Street Maint/Const Activ Roadside	E	41	Professional Services	10,389	6,059	10,000	25,851	15,000	Tree services, etc.
104	Street Maint/Const Activ Roadside	E	44	Taxes & Operating Assessments	-	-	-	-	-	
104	Street Maint/Const Activ Maintenance Administration & E		43	Travel & Training	996	-	1,000	120	1,500	
					<u>1,669,222</u>	<u>3,127,393</u>	<u>2,810,934</u>	<u>978,055</u>	<u>3,530,178</u>	
104 Total					1,880,868	3,340,702	3,095,908	1,145,365	3,973,282	

105	Engineering Plans & Serv Construction Administration & E	10	Salaries & Wages	56,396	57,901	84,582	43,143	94,231	Adj by Finance. Benefits paid with overtime adjustment
105	Engineering Plans & Serv Construction Administration & E	12	Overtime	3,614	1,971	2,923	205	3,000	
105	Engineering Plans & Serv Construction Administration & E	20	Personnel Benefits	29,771	29,854	39,009	19,006	38,455	
105	Engineering Plans & Serv Construction Administration & E	43	Travel & Training	35	-	1,500	139	2,000	
105	Engineering Plans & Serv Construction Administration & E	43	Travel & Training	35	-	1,500	139	2,000	
105	Engineering Plans & Serv Construction Administration & E	44	Taxes & Operating Assessments	-	-	-	-	-	
				89,852	89,726	129,513	62,631	139,686	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	5,427,164	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	200,000	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	500,000	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Roadway	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Sidewalks	E	63	Other Improvements	-	-	-	105,000	
105	Street Maint/Const Activ Sidewalks	E	63	Other Improvements	-	-	-	200,000	
105	Street Maint/Const Activ Sidewalks	E	63	Other Improvements	-	-	-	10,500	
105	Street Maint/Const Activ Sidewalks	E	63	Other Improvements	-	-	-	-	
105	Street Maint/Const Activ Sidewalks	E	63	Other Improvements	-	-	-	-	
				-	-	-	-	6,442,664	
105 Total				89,852	89,726	129,513	62,631	6,582,350	

107	Parks & Recreation	Campgrounds	E	10	Salaries & Wages	137,764	129,108	118,242	79,899	137,755	
107	Parks & Recreation	Campgrounds	E	12	Overtime	189	1,097	-	278	500	
107	Parks & Recreation	Campgrounds	E	20	Personnel Benefits	52,134	42,811	36,769	25,489	36,820	Adj by Finance. Benefits paid with overtime adjustment
107	Parks & Recreation	Campgrounds	E	31	Office & Operating Supplies	18,289	30,247	29,000	12,020	29,000	
107	Parks & Recreation	Campgrounds	E	34	Supplies Purchased for Inventory or I	7,280	7,700	7,000	3,314	7,000	This fund is used to purchase firewood for resale in the campground.
107	Parks & Recreation	Campgrounds	E	40	Interfund Services	19,764	8,126	7,468	4,357	8,329	
107	Parks & Recreation	Campgrounds	E	41	Professional Services	8,445	10,440	15,000	6,888	15,000	This fund covers costs related to the operation of our payment machines
107	Parks & Recreation	Campgrounds	E	44	Taxes & Operating Assessments	1,198	1,411	1,526	875	800	in the campground and boat trailer lot.
107	Parks & Recreation	Campgrounds	E	46	Insurance	739	799	839	935	1,029	
107	Parks & Recreation	Campgrounds	E	47	Utility Services	28,597	37,688	30,000	24,127	31,000	
						274,398	269,427	245,844	158,183	267,233	
107	Central Public Works	Park Facilities	E	62	Buildings & Structures	-	-	-	-	-	
107 Total						274,398	269,427	245,844	158,183	267,233	

108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	25,000
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	50,000
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	350,000
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	150,000
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	900,000
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	-	-	-	-	20,000
108	Parks & Recreation	Park Facilities	E	60	Capital Outlays	487,171	1,087,250	870,000	70,169	-
108	Parks & Recreation	Park Facilities	E	62	Buildings & Structures	-	-	-	-	-
108	Parks & Recreation	Park Facilities	E	62	Buildings & Structures	-	-	-	-	120,000
108	Parks & Recreation	Park Facilities	E	62	Buildings & Structures	-	-	-	-	-
108 Total						487,171	1,087,250	870,000	70,169	1,615,000
						487,171	1,087,250	870,000	70,169	1,615,000

109	Non-Departmental	Public Housing Services	E	41	Professional Services	-	921,707	-	440,736	695,459
109	Non-Departmental	Transfers-Out	E	00	Fund Balances, Nonexpenditures & T	-	-	655,463	-	-
						-	921,707	655,463	440,736	695,459
109 Total						-	921,707	655,463	440,736	695,459

110	Medic/Fire Department	Administration	E	10	Salaries & Wages	74,622	57,144	128,319	77,213	152,264	
110	Medic/Fire Department	Administration	E	12	Overtime	45	148	-	25	-	
110	Medic/Fire Department	Administration	E	20	Personnel Benefits	17,420	19,439	44,748	24,302	56,288	
110	Medic/Fire Department	Administration	E	31	Office & Operating Supplies	-	-	135,000	86,155	142,000	Medical Supplies, pharmaceuticals, medical equipment, rescue equipment, etc.
110	Medic/Fire Department	Administration	E	40	Interfund Services	-	-	215,336	125,613	229,016	
110	Medic/Fire Department	Administration	E	41	Professional Services	67,707	62,289	101,000	42,653	100,000	EMS maintenance contracts, policy software, OpenGov, ESO reporting software, etc. Skagit 911, Cell/Tablet Connectivity, postage.
110	Medic/Fire Department	Administration	E	42	Communication	-	-	33,000	25,737	42,000	
110	Medic/Fire Department	Administration	E	44	Taxes & Operating Assessments	-	-	-	-	-	
110	Medic/Fire Department	Administration	E	46	Insurance	-	-	-	5,452	-	
110	Medic/Fire Department	Ambulance Services	E	10	Salaries & Wages	1,787,630	1,905,604	2,182,498	1,304,085	2,341,000	
110	Medic/Fire Department	Ambulance Services	E	12	Overtime	208,077	262,639	199,685	287,915	305,000	
110	Medic/Fire Department	Ambulance Services	E	14	Salaries & Wages - Volunteers	7,616	7,526	54,600	3,621	75,000	
110	Medic/Fire Department	Ambulance Services	E	20	Personnel Benefits	589,165	630,786	809,850	451,916	828,396	
110	Medic/Fire Department	Ambulance Services	E	43	Travel & Training	623	7,313	12,000	3,619	11,500	EMS and Rescue Training
110	Medic/Fire Department	Ambulance Services	E	44	Taxes & Operating Assessments	-	-	-	-	-	
110	Medic/Fire Department	Ambulance Services	E	49	Miscellaneous	694,326	777,629	766,622	492,196	1,033,106	Ambulance Billing contractual writeoffs
110	Medic/Fire Department	Ambulance Services-Gemt	E	49	Miscellaneous	133,163	178,455	137,158	101,107	179,788	GEMT contractual writeoffs
110	Medic/Fire Department	Fire Control	E	64	Machinery & Equipment	40,445	63,684	-	-	-	Community Paramedic Vehicle
						3,620,839	3,972,657	4,819,815	3,031,608	5,495,357	
110 Total						3,620,839	3,972,657	4,819,815	3,031,608	5,495,357	

112	Non-Departmental	Transfers-Out	E	00	Fund Balances, Nonexpenditures & T	752,973	88,924	-	-	784,077	Impact Fees to 105 (R Ave)
						752,973	88,924	-	-	784,077	
112 Total						752,973	88,924	-	-	784,077	

113	Parks & Recreation	Community Forestlands/Acfl	E	10	Salaries & Wages	28,477	28,994	33,157	9,611	17,655
113	Parks & Recreation	Community Forestlands/Acfl	E	20	Personnel Benefits	8,703	8,994	8,879	4,183	6,782
113	Parks & Recreation	Community Forestlands/Acfl	E	41	Professional Services	22,788	20,953	13,000	25,163	18,000
113	Parks & Recreation	Community Forestlands/Acfl	E	44	Taxes & Operating Assessments	762	1,351	1,069	774	1,200
						60,730	60,292	56,105	39,731	43,637
113 Total						60,730	60,292	56,105	39,731	43,637

135	Planning & Community L Tourism	E	41	Professional Services	216,086	402,324	490,185	210,877	494,435
135	Planning & Community L Tourism	E	46	Insurance					175
135	Planning & Community L Transfers-Out	E	00	Fund Balances, Nonexpenditures & T	-	-	-	15,797	10,000
					216,086	402,324	490,185	226,674	504,610
135 Total					216,086	402,324	490,185	226,674	504,610

335	Non-Departmental	Reet 1 Transfer Out	E	00	Fund Balances, Nonexpenditures & T	-	-	-	-	1,730,500	Reet1 To various funds
						-	-	-	-	1,730,500	
335	Total					-	-	-	-	1,730,500	

401	Non-Departmental	Water Utilities	E	63	Other Improvements	-	-	-	-	300,000	
401	Non-Departmental	Water Utilities	E	63	Other Improvements	-	-	-	-	-	
401	Non-Departmental	Water Utilities	E	63	Other Improvements	-	-	-	-	350,000	
401	Non-Departmental	Water Utilities	E	63	Other Improvements	-	-	-	-	500,000	
401	Non-Departmental	Water Utilities	E	63	Other Improvements	-	-	-	-	309,000	
401	Non-Departmental	Water Utilities	E	63	Other Improvements	-	-	-	-	65,000	
						-	-	-	-	1,524,000	
401	Administration	Water Utilities	E	10	Salaries & Wages	168,693	171,003	171,932	114,835	206,142	
401	Administration	Water Utilities	E	20	Personnel Benefits	50,045	54,167	69,817	37,661	71,029	
401	Administration	Water Utilities	E	31	Office & Operating Supplies	238	357	-	267	1,000	
401	Administration	Water Utilities	E	40	Interfund Services	1,194,839	784,106	991,270	512,094	745,758	
401	Administration	Water Utilities	E	41	Professional Services	162,269	595,571	-	207,380	210,000	
401	Administration	Water Utilities	E	42	Communication	694	953	-	205	1,000	
401	Administration	Water Utilities	E	44	Taxes & Operating Assessments	2,275,985	2,320,222	1,690,449	1,061,774	642,000	
401	Administration	Water Utilities	E	49	Miscellaneous	1,737	132	-	137	-	
401	Administration	Soil & Water Conservation	E	10	Salaries & Wages	17,912	19,086	19,186	11,236	17,675	
401	Administration	Soil & Water Conservation	E	20	Personnel Benefits	10,114	10,241	10,340	5,092	12,256	
401	Administration	Soil & Water Conservation	E	31	Office & Operating Supplies	10,126	712	9,500	141	9,500	
401	Administration	Soil & Water Conservation	E	40	Interfund Services	-	-	-	1,856	-	
401	Administration	Soil & Water Conservation	E	43	Travel & Training	-	-	-	678	1,000	
401	Administration	Soil & Water Conservation	E	44	Taxes & Operating Assessments	-	-	-	-	-	
401	Administration	Description pending	E	70	Debt Service Principal	-	-	3,367,515	-	2,890,279	Long term debt principal
401	Administration	Water Utilities	E	80	Debt Service: Interest & Related Cos	2,328,088	1,070,466	1,469,526	14,922	1,003,700	Long term debt interest
						6,220,740	5,027,015	7,799,535	1,968,279	5,811,338	
401	Engineering Plans & Serv	Water Utilities	E	10	Salaries & Wages	188,602	207,600	265,412	148,789	300,365	
401	Engineering Plans & Serv	Water Utilities	E	12	Overtime	6,788	4,528	4,202	409	4,500	
401	Engineering Plans & Serv	Water Utilities	E	20	Personnel Benefits	90,351	97,415	128,027	61,067	134,592	Adj by Finance. Benefits paid with overtime adjustment
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services	8,417	32,946	35,000	23,426	41,073	
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					10,000	GIS
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					20,722	Cartegraph
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					5,351	Aerials
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					5,000	Aximgeo
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					-	
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					-	
401	Engineering Plans & Serv	Water Utilities	E	41	Professional Services					-	
401	Engineering Plans & Serv	Water Utilities	E	43	Travel & Training	42	357	-	(135)	12,500	
401	Engineering Plans & Serv	Water Utilities	E	43	Travel & Training					10,000	GIS-Cartegraph
401	Engineering Plans & Serv	Water Utilities	E	43	Travel & Training					2,500	Engineering
401	Engineering Plans & Serv	Water Utilities	E	43	Travel & Training					-	
401	Engineering Plans & Serv	Water Utilities	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						294,199	342,846	432,641	233,557	493,030	
401	Water Treatment Plant	Water Treatment Plant	E	10	Salaries & Wages	919,081	927,927	1,050,781	670,112	1,206,173	
401	Water Treatment Plant	Water Treatment Plant	E	10	Salaries & Wages					(1,172,137)	
401	Water Treatment Plant	Water Treatment Plant	E	10	Salaries & Wages					1,156,173	
401	Water Treatment Plant	Water Treatment Plant	E	10	Salaries & Wages					50,000	Seasonal employees
401	Water Treatment Plant	Water Treatment Plant	E	12	Overtime	20,094	30,664	5,208	19,009	-	
401	Water Treatment Plant	Water Treatment Plant	E	20	Personnel Benefits	413,589	403,628	473,844	274,887	444,220	
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies	171,563	181,548	203,000	135,334	278,316	
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies					21,568	Office Supplies
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies					5,000	Plant Operating Supplies
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies					50,000	Plant Equipment Repair & Maintenance
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies					10,000	Plant Pump Maintenance

