

- Meetings may be viewed on the [City of Anacortes website](#), on the City of Anacortes [YouTube](#) Channel, or on TV [Channel 10](#).
- 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

September 3, 2024
6:00 PM

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

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. Housing Affordability and Community Services Committee (Report)
 - b. Housing Authority Board Appointment (Announcement)
4. **Public Comment**
5. **Consent Agenda**
 - a. Minutes of August 26, 2024 (Action)
 - b. Approval of claims in the amount of \$1,797,815.30 (Action)
6. **Public Hearings**
 - a. * Resolution 3163: Increasing Solid Waste Rates (Discussion/Possible Action)
 - b. * Ordinance 4087: MJB Properties Vacation Application for Street Rights-of-Way (Discussion/Possible Action)
7. **Other Business**
 - a. * Partnering with the Port of Anacortes to Rebuild 2nd Street and O Avenue Intersection (Action)
 - b. Contract Award: 2024 Non-Arterial Roadway Project #24-215-TRN-001 (Discussion/Action)
 - c. Interlocal Agreement #24-234-APD-001 with Skagit County for Public Safety Technology Services (Spillman) (Discussion/Action)

Per the council rules of procedure, a person who wishes to provide public comment at this meeting may do so:

- *On matters pertaining to a particular agenda item at the invitation of the chair at the time the City Council takes up discussion of that agenda item. Items open for public comment are indicated with an asterisk (*)*
- *On any other matter specifically pertaining to the City of Anacortes during the Public Comment agenda item.*

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.

- d. Resolution 3164: Use of Lodging Tax Funds for Skagit Valley Tulip Festival (Discussion/Possible Action)
 - e. Resolution 3166: Authorizing a Noise Variance for the Wastewater Treatment Plant (WWTP) Outfall Relocation Project (Discussion/Action)
8. **Adjournment**

Per the council rules of procedure, a person who wishes to provide public comment at this meeting may do so:

- *On matters pertaining to a particular agenda item at the invitation of the chair at the time the City Council takes up discussion of that agenda item. Items open for public comment are indicated with an asterisk (*)*
- *On any other matter specifically pertaining to the City of Anacortes during the Public Comment agenda item.*

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Talent Bank Application for Public Involvement

Thank you for your interest in serving on a Board or Commission! The City keeps all applications on file for two years and reviews them whenever there is an opening. If you are not selected right away, remember that many people apply and that there are not always openings available.

What position(s) are you interested in being considered for? *

Check all that apply

- | | |
|--|---|
| ☐ Anacortes Arts Commission | ☒ Civil Service Commission |
| ☐ Forest Advisory Board | ☒ Historic Preservation Board |
| ☒ Housing Authority Board | ☐ Lodging Tax Advisory Committee |
| ☐ Library Board of Trustees | ☒ Museum Advisory Board |
| ☒ Parks and Recreation Board | ☒ Planning Commission |

Applicant Information

First Name *

James T. English

Last Name *

English

Address *

City, State ZIP *

Anacortes

Phone Number *

Alternative Phone Number

Email *

Please describe your reasons for wanting to volunteer with the City of Anacortes *

Most importantly to continue serving this wonderful community we all call home. In my opinion we who live in Anacortes are living the proverbial "dream." I've had the good fortune to help support our community in times past and present, and am committed to doing so in whatever way(s) I can to further assure that Anacortes can sustain and prosper no matter what the future has in store.

Please summarize your job-related skills, specialized training, or volunteer experience *

Please see the attached resume for a glimpse of a myriad background in different roles and responsibilities in varied locales, jobs, managerial, marketing endeavors, etc., which I feel have afforded me a strong foundation in generalized thinking, common sense problem solving and, a firm and proven commitment to finding solutions to whatever challenge(s) encountered.

List professional, trade, business, or civic associations and any offices held *

The attached volunteer summary affords a glimpse too of my extensive community relations experience which I feel may be my greatest strength and value-add to any organization with whom I become affiliated. I know well how to connect with and garner support whenever and however needed to help achieve organization goals and objectives.

List any additional information you would like us to consider *

My demonstrated willingness to serve my community in whatever ways possible speaks volumes on what I feel I would contribute to further volunteer involvement. I am anxious to assume whatever role might serve the greater good in Anacortes and beyond.

Attachments

Please attach a resume and/or other biographical information if you wish.

References

Please provide the name and contact information for two references who are knowledgeable about your qualifications and skills relative to volunteering at the City of Anacortes.

First Reference Name *

Emily Schuh

Email Address ***Title/Position/Organization**

Anacortes Administrative Services Director

Phone Number ***Alternative Phone Number****Second Reference Name ***

Laurie Gere

Email Address ***Title/Position/Organization**

Former Mayor, City of Anacortes

Phone Number***Alternative Phone Number****Acknowledgements**

My signature affirms that all information contained herein is true to the best of my knowledge, and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration.

Signature*A handwritten signature in cursive script that reads "James T. English". The signature is written in black ink on a light gray rectangular background.**Date***

5/6/2024



City Council Memo

TO: Anacortes City Council
FROM: Matt Miller, Mayor
DATE: September 3, 2024
RE: Housing Authority Board Appointment
Mayor Appointed Position

Housing Authority Board Appointment

The following appointment to the Housing Authority Board is being presented at the regular City Council meeting on September 3, 2024.