401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						30,000	Lab Supplies
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						22,000	Process Analyzers
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						20,000	Safety Supplies & Services
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						2,748	Uniforms
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						1,500	HVAC System Filters & Belts
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						10,000	Lubricants
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						12,000	Chemical Feed Pump Replacement Parts
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						20,000	Acti-Flo System Replacement Parts
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						3,500	Misc. pipe fittings and tubing
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						20,000	Replace co-ag feed pumps
401	Water Treatment Plant	Water Treatment Plant	E	31	Office & Operating Supplies						50,000	Finished water meters
401	Water Treatment Plant	Water Treatment Plant	E	32	Fuel Consumed	55	341	500	135	500		
401	Water Treatment Plant	Water Treatment Plant	E	32	Fuel Consumed						500	Propane
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or I	352,191	293,521	401,400	166,747	401,400		
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or Resale						125,000	Aluminum Sulfate
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or Resale						90,000	Sodium Hydroxide
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or Resale						42,400	Coag Poly
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or Resale						10,000	Coag Sand
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or Resale						124,000	Sodium Hypochlorite
401	Water Treatment Plant	Water Treatment Plant	E	34	Supplies Purchased for Inventory or Resale						10,000	Filter Aid Poly
401	Water Treatment Plant	Water Treatment Plant	E	35	Small Tools & Minor Equipment	380	4,925	-	3,780	6,500		
401	Water Treatment Plant	Water Treatment Plant	E	35	Small Tools & Minor Equipment						5,000	Small Tools
401	Water Treatment Plant	Water Treatment Plant	E	35	Small Tools & Minor Equipment						1,500	Minor Equipment
401	Water Treatment Plant	Water Treatment Plant	E	40	Interfund Services	94,378	96,738	67,590	39,427	77,952		
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services	174,655	228,200	225,000	64,564	136,484		& Intergovernment Services
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						2,170	Fire Alarm Monitoring
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						154	Newspaper postings, printing, ads
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						22,413	Wonderware Licensing
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						9,000	Outside Lab: Plant
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						17,000	Outside Lab: Distribution
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						6,000	Laundry Service
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						9,500	SCADA System Support
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						3,000	Allmax OP10
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						27,709	Optimization SEEQ License
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						10,500	Varius - ShakeAlert
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						713	Shiftnote License
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						1,246	Win 911 License
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						4,500	Cartegraph
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						4,000	Intergov: Wastewater Permit (NPDES)
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						15,579	Intergov: DOH Operating Permit
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						500	Intergov: Lab Accreditation
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						1,500	Intergov: Sanitary Survey
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						1,000	Intergov: DOH Project Review Fees
401	Water Treatment Plant	Water Treatment Plant	E	41	Professional Services						-	
401	Water Treatment Plant	Water Treatment Plant	E	42	Communication	22,236	20,896	19,710	13,245	20,010		
401	Water Treatment Plant	Water Treatment Plant	E	42	Communication						8,100	Phone/general communications
401	Water Treatment Plant	Water Treatment Plant	E	42	Communication						11,800	SCADA Modems
401	Water Treatment Plant	Water Treatment Plant	E	42	Communication						110	Postage
401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training	11,717	15,288	34,044	11,955	46,579		
401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training						10,000	Operator Certification
401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training						5,000	Membership, Dues, Subscriptions
401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training						2,500	Safety & Health Training
401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training						15,000	Software Training

401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training						7,254	General Training Materials including REACH 23, WOW, Short school
401	Water Treatment Plant	Water Treatment Plant	E	43	Travel & Training						6,825	AWWA Toronto 3 Employees
401	Water Treatment Plant	Water Treatment Plant	E	44	Taxes & Operating Assessments	-	-	-	-	-		
401	Water Treatment Plant	Water Treatment Plant	E	46	Insurance	59,371	63,410	47,326	41,270	47,326		
401	Water Treatment Plant	Water Treatment Plant	E	46	Insurance						(45,397)	
401	Water Treatment Plant	Water Treatment Plant	E	46	Insurance						47,326	Insurance
401	Water Treatment Plant	Water Treatment Plant	E	47	Utility Services	865,408	943,634	1,039,200	571,575	1,139,200		
401	Water Treatment Plant	Water Treatment Plant	E	47	Utility Services						1,100,000	Electricity
401	Water Treatment Plant	Water Treatment Plant	E	47	Utility Services						36,200	Natural Gas
401	Water Treatment Plant	Water Treatment Plant	E	47	Utility Services						3,000	Solid Waste Disposal
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance	334,027	301,668	285,000	180,720	368,242		Contracted services & supplies
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						500	Office Equipment Maintenance
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						10,000	Plant Pumps Outside Repair
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						70,000	Lagoon Cleaning
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						1,000	Sand & Gravel
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						132,000	Preventive Maintenance & Repairs
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						32,742	HVAC Maintenance and Service Agreements
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						3,500	Overhead Cranes Annual Service
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						50,000	Finish water meters repairs
401	Water Treatment Plant	Water Treatment Plant	E	48	Repairs & Maintenance						68,500	Replace EO&M
401	Water Treatment Plant	Intake Operations	E	10	Salaries & Wages	35,674	33,471	38,663	25,007	43,684		
401	Water Treatment Plant	Intake Operations	E	12	Overtime	837	1,303	260	836	1,500		
401	Water Treatment Plant	Intake Operations	E	20	Personnel Benefits	16,208	15,040	18,273	10,550	17,400		
401	Water Treatment Plant	Intake Operations	E	31	Office & Operating Supplies	2,100	46	8,000	-	8,000		
401	Water Treatment Plant	Intake Operations	E	31	Office & Operating Supplies						3,500	Intake Pumps Repair & Maintenance
401	Water Treatment Plant	Intake Operations	E	31	Office & Operating Supplies						3,500	Structure repairs
401	Water Treatment Plant	Intake Operations	E	31	Office & Operating Supplies						1,000	General operation supplies
401	Water Treatment Plant	Intake Operations	E	35	Small Tools & Minor Equipment	-	413	1,000	-	1,000		
401	Water Treatment Plant	Intake Operations	E	35	Small Tools & Minor Equipment						700	Intake Small Tools
401	Water Treatment Plant	Intake Operations	E	35	Small Tools & Minor Equipment						300	Intake Minor Equipment
401	Water Treatment Plant	Intake Operations	E	40	Interfund Services	94,378	96,738	67,590	39,427	77,952		
401	Water Treatment Plant	Intake Operations	E	41	Professional Services	715	580	20,500	406	1,000		
401	Water Treatment Plant	Intake Operations	E	41	Professional Services						1,000	Intake Porto-Potty Rental
401	Water Treatment Plant	Intake Operations	E	44	Taxes & Operating Assessments	-	-	-	-	-		
401	Water Treatment Plant	Intake Operations	E	47	Utility Services	3,818	4,357	4,200	12,532	4,620		
401	Water Treatment Plant	Intake Operations	E	47	Utility Services						4,620	Intake Electricity
401	Water Treatment Plant	Intake Operations	E	48	Repairs & Maintenance	-	-	20,000	6,769	45,500		
401	Water Treatment Plant	Intake Operations	E	48	Repairs & Maintenance						15,000	Intake General Repairs & Maintenance, Generator Plugin
401	Water Treatment Plant	Intake Operations	E	48	Repairs & Maintenance						20,000	Intake Dike Mowing, Building Maintenance
401	Water Treatment Plant	Intake Operations	E	48	Repairs & Maintenance						10,500	SCADA Programming (QCC)
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies	53,476	74,097	54,000	21,126	54,000		
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						20,000	Flouride
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						5,000	Boosters Operating Supplies
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						5,000	Boosters Lab Supplies
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						4,000	Boosters Remove & Replace Instrumentation
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						5,000	Booster Facility Materials & Maintenance
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						5,000	Booster Site Repairs
401	Water Treatment Plant	Distribution Reservoirs	E	31	Office & Operating Supplies						10,000	Booster Tank Repairs & Maintenance
401	Water Treatment Plant	Distribution Reservoirs	E	35	Small Tools & Minor Equipment	1,355	30	-	131	1,500		
401	Water Treatment Plant	Distribution Reservoirs	E	35	Small Tools & Minor Equipment						1,000	Boosters Small Tools
401	Water Treatment Plant	Distribution Reservoirs	E	35	Small Tools & Minor Equipment						500	Boosters Minor Equipment
401	Water Treatment Plant	Distribution Reservoirs	E	40	Interfund Services	94,378	96,738	67,590	39,427	77,952		

401	Water Treatment Plant	Distribution Reservoirs	E	41	Professional Services	6,039	5,676	41,300	2,477	34,800	
401	Water Treatment Plant	Distribution Reservoirs	E	41	Professional Services						10,000 Boosters SCADA Support
401	Water Treatment Plant	Distribution Reservoirs	E	41	Professional Services						5,000 Fluoride Waste Disposal
401	Water Treatment Plant	Distribution Reservoirs	E	41	Professional Services						3,000 Porto-Potty Rental - Pennsylvania Avenue - Rockridge Booster
401	Water Treatment Plant	Distribution Reservoirs	E	41	Professional Services						3,000 Boosters Pest Control
401	Water Treatment Plant	Distribution Reservoirs	E	41	Professional Services						13,800 Boosters General Professional Services
401	Water Treatment Plant	Distribution Reservoirs	E	47	Utility Services	39,087	52,951	41,500	25,172	55,000	
401	Water Treatment Plant	Distribution Reservoirs	E	47	Utility Services						55,000 Booster Electricity
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance	275	556	78,000	-	98,000	
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance						5,000 Reservoir Cathodic Protection
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance						58,000 Blue Heron Roof Repair
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance						5,000 Reservoir Clean & Inspect
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance						5,000 Boosters Water Quality Outside Repairs
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance						5,000 Booster Pump Outside Repairs
401	Water Treatment Plant	Distribution Reservoirs	E	48	Repairs & Maintenance						20,000 Outside Engineering support
401	Water Treatment Plant	Water Utilities	E	62	Buildings & Structures	-	-	-	-	35,000	
						3,787,085	3,894,387	4,313,478	2,376,622	4,729,810	
401	Water Maintenance	Water Maintenance Administr	E	10	Salaries & Wages	91,099	107,144	69,738	67,278	129,000	
401	Water Maintenance	Water Maintenance Administr	E	10	Salaries & Wages						(80,965)
401	Water Maintenance	Water Maintenance Administr	E	10	Salaries & Wages						50,000 Seasonal employees
401	Water Maintenance	Water Maintenance Administr	E	10	Salaries & Wages						79,000
401	Water Maintenance	Water Maintenance Administr	E	20	Personnel Benefits	26,525	34,020	34,253	20,323	33,031	
401	Water Maintenance	Water Maintenance Administr	E	31	Office & Operating Supplies	355	602	300	41	2,500	
401	Water Maintenance	Water Maintenance Administr	E	31	Office & Operating Supplies						500 Pens, Pencils, notebooks, paper
401	Water Maintenance	Water Maintenance Administr	E	31	Office & Operating Supplies						2,000 Desk, office space, chair for CCS
401	Water Maintenance	Water Maintenance Administr	E	40	Interfund Services	32,870	31,262	30,892	18,021	28,865	
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services	7,020	8,414	8,100	5,346	10,300	
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services						3,500 Uniforms
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services						800 CDL Physical
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services						5,000 Locate Supplies
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services						1,000 Locator
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services						-
401	Water Maintenance	Water Maintenance Administr	E	41	Professional Services						-
401	Water Maintenance	Water Maintenance Administr	E	42	Communication	5,522	7,021	7,500	4,258	7,500	
401	Water Maintenance	Water Maintenance Administr	E	43	Travel & Training	1,521	6,347	4,500	2,649	6,500	
401	Water Maintenance	Water Maintenance Administr	E	43	Travel & Training						500 FA/CPR/BBP classes
401	Water Maintenance	Water Maintenance Administr	E	43	Travel & Training						6,000 Certification training
401	Water Maintenance	Water Maintenance Administr	E	44	Taxes & Operating Assessments	-	-	-	-	-	
401	Water Maintenance	Water Maintenance Administr	E	46	Insurance	122,361	42,050	46,170	48,613	241,355	
401	Water Maintenance	Water Maintenance Administr	E	47	Utility Services	4,378	4,523	4,000	2,424	4,000	Water's utility portion at operations
401	Water Maintenance	Water Transmission System	E	10	Salaries & Wages	79,899	63,152	67,825	64,032	78,339	
401	Water Maintenance	Water Transmission System	E	12	Overtime	68	81	-	86	-	
401	Water Maintenance	Water Transmission System	E	20	Personnel Benefits	27,564	29,501	29,589	17,541	28,060	
401	Water Maintenance	Water Transmission System	E	31	Office & Operating Supplies	4,388	9,065	5,000	4,733	5,000	
401	Water Maintenance	Water Transmission System	E	40	Interfund Services	19,185	16,980	18,282	10,664	19,606	
401	Water Maintenance	Water Transmission System	E	44	Taxes & Operating Assessments	-	-	-	-	-	
401	Water Maintenance	Water Transmission System	E	46	Insurance	1,966	5,674	-	2,762	-	
401	Water Maintenance	Water Transmission System	E	47	Utility Services	3,764	3,560	4,000	1,920	4,000	Electricity for rectifiers
401	Water Maintenance	Water Transmission System	E	48	Repairs & Maintenance	61,737	72,820	35,000	3,534	125,000	
401	Water Maintenance	Water Transmission System	E	48	Repairs & Maintenance						40,000 Repair and maintenance on transmission line
401	Water Maintenance	Water Transmission System	E	48	Repairs & Maintenance						85,000 Cathodic Protection
401	Water Maintenance	Water Distribution System	E	10	Salaries & Wages	363,220	420,908	480,044	249,163	504,746	
401	Water Maintenance	Water Distribution System	E	12	Overtime	523	494	2,586	2,813	-	

401	Water Maintenance	Water Distribution System	E	20	Personnel Benefits	178,197	201,878	208,979	125,062	193,961	
401	Water Maintenance	Water Distribution System	E	31	Office & Operating Supplies	72,448	129,939	126,000	44,945	128,000	
401	Water Maintenance	Water Distribution System	E	31	Office & Operating Supplies						4,000 Operating supplies
401	Water Maintenance	Water Distribution System	E	31	Office & Operating Supplies						64,000 Backflow software
401	Water Maintenance	Water Distribution System	E	31	Office & Operating Supplies						2,000 Repairs to city owned backflow assemblies
401	Water Maintenance	Water Distribution System	E	31	Office & Operating Supplies						50,000 O&M for mains/ARV/PRV
401	Water Maintenance	Water Distribution System	E	31	Office & Operating Supplies						8,000 safety gear/vests/boots/raingear/gloves/hearing protection
401	Water Maintenance	Water Distribution System	E	35	Small Tools & Minor Equipment	4,871	26,671	15,000	6,325	20,000	
401	Water Maintenance	Water Distribution System	E	35	Small Tools & Minor Equipment						15,000 Small tool replacement
401	Water Maintenance	Water Distribution System	E	35	Small Tools & Minor Equipment						5,000 Additional flushing equipment for UDF
401	Water Maintenance	Water Distribution System	E	40	Interfund Services	126,498	118,920	120,491	70,287	128,687	
401	Water Maintenance	Water Distribution System	E	41	Professional Services	-	-	-	571	-	Engineering services
401	Water Maintenance	Water Distribution System	E	44	Taxes & Operating Assessments	-	-	-	-	-	
401	Water Maintenance	Water Distribution System	E	47	Utility Services	536	471	4,000	237	6,000	Electricity for meters/PRVs
401	Water Maintenance	In City Maintenance Of Service	E	10	Salaries & Wages	55,816	76,839	29,491	52,884	32,791	
401	Water Maintenance	In City Maintenance Of Service	E	12	Overtime	68	57	-	61	-	
401	Water Maintenance	In City Maintenance Of Service	E	20	Personnel Benefits	13,176	14,616	15,119	8,963	14,260	
401	Water Maintenance	In City Maintenance Of Service	E	31	Office & Operating Supplies	60,737	254,643	126,000	78,477	128,000	
401	Water Maintenance	In City Maintenance Of Service	E	31	Office & Operating Supplies						8,000 Debris removal
401	Water Maintenance	In City Maintenance Of Service	E	31	Office & Operating Supplies						120,000 Meter/register/radio replacements. Service renewals
401	Water Maintenance	In City Maintenance Of Service	E	40	Interfund Services	78,474	69,727	74,727	43,591	79,607	
401	Water Maintenance	In City Maintenance Of Service	E	41	Professional Services	8,002	85,045	18,000	354	61,380	Meter calibrations, Sensus upgrades
401	Water Maintenance	In City Maintenance Of Service	E	41	Professional Services						29,380 Sensus software as a service agreement
401	Water Maintenance	In City Maintenance Of Service	E	41	Professional Services						32,000 Engineering small projects
401	Water Maintenance	In City Maintenance Of Service	E	44	Taxes & Operating Assessments	-	-	-	-	-	
401	Water Maintenance	Fire Hydrants Maintenance	E	10	Salaries & Wages	21,865	25,675	27,360	8,681	28,758	
401	Water Maintenance	Fire Hydrants Maintenance	E	12	Overtime	33	186	-	199	-	
401	Water Maintenance	Fire Hydrants Maintenance	E	20	Personnel Benefits	18,272	14,754	14,803	8,843	14,998	
401	Water Maintenance	Fire Hydrants Maintenance	E	31	Office & Operating Supplies	26,979	20,820	20,000	1,722	20,000	Fire hydrant maintenance, replacement/repair
401	Water Maintenance	Fire Hydrants Maintenance	E	40	Interfund Services	11,516	10,192	10,974	6,401	11,769	
401	Water Maintenance	Fire Hydrants Maintenance	E	44	Taxes & Operating Assessments	-	-	-	-	-	
401	Water Maintenance	Water Utilities	E	62	Buildings & Structures	-	-	-	-	-	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	1,620,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	-	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	-	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	75,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	420,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	400,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	50,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	212,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	-	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	12,500,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	350,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	625,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	650,000	
401	Water Maintenance	Water Utilities	E	63	Other Improvements	-	-	-	-	650,000	
						1,531,453	1,914,052	1,658,723	983,802	19,648,014	
401 Total						11,833,477	11,178,300	14,204,377	5,562,260	32,206,193	

440	Non-Departmental	Sewer Utilities	E	63	Other Improvements	-	-	-	-	-	
440	Non-Departmental	Sewer Utilities	E	64	Machinery & Equipment	-	-	1,075,000	38	525,000	New Sewer Vac Truck. Approved/Ordered 2022 Delivery 2023
						-	-	1,075,000	38	525,000	
440	Administration	Sewer Utilities	E	10	Salaries & Wages	107,203	107,975	120,904	70,252	137,746	
440	Administration	Sewer Utilities	E	20	Personnel Benefits	46,795	45,614	51,718	27,992	54,943	
440	Administration	Sewer Utilities	E	31	Office & Operating Supplies	238	357	-	254	500	
440	Administration	Sewer Utilities	E	40	Interfund Services	385,686	80,021	115,984	67,657	113,984	
440	Administration	Sewer Utilities	E	41	Professional Services	30,284	45,548	-	20,205	40,000	Utility Billing payment processing fees.
440	Administration	Sewer Utilities	E	41	Professional Services						40,000
440	Administration	Sewer Utilities	E	44	Taxes & Operating Assessments	-	-	-	-	-	
440	Administration	Sewer Utilities	E	46	Insurance	61,984	337,319	369,562	385,377	295,483	
440	Administration	Administration	E	41	Professional Services	11,464	10,625	-	319	10,000	Audit Fees
440	Administration	Administration	E	44	Taxes & Operating Assessments	613,054	670,934	-	312,067	741,432	State Public Utility Tax
440	Administration	Administration	E	44	Taxes & Operating Assessments	613,054	670,934	-	312,067	700,000	
440	Administration	Description pending	E	70	Debt Service Principal	-	-	314,862	-	332,237	Long term debt principal
440	Administration	Sewer Utilities	E	80	Debt Service: Interest & Related Cos	98,666	248,718	298,737	-	283,363	Long term debt interest
						1,968,428	2,218,047	1,271,768	1,196,189	2,709,689	
440	Engineering Plans & Serv	Sewer Utilities	E	10	Salaries & Wages	179,165	179,306	318,568	121,951	363,831	
440	Engineering Plans & Serv	Sewer Utilities	E	12	Overtime	7,071	4,333	5,024	409	5,000	
440	Engineering Plans & Serv	Sewer Utilities	E	20	Personnel Benefits	109,491	117,406	157,542	78,061	162,800	Adj by Finance. Benefits paid with overtime adjustment
440	Engineering Plans & Serv	Sewer Utilities	E	40	Interfund Services	(23,064)	359,876	244,890	122,880	320,396	
440	Engineering Plans & Serv	Sewer Utilities	E	43	Travel & Training	147	-	-	-	2,000	
440	Engineering Plans & Serv	Sewer Utilities	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						272,810	660,920	726,023	323,301	854,027	
440	Waste Water Treatment Administration		E	10	Salaries & Wages	169,732	181,937	201,486	125,214	229,650	
440	Waste Water Treatment Administration		E	12	Overtime	439	175	-	178	200	
440	Waste Water Treatment Administration		E	20	Personnel Benefits	71,656	71,393	75,684	44,279	74,814	Adj by Finance. Benefits paid with overtime adjustment
440	Waste Water Treatment Administration		E	31	Office & Operating Supplies	3,828	4,085	4,200	1,546	12,200	
440	Waste Water Treatment Administration		E	31	Office & Operating Supplies						4,200 Annual Expenses
440	Waste Water Treatment Administration		E	31	Office & Operating Supplies						8,000 Office Furniture
440	Waste Water Treatment Administration		E	41	Professional Services	18,998	30,077	126,155	80,707	102,155	
440	Waste Water Treatment Administration		E	41	Professional Services						10,000 ArcServer GIS
440	Waste Water Treatment Administration		E	41	Professional Services						16,000 Cartegraph
440	Waste Water Treatment Administration		E	41	Professional Services						3,500 LaserFiche
440	Waste Water Treatment Administration		E	41	Professional Services						2,655 Antero
440	Waste Water Treatment Administration		E	41	Professional Services						60,000 Collection System Hydraulic Capacity Study
440	Waste Water Treatment Administration		E	41	Professional Services						10,000 OpenGov
440	Waste Water Treatment Administration		E	42	Communication	13,702	13,149	17,000	9,152	17,000	
440	Waste Water Treatment Administration		E	43	Travel & Training	6,134	16,676	7,500	757	7,500	
440	Waste Water Treatment Administration		E	44	Taxes & Operating Assessments	-	-	-	-	-	
440	Waste Water Treatment Engineering		E	40	Interfund Services	5,658	5,526	5,213	3,041	6,844	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	10	Salaries & Wages	2,544	3,398	9,314	1,787	10,180	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	12	Overtime	43	44	347	473	500	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	20	Personnel Benefits	3,977	4,046	4,144	2,471	4,405	Adj by Finance. Benefits paid with overtime adjustment
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	31	Office & Operating Supplies	2,732	3,355	7,000	4,776	7,000	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	32	Fuel Consumed	235	231	600	-	600	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	44	Taxes & Operating Assessments	-	-	-	-	-	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	47	Utility Services	6,709	7,247	7,500	4,770	8,800	
440	Waste Water Treatment Ferry Terminal Pump Sta. Op.		E	48	Repairs & Maintenance	-	-	1,000	140	1,000	
440	Waste Water Treatment Sewage Pumping Expenses		E	10	Salaries & Wages	64,570	51,065	74,062	34,690	82,829	
440	Waste Water Treatment Sewage Pumping Expenses		E	12	Overtime	3,262	5,617	4,592	1,517	4,500	
440	Waste Water Treatment Sewage Pumping Expenses		E	20	Personnel Benefits	31,801	33,188	32,097	19,521	34,662	Adj by Finance. Benefits paid with overtime adjustment

440	Waste Water Treatment Sewage Pumping Expenses	E	31	Office & Operating Supplies	175,523	163,103	350,000	45,933	362,000		
440	Waste Water Treatment Sewage Pumping Expenses	E	31	Office & Operating Supplies						110,000	Annual O&M
440	Waste Water Treatment Sewage Pumping Expenses	E	31	Office & Operating Supplies						252,000	CFP - Sewer Pump Station Upgrades
440	Waste Water Treatment Sewage Pumping Expenses	E	32	Fuel Consumed	1,384	1,219	3,000	-	3,000		
440	Waste Water Treatment Sewage Pumping Expenses	E	40	Interfund Services	48,093	46,968	44,313	25,849	58,176		
440	Waste Water Treatment Sewage Pumping Expenses	E	44	Taxes & Operating Assessments	-	-	-	-	-		
440	Waste Water Treatment Sewage Pumping Expenses	E	47	Utility Services	66,754	67,100	75,000	46,451	87,400		
440	Waste Water Treatment Sewage Pumping Expenses	E	48	Repairs & Maintenance	90,091	38,973	140,000	8,653	140,000		
440	Waste Water Treatment Sewage Pumping Expenses	E	48	Repairs & Maintenance						15,000	Annual O&M
440	Waste Water Treatment Sewage Pumping Expenses	E	48	Repairs & Maintenance						75,000	SCVV Lid Improvements
440	Waste Water Treatment Sewage Pumping Expenses	E	48	Repairs & Maintenance						20,000	PS Pump and Control Upgrades
440	Waste Water Treatment Sewage Pumping Expenses	E	48	Repairs & Maintenance						30,000	Pump Rebuilds
440	Waste Water Treatment Sewage Treatment Expenses	E	10	Salaries & Wages	470,149	547,147	477,867	310,225	553,889		
440	Waste Water Treatment Sewage Treatment Expenses	E	10	Salaries & Wages						(527,889)	
440	Waste Water Treatment Sewage Treatment Expenses	E	10	Salaries & Wages						527,889	WWTP Staff
440	Waste Water Treatment Sewage Treatment Expenses	E	10	Salaries & Wages						26,000	Temporary Maintenance Position
440	Waste Water Treatment Sewage Treatment Expenses	E	12	Overtime	25,569	27,742	23,771	17,104	43,771		
440	Waste Water Treatment Sewage Treatment Expenses	E	12	Overtime						23,771	Annual Overtime
440	Waste Water Treatment Sewage Treatment Expenses	E	12	Overtime						20,000	Overtime for Maintenance (Not needed if FTE added)
440	Waste Water Treatment Sewage Treatment Expenses	E	20	Personnel Benefits	212,352	214,512	211,529	125,204	228,945		Adj by Finance. Benefits paid with overtime adjustment
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies	146,627	249,836	325,000	143,615	553,000		
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						120,000	Annual O&M
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						50,000	Equipment Upgrades
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						75,000	Equipment Rehabilitation
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						110,000	Secondary Clarifier Drives
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						25,000	Sump Pumps
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						90,000	Aeration Mixers
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						60,000	Odor Control Heat Trace
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						11,000	DO and ORP Probes for Nutrient Removal
440	Waste Water Treatment Sewage Treatment Expenses	E	31	Office & Operating Supplies						12,000	Duct Heaters
440	Waste Water Treatment Sewage Treatment Expenses	E	35	Small Tools & Minor Equipment	2,005	2,443	2,500	399	2,500		
440	Waste Water Treatment Sewage Treatment Expenses	E	40	Interfund Services	16,974	16,577	15,640	9,123	20,533		
440	Waste Water Treatment Sewage Treatment Expenses	E	41	Professional Services	1,560,207	53,883	30,000	48,763	30,000		
440	Waste Water Treatment Sewage Treatment Expenses	E	44	Taxes & Operating Assessments	-	-	-	-	-		
440	Waste Water Treatment Sewage Treatment Expenses	E	47	Utility Services	217,928	232,536	250,000	174,544	298,000		
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance	47,754	159,945	68,000	74,890	339,000		
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						20,000	Annual O&M
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						25,000	Equipment Upgrades
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						15,000	Equipment Rehabilitation
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						100,000	Secondary Clarifier Drive Installation
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						65,000	Odor Control Heat Trace and Insulation Installation
											Outside Plumbing, Equipment Upgrades, Outside Repairs (not needed if
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						50,000	FTE added)
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						56,000	Rehab Concrete Floor in Sodium Hypochlorite Room
440	Waste Water Treatment Sewage Treatment Expenses	E	48	Repairs & Maintenance						8,000	Duct Heater Installation
440	Waste Water Treatment Laboratory Expenses	E	10	Salaries & Wages	247,059	243,631	253,603	152,616	274,616		
440	Waste Water Treatment Laboratory Expenses	E	12	Overtime	9,721	3,960	3,262	1,181	3,262		
440	Waste Water Treatment Laboratory Expenses	E	20	Personnel Benefits	104,252	103,133	104,101	59,218	107,591		Adj by Finance. Benefits paid with overtime adjustment
440	Waste Water Treatment Laboratory Expenses	E	31	Office & Operating Supplies	29,280	60,970	56,500	12,806	39,000		
440	Waste Water Treatment Laboratory Expenses	E	31	Office & Operating Supplies						35,000	Annual O&M
440	Waste Water Treatment Laboratory Expenses	E	31	Office & Operating Supplies						4,000	Equipment Upgrades
440	Waste Water Treatment Laboratory Expenses	E	41	Professional Services	8,647	18,883	19,000	7,334	19,000		
440	Waste Water Treatment Laboratory Expenses	E	41	Professional Services						9,000	Annual Outside Lab Testing