The Housing Authority Board appointment is a five (5) year term. Amanda Hubik was appointed January 1, 2020 and resigned her position effective April 2024.

Jim English has been appointed to replace Amanda Hubik and his term will be effective through December 31, 2025.

NAS WHIDBEY ISLAND

OPEN HOUSE

and

FLIGHT LINE

5K RUN

**SATURDAY,
SEPT. 7**



FREE EVENT AND OPEN TO THE PUBLIC!

FLIGHT LINE OPEN HOUSE opens at 9 a.m. - Growler, P-8, SAR, Fed Fire, EOD Displays

FLIGHT LINE 5K at 8 a.m. (Gate opens at 7 a.m. for registration)

Navy Band Performance, SAR and K9 Demonstrations

For details on event or prohibited items, visit [Facebook.com/NASWhidbeyIsland](https://www.facebook.com/NASWhidbeyIsland) or contact NASWI PAO at 360-257-2286

SCAN for DETAILS



navylifepnw.com



@WhidbeyFFR

September 3, 2024
6:00 p.m.

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Anacortes City Council Minutes - August 26, 2024

Call to Order

Mayor Matt Miller called to order the Anacortes City Council meeting of August 26, 2024 at 6:00 p.m. Councilmembers TJ Fantini, Ryan Walters, Anthony Young, Carolyn Moulton, and Amanda Hubik were present. Councilmembers Christine Cleland-McGrath and Bruce McDougall were absent.

Ms. Moulton moved, seconded by Ms. Hubik, to excuse the absence of Ms. Cleland-McGrath 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 thanked the city staff for their efforts during Open Streets and Fidalgo Bay Day over the weekend. He then announced the city being named a Governor's Smart Community because of the [Housing Action Plan](#), the associated public participation process, and new ordinances that accommodate new housing types. He continued by announcing that Burrows Island Light Station has been listed on the national register of historic places, and that public comment is open through September 15, 2024, on the [Americans with Disabilities Act transition plan for the public right-of-way](#) to guide the city in removing accessibility barriers at curb ramps and pedestrian crossings.

Fiber Committee

Mayor Miller announced that the Fiber Committee did not meet as scheduled.

Housing Affordability and Community Services Committee

Ms. Moulton reported from the Housing Affordability and Community Services Committee meeting held August 22nd. The topics discussed included a guest presentation from Adair Brown, Associate Director of Skagit Outreach Services, of [Northwest Youth Services \(360-336-1988\)](#), on youth housing initiatives and associated challenges.

Planning Committee

Mr. Walters reported from the Planning Committee meeting held earlier in the evening. The topics discussed included a proposed interim ordinance establishing review time periods for permit applications. Ms. Moulton mentioned that Planning Manager Libby Grage was at Open Streets and Fidalgo Bay Day with a booth engaging the public on the [2025 Comprehensive Plan update](#), and that there would be future engagement opportunities at the Farmers Market and other events throughout the fall.

Museum Committee

Ms. Hubik reported from the Museum Committee meeting held the previous week via email. The topics discussed included the development of [a self-guided online music tour](#), the interpretive planning process for Q'elech'ilhch Park, and the plaza expansion around the Maritime Heritage Center and WT Preston in cooperation with the Parks and Recreation department. She then mentioned the development of a sporting 'Wall of Fame' display in cooperation with the Anacortes High School Athletic department, and ongoing work with the Historic Preservation Board on planning for preservation of the Marine Supply building.

Lodging Tax Advisory Committee

Mr. Walters reported from the Lodging Tax Advisory Committee meeting held August 21st. The topics discussed included an emergency request for funding from the Tulip Festival, for which the committee recommended funding at 75% of the requested amount.

Mr. Walters announced that he would be teaching a class on the Growth Management Act and Comprehensive

Plan process through the [Anacortes Senior College](#) on November 5th, 12th and 19th.

Public Comment

Mayor Miller summarized the staff response to Mr. Brown's written public comment regarding the Clearidge Park pickleball courts, asking that individuals using the facility be courteous to the surrounding neighbors, and mentioning that staff are looking into sound muffling barriers, that neighbors should not confront users who are there after hours or being discourteous and should contact Parks and Recreation (360-293-1918) during regular business hours (weekdays 8am-5pm) or via the non-emergency number (360-428-3211) after hours for Parks staff to address these issues.

Mayor Miller invited the public to comment on any item not on the agenda. No one present wished to address the Council on any topic not already on the agenda.

Consent Agenda

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

a. Minutes of August 19, 2024

b. Approval of claims in the amount of \$901,422.90

The following vouchers/checks were approved for payment:

EFT numbers: 110257 through 110292 total \$819,740.70

Check numbers: 110293 through 110318, total \$42,731.80

Wire transfer numbers: 353026 through 353462, total \$38,950.40

c. Special Event Application: Anacortes Veterans Parade

d. Contract Award: Senior Activity Center Needs Assessment #24-230-ASC-001

Public Hearings

Public Hearing on Resolution 3163 Increasing Solid Waste Rates

Mayor Miller announced the continued public hearing from August 19th on the proposed Resolution 3163 that would increase solid waste rates in response to Skagit County increasing solid waste tipping fees at all county facilities. Finance Director Steve Hoglund asked that the public hearing be extended another week to allow staff to conduct additional analysis.