440	Waste Water Treatment Laboratory Expenses	E	41	Professional Services						10,000	Additional Permit Testing for Nutrients
440	Waste Water Treatment Laboratory Expenses	E	44	Taxes & Operating Assessments	-	-	-	-	-		
440	Waste Water Treatment Laboratory Expenses	E	48	Repairs & Maintenance	360	656	850	-	850		
440	Waste Water Treatment Solids Handling Expenses	E	10	Salaries & Wages	203,127	214,511	219,616	130,652	238,874		
440	Waste Water Treatment Solids Handling Expenses	E	12	Overtime	22,567	32,796	9,072	34,851	44,000		
440	Waste Water Treatment Solids Handling Expenses	E	20	Personnel Benefits	101,262	105,732	96,463	71,283	108,370		Adj by Finance. Benefits paid with overtime adjustment
440	Waste Water Treatment Solids Handling Expenses	E	31	Office & Operating Supplies	100,249	123,256	284,500	78,338	212,000		
440	Waste Water Treatment Solids Handling Expenses	E	31	Office & Operating Supplies						150,000	Annual O&M
440	Waste Water Treatment Solids Handling Expenses	E	31	Office & Operating Supplies						27,000	Hg Modules
440	Waste Water Treatment Solids Handling Expenses	E	31	Office & Operating Supplies						35,000	Replace Sludge Feed Pump
440	Waste Water Treatment Solids Handling Expenses	E	32	Fuel Consumed	9,243	19,426	22,000	15,077	32,274		
440	Waste Water Treatment Solids Handling Expenses	E	41	Professional Services	87,811	119,261	85,000	28,386	90,000		
440	Waste Water Treatment Solids Handling Expenses	E	44	Taxes & Operating Assessments	-	-	-	-	-		
440	Waste Water Treatment Solids Handling Expenses	E	47	Utility Services	19,875	19,022	22,000	8,677	22,000		
440	Waste Water Treatment Solids Handling Expenses	E	48	Repairs & Maintenance	74,104	30,099	280,000	3,378	382,000		
440	Waste Water Treatment Solids Handling Expenses	E	48	Repairs & Maintenance						50,000	Annual O&M
440	Waste Water Treatment Solids Handling Expenses	E	48	Repairs & Maintenance						332,000	Expansion Joints
440	Waste Water Treatment Sewer Utilities	E	62	Buildings & Structures	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	62	Buildings & Structures	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	62	Buildings & Structures	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	62	Buildings & Structures	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	62	Buildings & Structures	-	-	-	-	400,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	1,500,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	252,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	250,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	50,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	20,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	500,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	-		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	350,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	200,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	19,500,000		
440	Waste Water Treatment Sewer Utilities	E	63	Other Improvements	-	-	-	-	50,000		
					4,504,988	3,348,528	4,050,480	1,969,569	27,970,888		
440	Sewage Collection Administration	E	10	Salaries & Wages	32,347	48,500	48,411	30,482	55,581		
440	Sewage Collection Administration	E	20	Personnel Benefits	15,520	22,756	22,987	13,459	23,164		
440	Sewage Collection Administration	E	31	Office & Operating Supplies	288	258	750	595	4,000		Consumables, fittings, tools for new jet truck.
440	Sewage Collection Administration	E	40	Interfund Services	5,658	5,526	5,213	3,677	6,844		
440	Sewage Collection Administration	E	41	Professional Services	2,913	2,401	6,000	3,218	6,000		
440	Sewage Collection Administration	E	42	Communication	7,997	9,227	8,000	4,000	8,000		
440	Sewage Collection Administration	E	44	Taxes & Operating Assessments	-	-	-	-	-		
440	Sewage Collection Engineering	E	10	Salaries & Wages	151,256	95,697	224,691	51,068	246,416		
440	Sewage Collection Engineering	E	12	Overtime	1,506	7,469	1,653	3,988	5,000		
440	Sewage Collection Engineering	E	20	Personnel Benefits	96,545	103,335	109,454	68,553	122,274		Finance Adj. Benefits paid with the OT adj
440	Sewage Collection Engineering	E	31	Office & Operating Supplies	13,458	5,954	25,000	363	25,000		
440	Sewage Collection Engineering	E	40	Interfund Services	214,302	210,191	193,018	112,594	248,804		
440	Sewage Collection Engineering	E	44	Taxes & Operating Assessments	-	-	-	-	-		
440	Sewage Collection Sewer Utilities	E	62	Buildings & Structures	-	-	-	-	50,000		
440	Sewage Collection Sewer Utilities	E	63	Other Improvements	-	-	-	-	-		

440	Sewage Collection	Sewer Utilities	E	63	Other Improvements	-	-	-	-	-
						<u>541,789</u>	<u>511,313</u>	<u>645,176</u>	<u>291,995</u>	<u>801,083</u>
440 Total						7,288,015	6,738,808	7,768,447	3,781,093	32,860,687

445	Administration	Storm Drainage Utilities	E	10	Salaries & Wages	62,700	57,437	55,548	32,605	65,291	
445	Administration	Storm Drainage Utilities	E	20	Personnel Benefits	27,467	25,528	26,460	15,132	26,636	
445	Administration	Storm Drainage Utilities	E	31	Office & Operating Supplies	509	427	-	193	750	
445	Administration	Storm Drainage Utilities	E	41	Professional Services	65,607	51,096	40,000	30,490	55,000	NPDES outreach & education, and Action plan monitoring; other Utility
445	Administration	Storm Drainage Utilities	E	42	Communication	335	2,590	1,000	29	1,000	Billing payment processing fees.
445	Storm Drainage System	Administration	E	46	Insurance					17,058	Postage
445	Administration	Storm Drainage Utilities	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						156,619	137,078	123,007	78,449	165,735	
445	Engineering Plans & Serv	Storm Drainage Utilities	E	10	Salaries & Wages	263,015	256,081	282,915	165,467	320,819	
445	Engineering Plans & Serv	Storm Drainage Utilities	E	12	Overtime	7,990	4,528	6,851	614	7,000	
445	Engineering Plans & Serv	Storm Drainage Utilities	E	12	Overtime	7,990	4,528	6,851	614	7,000	
445	Engineering Plans & Serv	Storm Drainage Utilities	E	20	Personnel Benefits	111,888	109,718	139,356	68,151	202,820	Finance Adj. Benefits paid with the OT adj
445	Engineering Plans & Serv	Storm Drainage Utilities	E	43	Travel & Training	76	500	1,000	207	1,000	
445	Engineering Plans & Serv	Storm Drainage Utilities	E	43	Travel & Training	76	500	1,000	207	1,000	
445	Engineering Plans & Serv	Storm Drainage Utilities	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						391,036	375,855	437,972	235,260	539,639	
445	Street Maint/Const Activ	Storm Drainage Utilities	E	10	Salaries & Wages	-	56,241	63,147	38,757	68,124	
445	Street Maint/Const Activ	Storm Drainage Utilities	E	12	Overtime	-	620	690	1,076	-	
445	Street Maint/Const Activ	Storm Drainage Utilities	E	20	Personnel Benefits	-	25,977	26,569	16,009	28,099	
445	Street Maint/Const Activ	Storm Drainage Utilities	E	40	Interfund Services	-	50,519	54,019	31,511	61,011	
445	Street Maint/Const Activ	Storm Drainage Utilities	E	44	Taxes & Operating Assessments	-	-	-	-	-	
						-	133,357	144,425	87,353	157,234	
445	Storm Drainage System	Administration	E	10	Salaries & Wages	17,070	38,432	29,706	18,832	34,631	
445	Storm Drainage System	Administration	E	20	Personnel Benefits	7,986	12,631	12,634	7,445	11,958	
445	Storm Drainage System	Administration	E	41	Professional Services	101,475	31,641	11,000	8,671	26,000	10,000 streets dept. storm Prof services
445	Storm Drainage System	Administration	E	41	Professional Services					5,000 GIS	
445	Storm Drainage System	Administration	E	41	Professional Services					11,000 Cartegraph	
445	Storm Drainage System	Administration	E	41	Professional Services					-	
445	Storm Drainage System	Administration	E	44	Taxes & Operating Assessments	144,778	167,353	117,101	73,992	-	
445	Storm Drainage System	Storm Drainage Maintenance	E	10	Salaries & Wages	128,706	137,955	226,399	59,830	258,572	
445	Storm Drainage System	Storm Drainage Maintenance	E	12	Overtime	2,958	6,911	2,228	2,705	4,000	
445	Storm Drainage System	Storm Drainage Maintenance	E	20	Personnel Benefits	99,037	98,674	99,578	63,274	104,604	Finance Adj. Benefits paid with the OT adj
445	Storm Drainage System	Storm Drainage Maintenance	E	40	Interfund Services	108,800	113,484	81,757	44,158	109,995	
445	Storm Drainage System	Storm Drainage Maintenance	E	41	Professional Services	1,318	1,036	1,000	1,709	2,000	
445	Storm Drainage System	Storm Drainage Maintenance	E	41	Professional Services					2,000	
445	Storm Drainage System	Storm Drainage Maintenance	E	43	Travel & Training	117	180	3,500	1,049	3,500	
445	Storm Drainage System	Storm Drainage Maintenance	E	44	Taxes & Operating Assessments	-	-	-	-	-	
445	Storm Drainage System	Storm Drainage Maintenance	E	48	Repairs & Maintenance	55,233	22,003	25,000	20,506	25,000	
445	Storm Drainage System	Natural Resources	E	60	Capital Outlays	-	-	250,000	47,338	-	
445	Storm Drainage System	Natural Resources	E	63	Other Improvements	-	-	-	-	210,000	
						667,479	630,300	859,904	349,509	790,261	
445 Total						1,215,133	1,276,590	1,565,308	750,571	1,652,869	

450	Sanitation Services	Solid Waste Utilities	E	43	Travel & Training	-	-	-	-	-	
450	Sanitation Services	Administration	E	10	Salaries & Wages	174,334	205,935	207,317	123,401	233,044	
450	Sanitation Services	Administration	E	20	Personnel Benefits	83,395	97,778	100,967	55,649	105,662	
450	Sanitation Services	Administration	E	31	Office & Operating Supplies	2,297	2,529	4,000	1,475	4,000	
450	Sanitation Services	Administration	E	40	Interfund Services	201,435	13,005	19,130	11,159	19,821	
450	Sanitation Services	Administration	E	41	Professional Services	40,226	82,072	100,000	31,286	100,000	Legal, Finance, Laserfiche, A AVE landfill, Processing,
450	Sanitation Services	Administration	E	42	Communication	3,790	3,929	4,000	2,138	4,000	
450	Sanitation Services	Administration	E	43	Travel & Training	-	395	2,000	-	2,000	
450	Sanitation Services	Administration	E	44	Taxes & Operating Assessments	-	-	-	-	-	
450	Sanitation Services	Administration	E	46	Insurance	1,712	25,445	27,956	28,837	-	
450	Sanitation Services	Administration	E	46	Insurance					(30,297)	
450	Sanitation Services	Administration	E	46	Insurance					-	
450	Sanitation Services	General Solid Waste Activities	E	10	Salaries & Wages	456,336	459,978	519,961	286,471	585,274	
450	Sanitation Services	General Solid Waste Activities	E	12	Overtime	1,281	2,060	7,373	2,657	7,000	
450	Sanitation Services	General Solid Waste Activities	E	20	Personnel Benefits	242,923	253,762	260,994	157,013	286,243	Finance Adj. Benefits paid with the OT adj
450	Sanitation Services	General Solid Waste Activities	E	31	Office & Operating Supplies	18,560	76,844	2,000	258	4,000	Clothing
450	Sanitation Services	General Solid Waste Activities	E	34	Supplies Purchased for Inventory or I	-	5,241	8,000	-	8,000	Prepaid bags
450	Sanitation Services	General Solid Waste Activities	E	40	Interfund Services	574,982	875,583	900,753	512,075	798,736	
450	Sanitation Services	General Solid Waste Activities	E	41	Professional Services	16,730	27,512	38,500	1,848	38,500	
450	Sanitation Services	General Solid Waste Activities	E	44	Taxes & Operating Assessments	640,705	669,513	689,674	307,479	-	
450	Sanitation Services	General Solid Waste Activities	E	47	Utility Services	2,320,772	2,402,903	2,438,500	1,324,206	2,600,000	
450	Sanitation Services	Garbage/Solid Waste	E	60	Capital Outlays	-	-	30,000	39,476	45,000	
450	Sanitation Services	Garbage/Solid Waste	E	60	Capital Outlays						45,000 Dumpsters
450	Sanitation Services	Garbage/Solid Waste	E	64	Machinery & Equipment	-	-	-	-	45,000	
						4,779,479	5,204,482	5,361,126	2,885,425	4,886,280	
450 Total						4,779,479	5,204,482	5,361,126	2,885,425	4,886,280	