Mr. Young moved, seconded by Ms. Moulton to extend the public hearing to the September 9th City Council meeting. The motion carried unanimously by voice vote.

Adjournment

There being no further business, at approximately 06:18 p.m. the Anacortes City Council meeting of August 26, 2024 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 September 3, 2024 City Council meeting:**
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
351509	6/9/2024	82281781	INGRAM LIBRARY SERVICES, LLC	INGRAM EJ/YA BOOKS	\$ 898.16	libcc
353756	6/17/2024	291550	WON DOOR CORPORATION	SENIOR CENTER RETRACTABLE FIRE DOOR YEARLY INSPECTION AND MAINTENANCE	\$ 657.00	pw1
353757	6/18/2024	291580	WON DOOR CORPORATION	SENIOR CENTER RETRACTABLE FIRE DOOR YEARLY INSPECTION AND MAINTENANCE - PARTS	\$ 25.39	pw1
351899	6/23/2024	82472394	INGRAM LIBRARY SERVICES, LLC	INGRAM CHILDREN'S/TEEN BOOKS	\$ 2,560.20	libcc
353465	6/24/2024	14081646	HACH COMPANY	TL2300 SERVICE SN 2016050C0005	\$ 893.78	dwtp
353466	6/25/2024	14084366	HACH COMPANY	TU5 SERVICE SN 1864843	\$ 508.26	dwtp
350837	6/25/2024	1019550	BAYSHORE OFFICE PRODUCTS INC	WHEELS FOR OFFICE CHAIR	\$ 52.15	pwfacc
353467	6/26/2024	14085557	HACH COMPANY	DR2800 SERVICE SN 1232259	\$ 884.01	dwtp
351329	6/26/2024	252139934	SURETY PEST CONTROL	MHC/WTP	\$ 73.97	museum
351896	7/1/2024	850448756	THOMSON REUTERS - WEST	THOMSON REUTERS - WESTLAW SUBSCRIPTION	\$ 222.82	pubdefcc
350731	7/6/2024	71	THRIFTY CLEANERS	UNIFORM CLEANING	\$ 307.80	apd
351452	7/7/2024	600001064	SKAGIT REGIONAL HEALTH	HONNOLL MEDICAL	\$ 826.50	afdcc
351510	7/7/2024	82642015	INGRAM LIBRARY SERVICES, LLC	ADULT BOOKS	\$ 818.27	libcc
351088	7/8/2024	028424207	GALLS, LLC.	UNIFORM PANTS AND SHIRTS; NEW HIRE J CARTER	\$ 201.04	apd
350988	7/8/2024	253666929	SURETY PEST CONTROL	OPS PEST CONTROL	\$ 112.05	dshop
350915	7/8/2024	253668046	SURETY PEST CONTROL	PEST CONTROL APD/COURT	\$ 136.00	apd
351032	7/8/2024	3259805	NURNBERG SCIENTIFIC	LAB SUPPLIES	\$ 63.31	wwtpcc
351160	7/8/2024	6560409105	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$ 49.24	wwtpcc
351266	7/9/2024	0171216-IN	SWS EQUIPMENT	PARTS FOR VEHICLE #304	\$ 237.54	shopcc
351042	7/9/2024	112-3100519- 0696208	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 78.20	wwtpcc
351043	7/9/2024	13832118	WILBUR-ELLIS COMPANY, LLC	SUPPLIES FOR WATER MAINTENANCE	\$ 634.35	wdistcc
351033	7/9/2024	24268537	PURCELL TIRE AND SERVICE CENTER	SERVICE FOR EQUIP #406	\$ 135.13	shopcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
351048	7/9/2024	291000003-001-0001	WASHINGTON DEPARTMENT OF	RENEW CITY BUSINESS LICENSE	\$ 45.00	financecc
351049	7/9/2024	291000003-001-0001	WASHINGTON DEPARTMENT OF	RENEW CITY BUSINESS LICENSE - FEE	\$ 1.46	financecc
351795	7/9/2024	816085	MISTER T'S AWARDS &	PLAQUE UPDATES - 4TH OF JULY 2024	\$ 27.15	wwtpcc
351052	7/9/2024	CTJJZX	ALASKA AIRLINES	AIRLINE TICKET: TRAVEL & TRAINING	\$ 727.97	pwfacc
351074	7/9/2024	WFOA-2024	WASHINGTON FINANCE OFFICERS	WFOA CONFERENCE - YAKIMA	\$ 795.00	financecc
353704	7/10/2024	INV-14920	NW COMMUNICATIONS, INC	RADIO REPAIR FOR VEHICLE #212	\$ 1,006.40	dshop
351038	7/10/2024	0630DFC7-0081	SPYPOINT	PARKS SECURITY CAMERA SUBSCRIPTION	\$ 15.00	parksccl
351039	7/10/2024	0630DFC7-0082	SPYPOINT	PARKS SECURITY CAMERA SUBSCRIPTION	\$ 15.00	parksccl
351044	7/10/2024	081847	GERE-A-DELI	ERP PRESENTATION MEETING SUPPLIES	\$ 151.23	execc
351146	7/10/2024	1020666	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES FOR SENIOR CENTER	\$ 86.12	parksccl
351063	7/10/2024	111-8953204-2497025	AMAZON.COM SERVICES, INC	AA BATTERIES	\$ 77.84	afdcc
351041	7/10/2024	112-1024468-5789862	AMAZON.COM SERVICES, INC	BLOODBORNE PATHOGEN SPILL KITS	\$ 126.56	apdcc
351030	7/10/2024	112-7921821-8733022	AMAZON.COM SERVICES, INC	TOWEL HOLDERS, COLORED PAPER	\$ 48.50	afdcc
351060	7/10/2024	113-1219554-9072235	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	\$ 59.40	shopcc
351061	7/10/2024	113-4962492-7202612	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	\$ 45.15	shopcc
351047	7/10/2024	114-8477036-5881035	AMAZON.COM SERVICES, INC	SUNSCREEN	\$ 35.82	wtpcc
351046	7/10/2024	114-8724176-4502601	AMAZON.COM SERVICES, INC	SUNSCREEN	\$ 23.82	wtpcc
351062	7/10/2024	1168977	FRONTIER BUILDING SUPPLY	SUPPLIES FOR STREET DEPT	\$ 104.43	shopcc
351040	7/10/2024	1169193	FRONTIER BUILDING SUPPLY	PARKS MAINTENANCE SUPPLIES	\$ 57.26	parksccl
351064	7/10/2024	176965	PORT OF ANACORTES	MARINE 29 FUEL	\$ 18.30	afdcc
351144	7/10/2024	331188	NAPA	SUPPLIES FOR SOLID WASTE	\$ 59.75	shopcc
351034	7/10/2024	3986-321817	O'REILLY AUTO PARTS	PARTS FOR EQUIP #4002	\$ 16.65	shopcc
351036	7/10/2024	3986-321824	O'REILLY AUTO PARTS	PARTS FOR EQUIP #4002	\$ 156.67	shopcc
351035	7/10/2024	3986-321836	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #008	\$ 27.53	shopcc
351037	7/10/2024	3986-321838	O'REILLY AUTO PARTS	PARTS FOR EQUIP #872	\$ 219.04	shopcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
351154	7/10/2024	593 51 280 8851	SAFEWAY INC	BATTERIES FOR GATE REMOTES	\$ 21.74	apdcc
351183	7/10/2024	6560410571	ARAMARK	STA 3 MAT/MOP SERVICE: 7/10	\$ 16.32	medic
351184	7/10/2024	6560411291	ARAMARK	STA 2 MAT/MOP SERVICE: 7/11	\$ 16.32	medic
351050	7/10/2024	C33173/1	ACE HARDWARE	PUSH BROOM	\$ 37.20	pwfacc
351056	7/10/2024	E39022	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 8.09	parksc1
351053	7/10/2024	T02635/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 26.43	parksc1
351054	7/10/2024	T02803/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 108.03	parksc1
351057	7/10/2024	T02854/1	ACE HARDWARE	WA PARK MAINTENANCE SUPPLIES	\$ 31.63	parksc1
351045	7/10/2024	T02868/1	ACE HARDWARE	OPERATING SUPPLIES - PUMP STATIONS	\$ 17.61	wwtpcc
351055	7/10/2024	T02927/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 2.34	parksc1
351307	7/11/2024	012810	SAMCOR FUEL	FUEL FOR #900011	\$ 54.48	parksc1
351278	7/11/2024	013027	SAMCOR FUEL	FUEL FOR #90011	\$ 38.40	pkrecc
351135	7/11/2024	049761	TARGET	STORAGE CONTAINER	\$ 17.65	afdcc
351143	7/11/2024	063244	GERE-A-DELI	ERP PRESENTATION MEETING MATERIALS	\$ 168.10	execc
351150	7/11/2024	102496501	DANNER	PARKS STAFF BOOT PURCHASE	\$ 69.63	parksc1
351156	7/11/2024	111-1458180-2141825	AMAZON.COM SERVICES, INC	LABEL TAPE	\$ 32.28	afdcc
351051	7/11/2024	112-3378215-5757003	AMAZON.COM SERVICES, INC	HANDOUT ITEMS FOR KIDS R BEST FEST FROM PLANNING DEPT BOOTH	\$ 96.67	plancc
351153	7/11/2024	112-5892572-4061827	AMAZON.COM SERVICES, INC	DISH TOWELS	\$ 87.03	afdcc
351031	7/11/2024	1124189256	COSTCO WHOLESALE CORPORATION	PAPER TOWELS. SHIPPED TO YAKIMA	\$ 99.59	afdcc
351139	7/11/2024	113-5961123-4547400	AMAZON.COM SERVICES, INC	LEGAL DEPARTMENT OFFICE SUPPLIES	\$ 16.31	attorneycc
351148	7/11/2024	113-7615697-5083416	AMAZON.COM SERVICES, INC	PART FOR VEHICLE #151	\$ 231.57	shopcc
351158	7/11/2024	114-3957271-7452254	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES	\$ 11.94	wwtpcc
351145	7/11/2024	114-5443435-9525831	AMAZON.COM SERVICES, INC	FIRST AID KIT SUPPLIES - COLD COMPRESS	\$ 15.23	wtpcc
351157	7/11/2024	114-7771858-6532214	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	\$ 145.77	wwtpcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
351318	7/11/2024	114-9137288-4511429	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES	\$ 35.88	wwtpcc
351132	7/11/2024	1169490	FRONTIER BUILDING SUPPLY	PARKS MAINTENANCE SUPPLIES	\$ 28.46	parksccl
351059	7/11/2024	121169907	ETRAILER CORPORATION	PART FOR EQUIP #8002	\$ 177.84	shopcc
351297	7/11/2024	13	US BANK	LUNCH MEETING	\$ 20.95	plancc
351272	7/11/2024	253667458	SURETY PEST CONTROL	CEMETERY PEST CONTROL	\$ 72.89	parksccl
351142	7/11/2024	290226	EUCI	ONLINE TRAINING	\$ 1,790.00	wdistcc
351277	7/11/2024	291074-5	BIRCH EQUIPMENT CO., INC	REC EVENT SUPPLIES	\$ 130.81	pkreccc
351137	7/11/2024	3986-321962	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #220	\$ 31.99	shopcc
351147	7/11/2024	598286	CMC	LADDER BELTS	\$ 541.82	afdcc
351185	7/11/2024	6560411292	ARAMARK	STA 1 MAT/MOP SERVICE: 7/11	\$ 20.02	medic
351205	7/11/2024	6560411295	ARAMARK	APD NYLON MATS CLEANED	\$ 16.32	apd
351299	7/11/2024	8255 9094 8736 4397	DISH NETWORK CORP	JULY SERVICE - 29.3	\$ 110.89	afdcc
351155	7/11/2024	E39525	SEBO'S DO-IT CENTER	PART FOR EQUIP #706	\$ 0.57	shopcc
351138	7/11/2024	INV-25592	IMAGE360	WA PARK WELCOME SIGNS	\$ 1,180.00	parksccl
351151	7/11/2024	T03231/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 7.16	parksccl
351129	7/11/2024	T03254/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 34.24	parksccl
351130	7/11/2024	T03278/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 11.74	parksccl
351267	7/11/2024	WG65996949	HOME DEPOT	SUPPLIES FOR WATER MAINTENANCE	\$ 16.31	wdistcc
351161	7/11/2024	X46820	SEBO'S DO-IT CENTER	SUPPLIES FOR STREET DEPT	\$ 12.75	shopcc
351131	7/11/2024	X46829	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 11.72	parksccl
351149	7/11/2024	X46899	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 23.24	parksccl
351133	7/11/2024	X46923	SEBO'S DO-IT CENTER	PARTS FOR EQUIP #6986	\$ 25.00	shopcc
351134	7/11/2024	X46930	SEBO'S DO-IT CENTER	SUPPLIES FOR #90009	\$ 12.36	shopcc
351309	7/12/2024	014867	SAMCOR FUEL	FUEL FOR #900013	\$ 23.26	parksccl
351300	7/12/2024	032872	FIDALGO PARKS & RECREATION	POOL FEES FOR WATER RESCUE TRAINING	\$ 27.00	afdcc
351273	7/12/2024	0554275155	HONEY BUCKET	PARKS PORTABLE RESTROOM SERVICE	\$ 190.50	parksccl
351280	7/12/2024	0J1 1I02 002 00J1	PARTY CITY	REC EVENT SUPPLIES	\$ 20.42	pkreccc
351302	7/12/2024	1021059	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES FOR SENIOR CENTER	\$ 68.54	parksccl
351317	7/12/2024	111-6624098-7217863	AMAZON.COM SERVICES, INC	COFFEE: 10 LBS. BEANS, 20 LBS GROUND	\$ 283.70	afdcc