501	Central Public Works	Facility Engineering	E	64	Machinery & Equipment	-	-	-	-	25,000	
501	Central Public Works	Motor Pool Vehicles/Public Works	E	64	Machinery & Equipment	-	-	-	-	-	
						-	-	-	-	25,000	
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	10	Salaries & Wages	28,327	52,696	48,462	30,099	56,588
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	20	Personnel Benefits	18,038	22,847	22,980	13,427	22,406
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	31	Office & Operating Supplies	2,815	1,977	3,000	860	3,500
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	35	Small Tools & Minor Equipment	-	60	1,000	-	1,500
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	40	Interfund Services	85,544	126,767	82,991	43,699	123,495
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	41	Professional Services	10,690	15,730	30,500	9,698	50,000
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	42	Communication	2,819	3,993	4,000	2,994	5,000
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	43	Travel & Training	-	633	1,000	-	2,500
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	44	Taxes & Operating Assessments	83	220	-	90	-
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	47	Utility Services	19,329	23,298	29,300	18,783	32,000
											Facility repairs, maintenance and improvements. Fence to secure backyard.
501	Vehicle & Equipment	Fle Centralized Public Works	Admi	E	48	Repairs & Maintenance	1,240	566	5,000	52	25,000
501	Vehicle & Equipment	Fle Mechanical Shops		E	10	Salaries & Wages	13,238	5,106	11,035	643	9,208
501	Vehicle & Equipment	Fle Mechanical Shops		E	12	Overtime	13	7	-	26	-
501	Vehicle & Equipment	Fle Mechanical Shops		E	20	Personnel Benefits	5,411	3,033	4,950	1,943	4,386
501	Vehicle & Equipment	Fle Mechanical Shops		E	31	Office & Operating Supplies	5,226	4,149	3,000	2,739	5,000
501	Vehicle & Equipment	Fle Mechanical Shops		E	35	Small Tools & Minor Equipment	5,085	5,267	4,000	393	20,500
501	Vehicle & Equipment	Fle Mechanical Shops		E	35	Small Tools & Minor Equipment					18,000
501	Vehicle & Equipment	Fle Mechanical Shops		E	44	Taxes & Operating Assessments	-	-	-	-	2,500
501	Vehicle & Equipment	Fle Mechanical Shops		E	46	Insurance	2,417	2,827	-	3,180	524
501	Vehicle & Equipment	Fle Mechanical Shops		E	48	Repairs & Maintenance	1,702	-	5,000	-	7,000
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	10	Salaries & Wages	15,687	23,315	31,320	15,909	37,245
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	12	Overtime	13	14	-	52	250
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	20	Personnel Benefits	16,085	12,972	14,893	8,051	19,768
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	31	Office & Operating Supplies	364	135	300	31	500
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	41	Professional Services	1,376	2,768	2,500	1,337	2,500
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	42	Communication	2,132	1,765	4,000	1,267	4,000
											Mechanic training, Ladder truck and new Hydro excavator coming will need training. 2 years of covid slowed training opportunities
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	43	Travel & Training	331	576	2,000	46	5,000
501	Vehicle & Equipment	Fle Equipment Rental	Administrat	E	44	Taxes & Operating Assessments	-	-	-	-	-
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	10	Salaries & Wages	254,007	189,490	262,480	129,257	263,922
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	12	Overtime	233	97	1,718	355	2,000
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	20	Personnel Benefits	129,259	92,090	124,681	57,093	140,613
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	31	Office & Operating Supplies	513	626	700	58	1,250
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	32	Fuel Consumed	202,289	292,413	400,000	260,689	500,000
											Finance Adj. Benefits paid with the OT adj
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	35	Small Tools & Minor Equipment	6,099	3,887	6,000	1,965	8,000
											New ladder truck and hydro truck and garbage may require new tools. New use of this bars. Hoist inspections. and all outside repairs on equipment.
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	41	Professional Services	11,298	5,254	7,500	740	50,000
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	44	Taxes & Operating Assessments	-	-	-	-	-
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	46	Insurance	50,823	60,698	-	65,369	-
501	Vehicle & Equipment	Fle Equipment Rental	Operations	E	48	Repairs & Maintenance	308,722	407,200	325,000	217,528	350,000
501	Vehicle & Equipment	Fle Facility Engineering		E	63	Other Improvements	-	-	-	-	-
501	Vehicle & Equipment	Fle Facility Engineering		E	63	Other Improvements	-	-	-	-	-
501	Vehicle & Equipment	Fle Motor Pool Vehicles/Public Works		E	60	Capital Outlays	-	-	1,438,000	358,751	1,362,000
501	Vehicle & Equipment	Fle Motor Pool Vehicles/Public Works		E	60	Capital Outlays					55,000
501	Vehicle & Equipment	Fle Motor Pool Vehicles/Public Works		E	60	Capital Outlays					70,000
501	Vehicle & Equipment	Fle Motor Pool Vehicles/Public Works		E	60	Capital Outlays					150,000
501	Vehicle & Equipment	Fle Motor Pool Vehicles/Public Works		E	60	Capital Outlays					360,000
											Vehicles and Equipment ER Funded Replacements. Replace #004 2009 Police Admin vehicle Replace #011 2010 Police Patrol car Replace 1-903 APD Generator move from 2022. unit ordered. Replace 513 2015 Roll-off Truck for solid waste

501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						450,000	Replace 514 2016 Front load Garbage truck
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						60,000	Replace 115 2007 Parks Pickup truck
										Replace 155 2004 Parks pickup. Transmission bad move forward from
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						60,000	2022. none available
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						35,000	Replace 711A 2011Parks 72" mower
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						25,000	Replace #835 2003 Streets Asphalt roller
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						12,000	Replace #13923 2004 Streets Walk behind painter
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						10,000	Replace #13926 2009 Streets Walk behind painter driver
										Replace #209 1997 with Wildfire truck. Partially received in 2022 more
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	60	Capital Outlays						75,000	will come in 2023. truck and parts ordered.
501	Vehicle & Equipment Fle Motor Pool Vehicles/Public Wt E	63	Other Improvements			-	-	-	-	-
						1,201,206	1,362,475	2,877,311	1,247,124	3,115,655
						1,201,206	1,362,475	2,877,311	1,247,124	3,140,655
501 Total										
Grand Total						55,944,427	60,890,396	75,990,044	36,394,093	129,567,927

Fund	Department Name	Division Name	Type	Account Code	Account Name	2020 Actuals	2021 Actuals	2022 Budget	2022 Actuals	2023 Budget
001	Non-Departmental	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	33,134	-	(467,410)
001	Non-Departmental	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	-	-	-
001	Non-Departmental	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	-	-	-
001	Non-Departmental	Property Tax	R	311.10	Property Tax	938,375	1,200,026	458,942	269,426	375,000
001	Non-Departmental	Local Retail Sales And Use Tax	R	313.11	Local Retail Sales and Use Tax	4,797,242	5,636,475	5,571,437	2,414,730	5,911,401
001	Non-Departmental	Special Purpose Sales And Use Tax	R	313.15	Special Purpose Sales and Use Tax	804,213	952,827	928,337	415,742	1,003,317
001	Non-Departmental	Business And Occupation Taxes On Utilities	R	316.40	Business and Occupation Taxes on Utilities	4,079,980	4,220,364	4,292,835	2,407,829	4,794,548
001	Non-Departmental	Leasehold Excise Tax	R	317.20	Leasehold Excise Tax	273,378	282,663	281,775	74,485	247,514
001	Non-Departmental	Franchise Fees And Royalties	R	321.91	Franchise Fees and Royalties	264,339	267,998	267,382	202,268	252,835
001	Non-Departmental	Criminal Justice - Cities - High Crime	R	336.06	Criminal Justice - Cities - High Crime	288,996	300,865	288,482	150,196	292,686
001	Non-Departmental	Local Grants, Entitlements And Other Payment	R	337.00	Local Grants, Entitlements and Other Payments	6,248	6,609	6,248	6,659	6,659
001	Non-Departmental	Data/Word Processing, Printing, Duplicating Ar	R	341.81	Data/Word Processing, Printing, Duplicating and IT Ser	130	123	130	44	123
001	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	110,765	(2,390)	110,765	23,781	52,236
001	Non-Departmental	Other Interest	R	361.40	Other Interest	7,997	2,474	7,997	2,033	-
001	Non-Departmental	Judgments And Settlements	R	369.40	Judgments and Settlements	-	-	-	4	-
001	Non-Departmental	Cash Adjustments	R	369.80	Cash Adjustments	(2)	(19)	-	1	-
001	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	5,407	8,511	6,179	3,440	5,897
001	Non-Departmental	Proceeds From Sales Of Capital Assets	R	395.10	Proceeds from Sales of Capital Assets	5,518	510	405	1,114	1,909
001	Non-Departmental	Transfers-In	R	397.00	Transfers-In	363,295	512,129	600,000	2,423	-
001	Executive	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	85	88	300	96	96
001	Judicial	Criminal Justice Sales And Use Tax	R	313.71	Criminal Justice Sales and Use Tax	419,606	494,563	419,606	215,371	494,563
001	Judicial	Court Cost Reimbursement - Mental Health Ap	R	336.01	Court Cost Reimbursement - Mental Health Appointed	4,624	4,620	4,624	2,314	4,620
001	Judicial	Criminal Justice - Cities - High Crime	R	336.06	Criminal Justice - Cities - High Crime	28,298	29,791	28,298	14,567	34,194
001	Judicial	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	36	28	36	43	50
001	Finance Department	Other Business Licenses And Permits	R	321.99	Other Business Licenses and Permits	90,490	101,747	90,490	42,710	101,747
001	Finance Department	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	5,049	3,807	5,049	2,339	5,000
001	Information Systems	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	3,462	3,137	3,462	2,068	3,546
001	Human Resources	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	137	361	-	429	361
001	Planning & Community Development	Buildings, Structures And Equipment	R	322.10	Buildings, Structures and Equipment	628,373	887,138	656,331	481,458	438,046
001	Planning & Community Development	Federal Direct Grant From Department Of Hou:	R	331.14	Federal Direct Grant from Department of Housing and	248,226	112,837	155,000	125,028	155,000
001	Planning & Community Development	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	177	131	177	164	-
001	Planning & Community Development	Protective Inspection Services	R	342.40	Protective Inspection Services	2,810	4,326	2,810	3,233	4,988
001	Planning & Community Development	Zoning And Subdivision Services	R	345.81	Zoning and Subdivision Services	18,584	24,390	18,584	10,660	16,447
001	Planning & Community Development	Plan Checking Services	R	345.83	Plan Checking Services	52,425	184,120	52,425	22,309	34,420
001	Planning & Community Development	Sepa Related Mitigation Fees	R	345.86	SEPA Related Mitigation Fees	5,200	9,120	5,200	2,880	4,443
001	Planning & Community Development	Other Planning And Development Services	R	345.89	Other Planning and Development Services	7,986	11,781	7,986	6,909	10,659
001	Planning & Community Development	Housing Services	R	345.90	Housing Services	25	-	25	25	39
001	Planning & Community Development	Space & Facilities Leases (Long-Term)	R	362.50	Space & Facilities Leases (Long-Term)	48,252	72,347	48,252	45,435	64,840
001	Legal Department	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	37	25	37	34	-
001	Fiber	Federal Indirect Grant From Department Of Ho	R	333.97	Federal Indirect Grant from Department of Homeland	-	-	-	-	2,253,731
001	Fiber	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	1,233	1,800	1,233	723	1,239
001	Fiber	Television/Cable/Internet Sales And Services	R	343.20	Television/Cable/Internet Sales and Services	160,161	578,756	1,034,500	535,339	1,681,975