Invoice Doc #	Invoice Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
351316	7/12/2024	111-9804333-6584251	AMAZON.COM SERVICES, INC	NOTEPADS	\$ 93.42	afdcc
351285	7/12/2024	112-6993252-0593027	AMAZON.COM SERVICES, INC	STOP/SLOW PADDLES	\$ 159.15	apdcc
351275	7/12/2024	113-4888976-1789859	AMAZON.COM SERVICES, INC	LEGAL DEPARTMENT OFFICE SUPPLIES	\$ 15.67	attorneycc
351276	7/12/2024	113-6783062-9236265	AMAZON.COM SERVICES, INC	LEGAL OFFICE SUPPLIES	\$ 19.55	attorneycc
351292	7/12/2024	114-5800496-9107419	AMAZON.COM SERVICES, INC	WTP FIRST AID - STERILE GAUZE	\$ 6.87	wtpcc
351294	7/12/2024	114-7611804-1343446	AMAZON.COM SERVICES, INC	WTP FIRST AID - IBUPROFEN	\$ 14.70	wtpcc
351293	7/12/2024	114-8079008-2096259	AMAZON.COM SERVICES, INC	WTP FIRST AID - BURN SPRAY, EYE WASH, GAUZE, BANDAGES	\$ 70.73	wtpcc
351319	7/12/2024	114-9783697-9424236	AMAZON.COM SERVICES, INC	LUNCHROOM SUPPLIES AND OPERATING SUPPLIES	\$ 140.32	wwtpcc
351298	7/12/2024	1170197	FRONTIER BUILDING SUPPLY	EXPANSION JOINT MATERIAL	\$ 94.66	fibercc
351289	7/12/2024	16192729	PACIFIC POWER BATTERIES	OPERATING SUPPLIES	\$ 206.81	wwtpcc
351290	7/12/2024	16192730	PACIFIC POWER BATTERIES	OPERATING SUPPLIES	\$ 19.54	wwtpcc
351288	7/12/2024	177114	PORT OF ANACORTES	MARINE 29 FUEL	\$ 37.01	afdcc
351279	7/12/2024	3458	DICK'S SPORTING GOODS	REC DEPT SUPPLIES	\$ 108.56	pkreccc
351312	7/12/2024	3986-322206	O'REILLY AUTO PARTS	PART FOR #90011	\$ 260.60	shopcc
351283	7/12/2024	593 54 78 8854	SAFEWAY INC	REC PROGRAM SUPPLIES	\$ 8.98	parksccl
351310	7/12/2024	593 94 21 8894	SAFEWAY INC	WA PARK SUPPLIES	\$ 22.52	parksccl
351305	7/12/2024	6560411301	ARAMARK	OPS & PARKS LAUNDRY SERVICE	\$ 73.78	shopcc
351141	7/12/2024	904716044-B	PARTY CITY	REC EVENT SUPPLIES	\$ 104.22	pkreccc
351315	7/12/2024	94761755	ESRI INC	CONFERENCE - HOXIE 10/22-24	\$ 475.00	pwfacccl
351281	7/12/2024	E40386	SEBO'S DO-IT CENTER	REC EVENT SUPPLIES	\$ 11.96	pkreccc
351265	7/12/2024	I52528/44	COASTAL FARM &	WORKBOOTS, A BROWN	\$ 178.42	fibercc
351301	7/12/2024	SO452009	WITMER PUBLIC SAFETY GROUP INC	RESCUE HELMET, STREAMLIGHT	\$ 170.72	afdcc
351270	7/12/2024	T03915/1	ACE HARDWARE	SUPPLIES FOR WATER MAINTENANCE	\$ 66.14	wdistcc
351308	7/12/2024	T03923/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 23.48	parksccl
351271	7/12/2024	T04002/1	ACE HARDWARE	SUPPLIES FOR SHOP STOCK	\$ 111.59	shopcc
351306	7/12/2024	VP_T1RDZR41	VISTAPRINT	BUSINESS CARDS; WILSON AND DILLS	\$ 40.01	apdcc
351167	7/12/2024	WAANA156967	FASTENAL COMPANY	MAINTENANCE SUPPLIES	\$ 18.06	dwwtp