001	Fiber	Television/Cable/Internet Sales And Services	R	343.20	Television/Cable/Internet Sales and Services	-	-	-	-	-
001	Fiber	Television/Cable/Internet Sales And Services	R	343.20	Television/Cable/Internet Sales and Services	-	-	-	-	35,000
001	Fiber	Dark Fiber Leases	R	343.22	Dark Fiber Leases	1,156	13,875	13,875	11,563	33,300
001	Fiber	Ethernet Circuit Lease - Burlington	R	343.23	Ethernet Circuit Lease - Burlington	2,601	10,404	16,332	6,069	10,404
001	Fiber	Fiber Installation/Repair Services	R	343.28	Fiber Installation/Repair Services	168,753	64,611	76,101	55,699	82,351
001	Fiber	Capital Contributions - Local Grant	R	308.10	Reserved Fund Balance	-	-	-	-	-
001	Fiber	Capital Contributions - Local Grant	R	374.07	Capital Contributions - Local Grant	-	-	-	-	-
001	Fiber	Capital Contributions - Local Grant	R	374.07	Capital Contributions - Local Grant	-	-	-	-	-
001	Fiber	Long Term Loan	R	391.00	Long Term Loan	-	-	-	-	3,191,269
001	Fiber	Long Term Loan	R	391.00	Long Term Loan	-	-	-	-	2,350,000
001	Fiber	Long Term Loan	R	391.00	Long Term Loan	-	-	-	-	-
001	Police	Animal Licenses	R	322.30	Animal Licenses	9,318	11,858	9,304	9,466	11,858
001	Police	Other Non-Business Licenses And Permits	R	322.90	Other Non-Business Licenses and Permits	6,586	6,885	-	4,311	6,885
001	Police	Federal Indirect Grant From Department Of Ho	R	333.97	Federal Indirect Grant from Department of Homeland	14,178	39,262	-	20,336	-
001	Police	State Grant From Department Of Children, You	R	334.04	State Grant from Department of Children, Youth and F	-	-	-	15,287	-
001	Police	Local Grants, Entitlements And Other Payment	R	337.00	Local Grants, Entitlements and Other Payments	138,665	140,303	147,318	166,257	157,944
001	Police	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	510	588	628	379	588
001	Police	Law Enforcement Services	R	342.10	Law Enforcement Services	35,592	4,316	-	6,931	-
001	Police	Traffic Infraction Penalties	R	353.10	Traffic Infraction Penalties	112,044	126,186	120,639	37,456	112,044
001	Police	Civil Parking Infraction Penalties	R	354.00	Civil Parking Infraction Penalties	380	378	664	220	378
001	Police	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	2,084	2,452	-	2,361	2,452
001	Police	Unclaimed Cash And Proceeds From Sales Of U	R	369.20	Unclaimed Cash and Proceeds from Sales of Unclaimer	-	40	-	417	40
001	Police	Confiscated And Forfeited Property	R	369.30	Confiscated and Forfeited Property	2,185	100	-	262	100
001	Police	Judgments And Settlements	R	369.40	Judgments and Settlements	3,344	247	-	29	247
001	Medic/Fire Department	Property Tax	R	311.10	Property Tax	-	-	-	-	-
001	Medic/Fire Department	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	1,360	2,024	1,360	1,365	2,024
001	Medic/Fire Department	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	-	-	-	-	75,000
001	Medic/Fire Department	Space & Facilities Leases (Long-Term)	R	362.50	Space & Facilities Leases (Long-Term)	14,873	15,170	14,873	10,247	15,371
001	Medic/Fire Department	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	500	500	-	1,150	500
001	Medic/Fire Department	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	-	-	-	-	-
001	Medic/Fire Department	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	-	-	-	-	-
001	Medic/Fire Department	Long Term Loan	R	391.00	Long Term Loan	-	-	-	-	-
001	Medic/Fire Department	Long Term Loan	R	391.00	Long Term Loan	-	-	-	-	1,675,000
001	Medic/Fire Department	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
001	Parks & Recreation	Sales Of Merchandise	R	341.70	Sales of Merchandise	9	37	-	28	-
001	Parks & Recreation	Aging And Disability Services	R	346.90	Aging and Disability Services	240	-	-	1,140	-
001	Parks & Recreation	Space & Facilities Rentals (Short-Term)	R	362.40	Space & Facilities Rentals (Short-Term)	2,117	-	-	126	-
001	Parks & Recreation	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
001	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
001	Museum Department	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	63	70	63	60	60
001	Museum Department	Sales Of Merchandise	R	341.70	Sales of Merchandise	1,030	1,508	1,510	336	336
001	Museum Department	Exhibit Admission Fees	R	347.50	Exhibit Admission Fees	160	3,904	8,185	2,918	2,918
001	Museum Department	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	1,417	2,657	-	6,497	2,657

001	Central Public Works	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	3,499	4,248	5,079	2,703	4,248
001	Central Public Works	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
001	Engineering Plans & Services	Zoning And Subdivision Services	R	345.81	Zoning and Subdivision Services	900	1,539	2,669	770	1,539
001	Municipal/Community Buildings	Space & Facilities Rentals (Short-Term)	R	362.40	Space & Facilities Rentals (Short-Term)	-	-	-	401	-
001	Municipal/Community Buildings	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	510	-	-	18,000	-
001	Non-Departmental	Interfund Overhead	R	389.01	Interfund Overhead	-	-	-		1,226,578
001	Non-Departmental	Interfund DIS	R	389.02	Interfund DIS	-	-	-		1,626,637
001	Municipal/Community Buildings	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
001	Municipal/Community Buildings	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
001	Municipal/Community Buildings	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	300,000
001	Resource Conservation	State Grant From Department Of Children, You R	R	334.04	State Grant from Department of Children, Youth and F	-	-	-	26,153	-
001	Resource Conservation	Contributions And Donations From Nongovern R	R	367.00	Contributions and Donations from Nongovernmental S	14,433	7,577	-	3,135	-
001 Total						14,209,667	16,374,813	15,807,075	7,900,378	28,714,446

101	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	10,238	3,048	7,347	3,693	8,783
101	Parks & Recreation	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	(135,797)	-	186,612
101	Parks & Recreation	Property Tax	R	311.10	Property Tax	1,816,980	1,815,659	2,108,642	1,226,366	1,900,000
101	Parks & Recreation	Animal Licenses	R	322.30	Animal Licenses	4,247	5,496	4,546	4,491	5,496
101	Parks & Recreation	Local Grants, Entitlements And Other Payment	R	337.00	Local Grants, Entitlements and Other Payments	49,400	100,775	100,775	51,375	100,775
101	Parks & Recreation	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	978	1,786	978	1,047	-
101	Parks & Recreation	Sales Of Merchandise	R	341.70	Sales of Merchandise	3,098	3,792	5,048	2,043	2,441
101	Parks & Recreation	Program Fees	R	347.60	Program Fees	14,914	89,890	103,104	71,643	122,817
101	Parks & Recreation	Space & Facilities Rentals (Short-Term)	R	362.40	Space & Facilities Rentals (Short-Term)	2,919	8,409	15,496	10,653	12,453
101	Parks & Recreation	Space & Facilities Leases (Long-Term)	R	362.50	Space & Facilities Leases (Long-Term)	11,673	5,875	1,230	1,644	5,875
101	Parks & Recreation	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	79,124	116,122	-	11,524	29,200
101	Parks & Recreation	Transfers-In	R	397.00	Transfers-In	-	-	10,000	-	10,000
101 Total						1,993,571	2,150,851	2,221,368	1,384,480	2,384,451

102	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	2,951	94	-	897	-
102	Cemetery	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	-	-	-
102	Cemetery	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	1,340	-	69,959
102	Cemetery	Property Tax	R	311.10	Property Tax	204,086	196,593	198,104	115,061	195,000
102	Cemetery	Cemetery Sales And Services	R	343.60	Cemetery Sales and Services	64,579	57,641	49,894	27,668	7,817
102 Total						271,617	254,328	249,338	143,625	272,776

103	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	8,219	1,344	5,749	2,125	1,344
103	Public Library	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	(18,804)	-	117,191
103	Public Library	Property Tax	R	311.10	Property Tax	1,396,415	1,463,452	1,590,000	924,608	1,600,000
103	Public Library	Federal Indirect Grant From National Endowm	R	333.45	Federal Indirect Grant from National Endowment for t	(8,438)	-	-	6,271	-
103	Public Library	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	520	877	520	844	877
103	Public Library	Data/Word Processing, Printing, Duplicating Ar	R	341.81	Data/Word Processing, Printing, Duplicating and IT Ser	798	454	4,293	519	454
103	Public Library	Passport And Naturalization Services	R	341.99	Passport and Naturalization Services	5,390	12,180	23,435	19,040	12,180
103	Public Library	Library Services	R	347.20	Library Services	7,700	23,421	20,308	12,875	23,421
103	Public Library	Non-Court Fines And Penalties	R	359.00	Non-Court Fines and Penalties	509	1,783	1,080	969	1,783
103	Public Library	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	410	814	-	477	814
103 Total						1,411,523	1,504,325	1,626,581	967,727	1,758,064

104	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	881	(22)	-	2,082	-
104	Street Maint/Const Activities	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	(82,481)	-	450,828
104	Street Maint/Const Activities	Property Tax	R	311.10	Property Tax	-	-	-	-	650,000
104	Street Maint/Const Activities	Public Transportation Systems Sales And Use T	R	313.10	Public Transportation Systems Sales and Use Tax	-	1,323,294	1,300,000	(226,103)	-
104	Street Maint/Const Activities	Public Transportation Systems Sales And Use T	R	313.21	Public Transportation Systems Sales and Use Tax	-	-	-	793,261	-
104	Street Maint/Const Activities	Public Transportation Systems Sales And Use T	R	313.21	Public Transportation Systems Sales and Use Tax	-	-	-	-	1,150,000
104	Street Maint/Const Activities	Business And Occupation Taxes On Utilities	R	316.40	Business and Occupation Taxes on Utilities	372,188	387,012	390,797	177,439	114,000
104	Street Maint/Const Activities	Business And Occupation Taxes On Utilities	R	316.40	Business and Occupation Taxes on Utilities	-	-	-	-	450,000
104	Street Maint/Const Activities	Street And Curb Permits	R	322.40	Street and Curb Permits	6,947	9,233	6,947	3,999	9,233
104	Street Maint/Const Activities	Federal Indirect Grant From Department Of Tre	R	333.21	Federal Indirect Grant from Department of Treasury	12,852	(1,305)	-	(198)	-
104	Street Maint/Const Activities	Multimodal Transportation - Cities	R	336.00	Multimodal Transportation - Cities	338,951	364,976	381,740	146,943	349,221
104	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	1,287,142	1,655,000	1,100,000	24,555	-
104	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
104	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
104	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	800,000
104	Street Maint/Const Activities	Insurance Recoveries	R	398.00	Insurance Recoveries	-	-	-	713	-
104 Total						2,018,959	3,738,187	3,097,003	922,691	3,973,282

105	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	1,250	(232)	-	1,081	-
105	Street Maint/Const Activities	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	8,013	-	139,686
105	Street Maint/Const Activities	Federal Indirect Grant From Department Of Transportation	R	333.20	Federal Indirect Grant from Department of Transportation	847,793	348,240	935,250	8,105	-
105	Street Maint/Const Activities	Federal Indirect Grant From Department Of Transportation	R	333.20	Federal Indirect Grant from Department of Transportation	-	-	-	-	4,643,087
105	Street Maint/Const Activities	Federal Indirect Grant From Department Of Transportation	R	333.20	Federal Indirect Grant from Department of Transportation	-	-	-	-	200,000
105	Street Maint/Const Activities	Federal Indirect Grant From Department Of Transportation	R	333.20	Federal Indirect Grant from Department of Transportation	-	-	-	-	500,000
105	Street Maint/Const Activities	Federal Indirect Grant From Department Of Transportation	R	333.20	Federal Indirect Grant from Department of Transportation	-	-	-	-	-
105	Street Maint/Const Activities	Federal Indirect Grant From Department Of Transportation	R	333.20	Federal Indirect Grant from Department of Transportation	-	-	-	-	-
105	Street Maint/Const Activities	State Grant From Department Of Ecology	R	334.03	State Grant from Department of Ecology	47,869	35,051	-	400,000	-
105	Street Maint/Const Activities	State Grant From Department Of Ecology	R	334.03	State Grant from Department of Ecology	-	-	-	-	-
105	Street Maint/Const Activities	State Grant From Department Of Ecology	R	334.03	State Grant from Department of Ecology	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	1,037,728	522,870	594,750	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
105	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	105,000
105	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	200,000
105	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	10,500
105	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
105	Street Maint/Const Activities	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
105	Street Maint/Const Activities	Traffic Impact Fees	R	397.03	Traffic Impact Fees	-	-	-	-	784,077
105	Street Maint/Const Activities	Traffic Impact Fees	R	397.03	Traffic Impact Fees	-	-	-	-	-
105	Street Maint/Const Activities	Traffic Impact Fees	R	397.03	Traffic Impact Fees	-	-	-	-	-
105 Total						1,934,639	905,929	1,538,013	409,186	6,582,350

107	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	1,368	450	-	675	-
107	Parks & Recreation	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	(53,296)	-	(72,705)
107	Parks & Recreation	Property Tax	R	311.10	Property Tax	-	-	-	-	-
107	Parks & Recreation	Sales Of Merchandise	R	341.71	Sales of Merchandise	11,256	6,958	12,381	4,838	6,958
107	Parks & Recreation	Sales Of Merchandise	R	341.72	Sales of Merchandise	2,533	3,412	2,786	1,016	3,412
107	Parks & Recreation	Parking Fees - Boat Trailer Lot	R	362.31	Parking Fees - Boat Trailer Lot	71,471	74,346	78,618	49,582	74,346
107	Parks & Recreation	Parking Fees - Lot 'B'	R	362.32	Parking Fees - Lot 'B'	4,528	7,527	4,981	4,031	7,527
107	Parks & Recreation	Camping Fees	R	362.41	Camping Fees	182,157	242,547	200,373	165,503	242,547
107	Parks & Recreation	Day Use Park Fee	R	362.42	Day Use Park Fee	(125)	5,148	-	4,833	5,148
107	Parks & Recreation	Judgments And Settlements	R	369.40	Judgments and Settlements	486	166	-	55	-
107	Parks & Recreation	Cash Adjustments	R	369.80	Cash Adjustments	190	(110)	-	(89)	-
107	Parks & Recreation	Transfers-In	R	397.00	Transfers-In	-	-	-	-	-
107	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
107 Total						273,865	340,444	245,844	230,444	267,233

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108	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	50,000
108	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
108	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
108	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	100,000
108	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
108	Parks & Recreation	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	20,000
108	Cemetery	Cemetery Sales And Services	R	343.60	Cemetery Sales and Services	177	-	-	52	-
108 Total						32,042	27,719	290,000	119,570	1,615,000

109	Non-Departmental	Housing And Related Services Sales And Use Ta R	313.25	Housing and Related Services Sales and Use Tax	208,212	658,482	655,463	283,314	695,459
109 Total					208,212	658,482	655,463	283,314	695,459

110	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	10,079	2,493	-	3,400	4,784
110	Medic/Fire Department	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	(153,904)	-	215,538
110	Medic/Fire Department	Property Tax	R	311.10	Property Tax	685,377	590,318	1,094,312	634,262	900,000
110	Medic/Fire Department	Medicare Retiree Drug Subsidy (Rds)	R	332.93	Medicare Retiree Drug Subsidy (RDS)	596,299	744,989	787,000	501,876	750,554
110	Medic/Fire Department	State Grant From Department Of Children, You R		334.04	State Grant from Department of Children, Youth and F	1,260	1,260	-	1,125	-
110	Medic/Fire Department	Local Grants, Entitlements And Other Payment R		337.00	Local Grants, Entitlements and Other Payments	1,349,300	1,389,779	1,494,472	835,025	1,474,417
110	Medic/Fire Department	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	1,290	1,405	806	2,511	-
110	Medic/Fire Department	Ambulance Services	R	342.60	Ambulance Services	1,520,579	1,618,344	1,597,129	1,060,940	2,150,065
110	Medic/Fire Department	Contributions And Donations From Nongovern R		367.00	Contributions and Donations from Nongovernmental S	101	17,101	-	500	-
110 Total						4,164,285	4,365,689	4,819,815	3,039,640	5,495,358