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351314	7/12/2024	X47129	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 64.18	parksccl
351282	7/13/2024	07/13/2024	THE DONUT HOUSE	KIDS R BEST FEST SUPPLIES	\$ 18.16	pkreccc
351286	7/13/2024	112-3148944-1849055	AMAZON.COM SERVICES, INC	REFLECTIVE VESTS AND LIFE JACKETS	\$ 151.36	apdcc
351274	7/13/2024	112-3942314-0162660	AMAZON.COM SERVICES, INC	PARKS OFFICE SUPPLIES	\$ 86.12	parksccl
351269	7/13/2024	112-7287309-9521040	AMAZON.COM SERVICES, INC	ICEMAKER	\$ 116.96	afdcc
351291	7/13/2024	1124597372	COSTCO WHOLESALE CORPORATION	ERP PRESENTATIONS MEETING MATERIALS	\$ 40.98	execcc
351287	7/13/2024	113-7637997-7067416	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES; FACIAL TISSUE	\$ 25.71	apdcc
351295	7/13/2024	114-9927791-4379465	AMAZON.COM SERVICES, INC	WTP FIRST AID - NON ASPIRIN	\$ 12.92	wtpcc
351313	7/13/2024	131114	ASSOCIATION OF WASHINGTON	BUDGET WORKSHOP ASSOCIATION OF WASHINGTON CITIES	\$ 275.00	financecc
351268	7/13/2024	138664920	US BANK	OPERATING SUPPLIES	\$ 84.25	wdistcc
351311	7/13/2024	18241806	ULINE, INC.	WA PARK SPEED BUMPS FOR LOOP ROAD	\$ 1,880.48	parksccl
351303	7/14/2024	112-4223289-5477845	AMAZON.COM SERVICES, INC	SENIOR CENTER SUPPLIES	\$ 75.07	parksccl
351304	7/14/2024	113-2650624-4185032	AMAZON.COM SERVICES, INC	SENIOR CENTER SUPPLIES	\$ 124.26	parksccl
351284	7/14/2024	E40903	SEBO'S DO-IT CENTER	OPERATING SUPPLIES	\$ 20.24	wwtpcc
353497	7/15/2024	14105308	HACH COMPANY	TU5200 SERVICE SN 1801514	\$ 526.71	dwtpp
351398	7/15/2024	1-592165-54	DIAMOND RENTALS, INC.	CEMETERY PORTABLE RESTROOMS 6/17-7/15/24	\$ 140.00	parks1
351399	7/15/2024	1-592167-54	DIAMOND RENTALS, INC.	TTP PORTABLE RESTROOMS 6/17-7/15/24	\$ 365.00	parks1
351431	7/15/2024	1021338	BAYSHORE OFFICE PRODUCTS INC	EXHIBIT SUPPLIES	\$ 64.73	museumcc
351296	7/15/2024	114-5800496-9107419	AMAZON.COM SERVICES, INC	WTP FIRST AID - STERILE GAUZE X 2	\$ 13.74	wtpcc
351176	7/15/2024	114-8476501-9792200	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES	\$ 37.19	wwtpcc
351392	7/15/2024	177430	CAP SANTE MARINE LTD	FUEL	\$ 34.53	shopcc
351385	7/15/2024	180537086	ULINE, INC.	OPERATING SUPPLIES	\$ 914.04	wwtpcc
351382	7/15/2024	1Z3Y592X4287618924	UNITED PARCEL SERVICE, INC	SHIPPING FOR DEFECTIVE DISPLAY	\$ 190.17	wwtpcc
351386	7/15/2024	2066753	HEALTH & SAFETY INSTITUTE	INSTRUCTOR RECERT ONLINE	\$ 15.00	afdcc
351390	7/15/2024	24153	CASCADE RESCUE	REPLACEMENT STRAPS FOR RESCUE WHEEL	\$ 118.57	afdcc