112	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	16,357	265	-	2,785	-
112	Planning & Community Development	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	(311,145)	-	471,585
112	Planning & Community Development	Growth Management Act (Gma) Impact Fees	R	345.85	Growth Management Act (GMA) Impact Fees	294,928	522,834	311,145	190,785	312,492
112 Total						311,286	523,099	-	193,570	784,077

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113	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	9,518	669	-	2,024	-
113	Parks & Recreation	Unassigned Fund Balance - Beginning	R	308.90	Unassigned Fund Balance - Beginning	-	-	56,355	-	43,637
113 Total						9,518	669	56,355	2,024	43,637

114	Parks & Recreation	Contributions And Donations From Nongovern R	367.00	Contributions and Donations from Nongovernmental S	1,177	2,548	-	498	-
114 Total					1,177	2,548	-	498	-

135	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	17,803	1,362	13,918	4,050	-
135	Planning & Community Development	Hotel/Motel Sales And Use Tax	R	313.31	Hotel/Motel Sales and Use Tax	267,428	522,962	476,267	183,906	504,610
135 Total						285,231	524,324	490,185	187,956	504,610

335	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	65,379	9,165	-	10,314	-
335	Planning & Community Development	Reserved Fund Balance	R	308.10	Reserved Fund Balance	-	-	1,249,669	-	510,691
335	Planning & Community Development	Reet 1 - First Quarter Percent	R	318.34	REET 1 - First Quarter Percent	752,479	784,002	572,541	440,217	609,904
335	Planning & Community Development	Reet 2 - Second Quarter Percent	R	318.35	REET 2 - Second Quarter Percent	742,780	774,272	572,541	439,681	609,904
335 Total						1,560,638	1,567,439	2,394,750	890,212	1,730,500

401	Non-Departmental	Reserved Fund Balance	R	308.10	Reserved Fund Balance	-	-	(941,274)	-	9,054,113
401	Non-Departmental	Local Grants, Entitlements And Other Payment	R	337.00	Local Grants, Entitlements and Other Payments	-	-	-	-	-
401	Non-Departmental	Water Sales And Services	R	343.40	Water Sales and Services	10,664,814	11,066,557	11,297,627	7,141,001	3,051,207
401	Non-Departmental	Water Sales And Services	R	343.40	Water Sales and Services					
401	Non-Departmental	Water Sales And Services	R	343.40	Water Sales and Services					
401	Non-Departmental	Irrigation/Reclamation Sales And Services	R	343.90	Irrigation/Reclamation Sales and Services	328,841	433,700	245,470	119,196	430,913
401	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	584,720	(29,301)	-	92,525	-
401	Non-Departmental	Contributions And Donations From Nongovern	R	367.00	Contributions and Donations from Nongovernmental S	-	-	-	16,626	-
401	Non-Departmental	Sale Of Surplus	R	369.10	Sale of Surplus	3,500	-	-	12,243	-
401	Non-Departmental	Judgments And Settlements	R	369.40	Judgments and Settlements	3,363	12,232	-	4,790	-
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	9,465,903	9,298,748	9,277,800	5,378,636	-
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions					
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions					
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	300,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	420,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	400,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	50,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	-
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	12,500,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	-
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	350,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	500,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	309,000
401	Non-Departmental	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	65,000
401	Water Treatment Plant	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	2,005	2,998	2,903	1,593	2,903
401	Water Treatment Plant	Water Sales And Services	R	343.40	Water Sales and Services	-	-	-	-	35,000
401	Water Treatment Plant	Space & Facilities Leases (Long-Term)	R	362.50	Space & Facilities Leases (Long-Term)	24,795	25,539	25,415	17,494	25,415
401	Water Maintenance	Water Sales And Services	R	343.40	Water Sales and Services	-	-	-	-	-
401	Water Maintenance	Equipment & Vehicle Leases (Long-Term)	R	362.51	Equipment & Vehicle Leases (Long-Term)	1,177	1,225	1,470	457	1,470
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	1,620,000
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	-
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	-
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	75,000
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	-
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	-
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	212,000
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	350,000
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	625,000
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	650,000
401	Water Maintenance	Capital Contributions	R	379.00	Capital Contributions	-	-	-	-	650,000
401	Water Maintenance	Meter Installation Fees	R	379.10	Meter Installation Fees	18,488	16,518	107,701	8,956	19,974
401	Water Maintenance	General Facilities Charges	R	379.13	General Facilities Charges	361,209	689,613	477,965	465,106	509,199
401 Total						21,458,814	21,517,828	20,495,077	13,258,623	32,206,193

440	Non-Departmental	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	12,023,225	-	7,800,977
440	Non-Departmental	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	6,130,951	6,774,986	7,073,754	4,275,492	1,361,812
440	Non-Departmental	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services					
440	Non-Departmental	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services					
440	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	71,354	53,277	-	48,122	-
440	Non-Departmental	Space & Facilities Leases (Long-Term)	R	362.50	Space & Facilities Leases (Long-Term)	26,098	26,881	26,750	18,413	26,750
440	Non-Departmental	Sale Of Surplus	R	369.10	Sale Of Surplus	-	-	-	6,000	-
440	Non-Departmental	Judgments And Settlements	R	369.40	Judgments and Settlements	5,295	1,838	-	1,104	-
440	Waste Water Treatment Plant	Federal Indirect Grant From Department Of Ho	R	333.97	Federal Indirect Grant from Department of Homeland	-	-	-	-	16,000,000
440	Waste Water Treatment Plant	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	1,860	2,471	2,338	1,640	2,338
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	308.10	Reserved Fund Balance	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	1,500,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	252,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	250,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	50,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	20,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	400,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	500,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	350,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	200,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	3,500,000
440	Waste Water Treatment Plant	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	50,000
440	Waste Water Treatment Plant	General Facilities Charges	R	379.13	General Facilities Charges	861,101	1,040,487	972,380	759,042	546,810
440	Sewage Collection	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	50,000
440	Sewage Collection	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440	Sewage Collection	Sewer/Reclaimed Water Sales And Services	R	343.50	Sewer/Reclaimed Water Sales and Services	-	-	-	-	-
440 Total						7,096,659	7,899,940	20,098,447	5,109,813	32,860,687

445	Non-Departmental	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	(284,196)	-	(516,393)
445	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	8,632	1,315	-	2,688	3,799
445	Storm Drainage System	Storm Drainage Sales And Services	R	343.10	Storm Drainage Sales and Services	1,580,376	1,748,849	1,828,059	1,115,607	1,856,408
445	Storm Drainage System	Storm Drainage Sales And Services	R	343.10	Storm Drainage Sales and Services					
445	Storm Drainage System	Storm Drainage Sales And Services	R	343.10	Storm Drainage Sales and Services					
445	Storm Drainage System	Storm Drainage Sales And Services	R	343.10	Storm Drainage Sales and Services	-	-	-	-	210,000
445	Storm Drainage System	General Facilities Charges	R	379.13	General Facilities Charges	94,140	171,739	96,347	68,043	99,055
445 Total						1,683,148	1,921,903	1,640,209	1,186,339	1,652,869

450	Non-Departmental	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	338,243	-	(695,496)
450	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	38,517	(177)	-	6,437	-
450	Sanitation Services	Solid Waste Sales And Services	R	343.70	Solid Waste Sales and Services	4,699,342	4,886,509	5,022,883	3,152,302	5,536,776
450	Sanitation Services	Solid Waste Sales And Services	R	343.70	Solid Waste Sales and Services					
450	Sanitation Services	Solid Waste Sales And Services	R	343.70	Solid Waste Sales and Services					
450	Sanitation Services	Solid Waste Sales And Services	R	343.70	Solid Waste Sales and Services	-	-	-	-	45,000
450	Sanitation Services	Sale Of Surplus	R	369.10	Sale of Surplus	184	1,997	-	2,216	-
450 Total						4,738,043	4,888,328	5,361,126	3,160,955	4,886,280

501	Non-Departmental	Investment Earnings	R	361.10	Investment Earnings	142,470	9,762	-	31,355	36,208
501	Central Public Works	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	-	-	-
501	Central Public Works	Budgeting And Accounting Services	R	341.43	Budgeting and Accounting Services	3,274	4,050	-	2,436	-
501	Vehicle & Equipment Fleet	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	174,526	-	287,542
501	Vehicle & Equipment Fleet	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	-	-	25,000
501	Vehicle & Equipment Fleet	Unreserved Fund Balance	R	308.80	Unreserved Fund Balance	-	-	-	-	-
501	Vehicle & Equipment Fleet	Repair Services	R	344.30	Repair Services	3,321,070	2,191,399	2,685,493	1,566,538	2,746,510
501	Vehicle & Equipment Fleet	Proceeds From Sales Of Capital Assets	R	395.10	Proceeds from Sales of Capital Assets	(84,644)	27,035	-	19,068	29,420
501	Vehicle & Equipment Fleet	Compensation For Loss/Impairment Of Capi	R	395.20	Compensation for Loss/Impairment of Capi	14,961	21,495	17,291	10,354	15,975
501	Vehicle & Equipment Fleet	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
501	Vehicle & Equipment Fleet	Reet 1 Transfer In	R	397.01	Reet 1 Transfer In	-	-	-	-	-
501	Vehicle & Equipment Fleet	Insurance Recoveries	R	398.00	Insurance Recoveries	-	-	-	4,471	-
501 Total						3,397,132	2,253,741	2,877,311	1,634,222	3,140,655
Grand Total						67,060,025	71,420,586	83,963,961	41,025,267	129,567,927



City Council Agenda Bill

Meeting Date: December 5, 2022 **Agenda Item:** 6.g.

Agenda Item Title: Resolution 3103: Levy Lid Lift

Staff Contact(s): DARCY SWETNAM, STEVE HOGLUND

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
DARCY SWETNAM	Resolution
STEVE HOGLUND	

Item Summary: This resolution would place a proposition on the April 2023 special election ballot to increase the City's regular property tax levy in 2024 to generate funds to improve public safety levels of service by adding five new police officers and eight new firefighter/medics.

Budget Impact:

Will provide additional funding for public safety.

Previous Action: None

Recommended Motion: I move we authorize the Mayor to sign resolution 3103, placing a proposition on the April 2023 special election ballot to lift the levy lid to increase public safety staffing.

Alternative Actions: N/A

Attachments (listed in order presented):

1. 221205 - Res 3103 - Levy Lid Lift Proposition for Council
2. 221128 - Res 3103 - Levy Lid Lift Proposition for Council



RESOLUTION 3103

A RESOLUTION OF THE CITY OF ANACORTES, WASHINGTON, PROVIDING FOR A BALLOT PROPOSITION ~~TO BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE CITY ON APRIL 25, 2023, IN CONJUNCTION WITH OTHER SPECIAL ELECTIONS TO BE HELD ON THE SAME DATE, OF A PROPOSITION~~ AUTHORIZING THE CITY TO LEVY REGULAR PROPERTY TAXES IN ~~AN AMOUNT IN EXCESS OF THE LIMITATIONS PROVIDED IN CHAPTER 84.55 RCW TO PROVIDE FOR THE PROVISION OF PUBLIC SAFETY STAFFING; SETTING FORTH THE BALLOT TITLE THEREFORE; REQUESTING THAT THE SKAGIT COUNTY PLACE THE PROPOSITION ON THE APRIL 25, 2023 BALLOT; DESIGNATING THE CITY ATTORNEY AND THE CITY CLERK TO RECEIVE NOTICE OF BALLOT TITLE FROM THE AUDITOR; AND PROVIDING FOR RELATED MATTERS.~~

Whereas the City of Anacortes has identified the need to add police officers and firefighter/medics to improve levels of service and response times to protect public health and safety;

Whereas the number of needed police officers and firefighter/medics exceeds the City's ability to fund the positions using existing general revenue without substantial cuts to other important services;

Whereas property tax revenue, in inflation-adjusted dollars, has decreased in the last decade, even as population has increased by more than 10% and the city's health and welfare benefit costs have increased substantially;

Whereas the City's 2023 regular property tax levy is \$0.98095 per \$1,000 of assessed value;

Whereas RCW 84.55.050(1) allows for a one-year permanent increase in property tax revenue above the 1% annual limit set in RCW Chapter 84.55 if such a levy increase is authorized by a ballot proposition approved by a majority of the voters in an election (a "levy lid lift");

Whereas the City Council has determined that it is essential and necessary for the public health, safety, and welfare, and in the best interest of the City and its residents to submit a one-year permanent levy lid lift proposition to the voters for their approval or rejection;

Whereas under RCW 84.55.050(3) and (4), the proposition may provide that the City will

use the regular property tax levy amount so approved for purposes of computing the levy lid for subsequent levies; and

Whereas under RCW 84.55.050(4), the proposition may set the regular property tax levy at a rate less than the maximum rate allowed for the City; and

Whereas the continual provision of public safety services to protect the public health and safety of the City require the expenditure of permanent and reliable (i.e., sustainable) revenues in excess of the current levy lid; and

Whereas the amount of the proposed levy lid lift has been calculated to support police by providing funding to add five additional police officers, which will bring police staffing into alignment with industry standards, thereby increasing the safety levels of both officers and citizens, and will reduce response times;

Whereas the amount of the proposed levy lid lift has been calculated to support fire by providing funding to add eight additional firefighter/medic staff members, which is the number necessary to staff a second unit at Fire Station 1; and eight additional firefighter/medics;

Whereas it is therefore in the best interests of the City and its residents to seek voter approval of a levy lid lift proposition authorizing an increase to the City's regular property tax levy for collection in 2024 by a rate of approximately \$0.36240 per \$1,000 of assessed value to the maximum aggregate rate of \$1.34335 per \$1,000 of assessed value;

NOW, THEREFORE THE CITY OF ANACORTES CITY COUNCIL, HEREBY RESOLVES AS FOLLOWS:

Section One. Description of the Ballot Proposition. Pursuant to RCW 84.55.050(1) and RCW 29A.04.330, the City Council hereby calls for the submission of a proposition to the qualified electors of the City asking whether the City shall levy regular property taxes in excess of the limitation established in RCW 84.55.010, as follows:

- (a) *Maximum Aggregate Levy Rate Authorized.* The proposition authorizes the City to establish its maximum aggregate regular property tax levy to the amount resulting from a rate of \$1.34335 per \$1,000 of assessed value for levy in 2023 and collection in 2024 [which represents a rate that is less than the maximum rate allowed for the City].
- (b) *Computing the Limitations for Subsequent Levies.* The City will use the dollar amount of the maximum aggregate property tax levy resulting from the rate identified in this Resolution for the purpose of computing the limitations for subsequent levies under chapter 84.55

RCW.

Section Two. Calling of Election. The Skagit County Auditor, as *ex officio* supervisor of elections in Skagit County, Washington, is hereby requested to call and conduct a special election, in the manner provided by law, to be held within the City on April 25, 2023, in conjunction with the Special election to be held on the same date, for the purpose of submitting to the qualified electors of the City for their approval or rejection, the proposition authorizing the City to increase its regular property tax levy in 2023 for collection in 2024 by an amount greater than otherwise permitted under chapter 84.55 RCW and to use the dollar amount of such levy for the purpose of computing the limitations for the City's subsequent levies under chapter 84.55 RCW. The Skagit County Auditor's office, as the City's *ex officio* supervisor of elections shall conduct the election, canvass the vote, and certify the results in the manner provided by law.

Section Three. Ballot Measure. Pursuant to RCW 29A.36.071 the City Attorney of the City (the "City Attorney") has prepared the concise description of the aforesaid proposition for the ballot title in substantially the following form:

**CITY OF ANACORTES,
WASHINGTON PROPOSITION 1**

**FIRE PROTECTION RESPONSE TIME IMPROVEMENTS PUBLIC
SAFETY STAFFING**

~~The Anacortes City Council adopted Resolution 3103 concerning~~
~~proposes additional~~ funding ~~for additional police officers and~~
~~firefighter/medics~~ to improve levels of service ~~and response times~~
~~to for protect~~ public health and safety ~~by~~. ~~This proposition would~~
~~provide fundadding s to increase staffing in the public safety~~
~~departments by adding~~ five police officers and eight
firefighter/medic-~~spositions~~. It authorizes a maximum regular
property tax rate for ~~collection in 2024~~ of \$1.34335/\$1000
of assessed valuation (an estimated increase of approximately
\$0.36240 per \$1,000). The 2024 levy amount will be used
for the purpose of computing the limitations for subsequent levies
under RCW 84.55.

Should this proposition be approved?

Yes

☐

No

☐

Section Four. Authorization to Deliver Resolution to Auditor and Perform Other Necessary Duties. The City Clerk is hereby authorized and directed to (a) present a certified copy of this Resolution to the Auditor no later than February 24, 2023; and (b) perform such other duties as are necessary or required by law to submit to the City's voters at the April 25, 2023 election, for their approval or rejection, the proposition authorizing the City to increase its regular property tax levy in 2023 for collection in 2024 by an amount greater than otherwise permitted under chapter 84.55 RCW and to use the dollar amount of such levy for the purpose of computing the limitations for the City's subsequent levies under chapter 84.55 RCW.

Section Five. Notices Relating to Ballot Title. For purposes of receiving notice of the exact language of the ballot proposition required by RCW 29A.36.080, the City Council hereby designates (a) the City Attorney (Darcy Swetnam), telephone: (360)299-1955; email: DarcyS@CityofAnacortes.org; and (b) the City Clerk/Treasurer (Steve Hoglund), telephone: (360)293-1906, email: SteveH@CityofAnacortes.org as the individuals to whom such notice should be provided. The City Attorney is authorized to approve changes to the ballot title, if any, deemed necessary by the Skagit County Auditor.

~~**Section Six. Corrections.** The City Attorney and City Clerk are authorized to make necessary clerical corrections to this Resolution, including, but not limited to, the correction of scrivener's or clerical errors, references, resolution-numbering, section/subsection numbers and any references thereto.~~

~~**Section Seven. General Authorization.** This Resolution may be executed by the Mayor of the City, and attested by the City Clerk in tangible medium, manual, facsimile or electronic form under any security procedure or platform, and notwithstanding any other City ordinance, resolution, rule, policy or procedure, or in any other manner evidencing its adoption. The Mayor, City Attorney, City Clerk/Treasurer of the City, other appropriate officers of the City are individually authorized and directed to take such actions and to create, accept, execute, send, use and rely upon such documents, records and signatures (including in tangible medium, manual, facsimile or electronic form, under any security procedure or platform, and notwithstanding any other City ordinance, resolution, rule, policy or procedure) as in their judgment may be necessary or desirable to effectuate the provisions of this Resolution. All actions taken prior to the effective date of this resolution in furtherance of and not inconsistent with the provisions of this Resolution are ratified and confirmed in all respects.~~

Section EightSix. Severability. If any section, sentence, clause or phrase of this Resolution should be held to be invalid or unconstitutional by a court of

competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution, and in no way affects the validity of the other provisions of this Resolution or of the levy or collection of the regular property taxes as so authorized herein.

Section ~~Nine~~Seven. **Effective Date.** This Resolution takes effect immediately from and after its passage. This resolution was ADOPTED by the City Council of the City of Anacortes, Washington, at a regular, open public meeting thereof this _____.

Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

Darcy Swetnam, City Attorney

CERTIFICATION

I, the undersigned, City Clerk of the City of Anacortes, Washington (the "City"), hereby certify as follows:

1. The attached copy of Resolution (the "Resolution") is a full, true and correct copy of a resolution duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on _____, as that resolution appears on the minute book of the City, and the Resolution is now in full force and effect.

2. That said meeting was duly convened, held and included an opportunity for public comment, in all respects in accordance with law; due and proper notice of such meeting was given, including notifying the public of the access options for remote attendance; that a legal quorum of the members of the City Council of the City was present throughout the meeting; and a majority of the members voted in the proper manner for the passage of the Resolution.

Dated: _____.

CITY OF ANACORTES,
WASHINGTON

Steven D. Hoglund, City Clerk/Treasurer



RESOLUTION 3103

A RESOLUTION OF THE CITY OF ANACORTES, WASHINGTON, PROVIDING FOR A BALLOT PROPOSITION AUTHORIZING THE CITY TO LEVY REGULAR PROPERTY TAXES IN EXCESS OF THE LIMITATIONS IN CHAPTER 84.55 RCW FOR PUBLIC SAFETY STAFFING.

Whereas the City of Anacortes has identified the need to add police officers and firefighter/medics to improve levels of service and response times to protect public health and safety;

Whereas the number of needed police officers and firefighter/medics exceeds the City's ability to fund the positions using existing general revenue without substantial cuts to other important services;

Whereas property tax revenue, in inflation-adjusted dollars, has decreased in the last decade, even as population has increased by more than 10% and the city's health and welfare benefit costs have increased substantially;

Whereas the City's 2023 regular property tax levy is \$0.98095 per \$1,000 of assessed value;

Whereas RCW 84.55.050(1) allows for a one-year permanent increase in property tax revenue above the 1% annual limit set in RCW Chapter 84.55 if such a levy increase is authorized by a ballot proposition approved by a majority of the voters in an election (a "levy lid lift");

Whereas the City Council has determined that it is essential and necessary for the public health, safety, and welfare, and in the best interest of the City and its residents to submit a one-year permanent levy lid lift proposition to the voters for their approval or rejection;

Whereas under RCW 84.55.050(3) and (4), the proposition may provide that the City will use the regular property tax levy amount so approved for purposes of computing the levy lid for subsequent levies; and

Whereas under RCW 84.55.050(4), the proposition may set the regular property tax levy at a rate less than the maximum rate allowed for the City; and

Whereas the continual provision of public safety services to protect the public health and safety of the City require the expenditure of permanent and reliable (i.e., sustainable) revenues in excess of the current levy lid; and

Whereas the amount of the proposed levy lid lift has been calculated to support police by providing funding to add five additional police officers, which will bring police staffing into alignment with industry standards, thereby increasing the safety levels of both officers and citizens, and will reduce response times;

Whereas the amount of the proposed levy lid lift has been calculated to support fire by providing funding to add eight additional firefighter/medic staff members, which is the number necessary to staff a second unit at Fire Station 1;

Whereas it is therefore in the best interests of the City and its residents to seek voter approval of a levy lid lift proposition authorizing an increase to the City's regular property tax levy for collection in 2024 by a rate of approximately \$0.36240 per \$1,000 of assessed value to the maximum aggregate rate of \$1.34335 per \$1,000 of assessed value;

NOW, THEREFORE THE CITY OF ANACORTES CITY COUNCIL, HEREBY RESOLVES AS FOLLOWS:

Section One. Description of the Ballot Proposition. Pursuant to RCW 84.55.050(1) and RCW 29A.04.330, the City Council hereby calls for the submission of a proposition to the qualified electors of the City asking whether the City shall levy regular property taxes in excess of the limitation established in RCW 84.55.010, as follows:

- (a) *Maximum Aggregate Levy Rate Authorized.* The proposition authorizes the City to establish its maximum aggregate regular property tax levy to the amount resulting from a rate of \$1.34335 per \$1,000 of assessed value for levy in 2023 and collection in 2024 [which represents a rate that is less than the maximum rate allowed for the City].
- (b) *Computing the Limitations for Subsequent Levies.* The City will use the dollar amount of the maximum aggregate property tax levy resulting from the rate identified in this Resolution for the purpose of computing the limitations for subsequent levies under chapter 84.55 RCW.

Section Two. Calling of Election. The Skagit County Auditor, as *ex officio* supervisor of elections in Skagit County, Washington, is hereby requested to call and conduct a special election, in the manner provided by law, to be held within the City on April 25, 2023, in conjunction with the Special election to be held on the same date, for the purpose of submitting to the qualified electors of the City for their approval or rejection, the proposition authorizing the City to increase its regular property tax levy in 2023 for collection in 2024 by an amount greater than otherwise permitted under chapter 84.55 RCW and to use the dollar amount of

such levy for the purpose of computing the limitations for the City's subsequent levies under chapter 84.55 RCW. The Skagit County Auditor's office, as the City's *ex officio* supervisor of elections shall conduct the election, canvas the vote, and certify the results in the manner provided by law.

Section Three. Ballot Measure. Pursuant to RCW 29A.36.071 the City Attorney of the City (the "City Attorney") has prepared the concise description of the aforesaid proposition for the ballot title in substantially the following form:

**CITY OF ANACORTES,
WASHINGTON PROPOSITION 1
PUBLIC SAFETY STAFFING**

Resolution 3103 proposes additional funding to improve levels of service for public health and safety by adding five police officers and eight firefighter/medics. It authorizes a maximum regular property tax rate for 2024 of \$1.34335/\$1000 of assessed valuation (an estimated increase of approximately \$0.36240 per \$1,000). The 2024 levy amount will be used for the purpose of computing the limitations for subsequent levies under RCW 84.55.

Should this proposition be approved?

Yes

☐

No

☐

Section Four. Authorization to Deliver Resolution to Auditor and Perform Other Necessary Duties. The City Clerk is hereby authorized and directed to (a) present a certified copy of this Resolution to the Auditor no later than February 24, 2023; and (b) perform such other duties as are necessary or required by law to submit to the City's voters at the April 25, 2023 election, for their approval or rejection, the proposition authorizing the City to increase its regular property tax levy in 2023 for collection in 2024 by an amount greater than otherwise permitted under chapter 84.55 RCW and to use the dollar amount of such levy for the purpose of computing the limitations for the City's subsequent levies under chapter 84.55 RCW.

Section Five. Notices Relating to Ballot Title. For purposes of receiving notice of the exact language of the ballot proposition required by RCW 29A.36.080, the City Council hereby designates (a) the City Attorney (Darcy Swetnam),

telephone: (360)299-1955; email: DarcyS@CityofAnacortes.org; and (b) the City Clerk/Treasurer (Steve Hoglund), telephone: (360)293-1906, email: SteveH@CityofAnacortes.org as the individuals to whom such notice should be provided. The City Attorney is authorized to approve changes to the ballot title, if any, deemed necessary by the Skagit County Auditor.

Section Six. Severability. If any section, sentence, clause or phrase of this Resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution, and in no way affects the validity of the other provisions of this Resolution or of the levy or collection of the regular property taxes as so authorized herein.

Section Seven. Effective Date. This Resolution takes effect immediately from and after its passage. This resolution was ADOPTED by the City Council of the City of Anacortes, Washington, at a regular, open public meeting thereof this _____.

Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

Darcy Swetnam, City Attorney

CERTIFICATION

I, the undersigned, City Clerk of the City of Anacortes, Washington (the "City"), hereby certify as follows:

1. The attached copy of Resolution (the "Resolution") is a full, true and correct copy of a resolution duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on _____, as that resolution appears on the minute book of the City, and the Resolution is now in full force and effect.

2. That said meeting was duly convened, held and included an opportunity for public comment, in all respects in accordance with law; due and proper notice of such meeting was given, including notifying the public of the access options for remote attendance; that a legal quorum of the members of the City Council of the City was present throughout the meeting; and a majority of the members voted in the proper manner for the passage of the Resolution.

Dated: _____.

CITY OF ANACORTES,
WASHINGTON

Steven D. Hoglund, City Clerk/Treasurer