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351383	7/15/2024	3986-322746	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #131	\$ 34.77	shopcc
351381	7/15/2024	609273	HUGHES FIRE EQUIPMENT, INC.	SERVICE FOR VEHICLE #222	\$ 4,313.33	shopcc
351380	7/15/2024	609274	HUGHES FIRE EQUIPMENT, INC.	SERVICE FOR VEHICLE #222	\$ 372.42	shopcc
351453	7/15/2024	6560412658	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$ 49.24	wwtpcc
351501	7/15/2024	BINV0011604	GOBLE SAMPSON ASSOCIATES, INC	OPERATING SUPPLIES	\$ 398.38	wwtpcc
351389	7/15/2024	E41986	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 23.45	parksccl
351391	7/15/2024	I53728/44	COASTAL FARM &	WORK UNIFORM	\$ 138.38	pwfacc
351387	7/15/2024	T05199/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 29.22	parksccl
351379	7/15/2024	T05387/1	ACE HARDWARE	SUPPLIES FOR WATER MAINTENANCE	\$ 266.90	wdistcc
351647	7/15/2024	WAANA156988	FASTENAL COMPANY	OPERATING SUPPLIES	\$ 204.02	dwwtp
351388	7/15/2024	X46075	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 2.01	parksccl
353616	7/16/2024	2024976	GATEWAY CONTROLS, INC	WTP SECURITY GATES ANNUAL MAINTENANCE/REPAIRS	\$ 958.94	dwwtp
351440	7/16/2024	028461602	GALLS, LLC.	UNIFORM PULLOVER; OFC GRANGER	\$ 290.32	apdcc
351439	7/16/2024	111-2033902-8920242	AMAZON.COM SERVICES, INC	CABLE CLIPS	\$ 150.50	fibercc
351444	7/16/2024	112-5538312-8903439	AMAZON.COM SERVICES, INC	UPS FOR DOOR ACCESS CONTROL	\$ 873.81	infosyscc
351443	7/16/2024	112-8698561-5585806	AMAZON.COM SERVICES, INC	NETWORK SWITCH FOR DOOR ACCESS CONTROL	\$ 1,172.86	infosyscc
351438	7/16/2024	1172023	FRONTIER BUILDING SUPPLY	PARKS MAINTENANCE SUPPLIES	\$ 163.72	parksccl
351489	7/16/2024	1785407	SAFEWAY INC	FUEL - #054	\$ 35.69	parksccl
351442	7/16/2024	2067520	HEALTH & SAFETY INSTITUTE	INSTRUCTOR CLASS	\$ 137.09	afdcc
351623	7/16/2024	22874501	EWING IRRIGATION PRODUCTS, INC	PARKS IRRIGATION MAINTENANCE	\$ 571.19	parks1
351490	7/16/2024	331742	NAPA	PARTS FOR VEHICLE #7002	\$ 23.32	shopcc
351433	7/16/2024	3986-323088	O'REILLY AUTO PARTS	PARTS FOR EQUIP #13914	\$ 3.59	shopcc
351435	7/16/2024	3986-323114	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #037	\$ 467.57	shopcc
351434	7/16/2024	3986-323127	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #514	\$ 49.96	shopcc
351449	7/16/2024	408737	SKAGIT RIVER STEEL &	PARTS FOR VEHICLE #607	\$ 319.70	shopcc
351498	7/16/2024	593 54 108 8854	SAFEWAY INC	REC PROGRAM SUPPLIES	\$ 32.98	parksccl
351504	7/16/2024	74029546	FIDALGO PARKS & RECREATION	POOL FEES FOR WATER RESCUE CLASS	\$ 9.00	afdcc
351429	7/16/2024	E42243	SEBO'S DO-IT CENTER	PARTS FOR VEHICLE #151	\$ 2.12	shopcc

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351450	7/16/2024	E42255	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 7.75	pwfacc
351437	7/16/2024	E42361	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 48.26	parksc1
351451	7/16/2024	I54088/44	COASTAL FARM &	MAINTENANCE SUPPLIES	\$ 261.01	wwtpcc
351430	7/16/2024	T05735/1	ACE HARDWARE	SUPPLIES FOR WATER MAINTENANCE	\$ 24.47	wdistcc
351445	7/16/2024	T05748/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 10.92	parksc1
351446	7/16/2024	T05821/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 34.01	parksc1
351447	7/16/2024	T05999/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 29.13	parksc1
351436	7/16/2024	X48429	SEBO'S DO-IT CENTER	PARTS FOR EQUIP #13914	\$ 29.83	shopcc
351432	7/16/2024	Z0039234	NOVUS AUTO GLASS	SERVICE FOR VEHICLE #222	\$ 511.36	shopcc
353721	7/17/2024	304.0002019.240 - 36	ALTA PLANNING AND DESIGN, INC	COMMERCIAL AVE CORRIDOR PLAN PHASE 1 - 11TH-13TH ST DESIGN - THROUGH 6/28/24	\$ 22,673.50	pw1
351514	7/17/2024	0041519202-00	CENTRAL WELDING SUPPLY CO, INC	SUPPLIES FOR VEHICLE #607	\$ 92.00	shopcc
351503	7/17/2024	015066	SKYLINE MARINE CENTER LLC	MARINE 29 FUEL	\$ 72.86	afdcc
351502	7/17/2024	079411	GERE-A-DELI	ERP PRESENTATION MEETING MATERIALS	\$ 127.30	execc
351515	7/17/2024	100091099	WEBSTRAURANTSTORE	WHITE BOARD FOR MED ROOM	\$ 37.86	afdcc
351568	7/17/2024	1021520	BAYSHORE OFFICE PRODUCTS INC	PENS & BINDERS	\$ 101.38	fibercc
351584	7/17/2024	1021525	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$ 50.20	museumcc
351558	7/17/2024	111-2531247-5681818	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 269.28	wwtpcc
351691	7/17/2024	111-3999390-5854621	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 127.45	wwtpcc
351692	7/17/2024	111-4455821-9142625	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 15.39	wwtpcc
351559	7/17/2024	111-4962762-6011410	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 114.00	wwtpcc
351508	7/17/2024	111-9451414-7348256	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES THERMAL RECEIPT ROLLS	\$ 53.83	libcc
351497	7/17/2024	1370	MAKE NORTHWEST	SENIOR CENTER LOGO AND NEWSLETTER LAYOUT	\$ 1,500.00	parksc1
351499	7/17/2024	1616457	SKAGIT COUNTY SOLID WASTE FUND	MAINTENANCE - PLANT WASTE DISPOSAL	\$ 80.00	wwtpcc
351516	7/17/2024	177749	PORT OF ANACORTES	MARINE 29 FUEL	\$ 47.25	afdcc

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351518	7/17/2024	203754	FIDALGO ANIMAL MEDICAL CENTER	K9 T-BONE; MEDICATION	\$ 60.27	apdcc
351587	7/17/2024	253666745	SURETY PEST CONTROL	CITY HALL PEST CONTROL	\$ 71.80	finance
351733	7/17/2024	253667788	SURETY PEST CONTROL	MARITIME HERITAGE	\$ 73.97	museum
351493	7/17/2024	3986-323218	O'REILLY AUTO PARTS	PART FOR EQUIP #2927	\$ 4.28	shopcc
351496	7/17/2024	3986-323233	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #204	\$ 99.01	shopcc
351494	7/17/2024	3986-323328	O'REILLY AUTO PARTS	PART FOR VEHICLE #607	\$ 36.36	shopcc
351495	7/17/2024	3986-323376	O'REILLY AUTO PARTS	PART FOR VEHICLE #179	\$ 51.56	shopcc
351557	7/17/2024	438148	NSI LAB SOLUTIONS	LAB TESTING - ANNUAL DMRQA LAB	\$ 226.00	wwtpcc
351491	7/17/2024	E0500SWGJ2	MICROSOFT CORPORATION	AZURE DEVELOPER SUPPORT 6/16-7/15/24	\$ 29.00	infosyscc
351492	7/17/2024	E0500SWRGD	MICROSOFT CORPORATION	AZURE PAY-AS-YOU-GO 6/16-7/15/24	\$ 23.50	infosyscc
351511	7/17/2024	E43210	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 23.01	parksccl
351513	7/17/2024	E43233	SEBO'S DO-IT CENTER	PARTS FOR VEHICLE #607	\$ 40.46	shopcc
351505	7/17/2024	ORD-64905-X8L9V5	IVES TRAINING & COMPLIANCE	FORKLIFT TRAINING MATERIALS	\$ 447.05	wtppcc
351507	7/17/2024	PSI00220339	WOOD'S LOGGING SUPPLY	PART FOR EQUIP #11996	\$ 727.07	shopcc
351512	7/17/2024	T06561/1	ACE HARDWARE	PARTS FOR VEHICLE #607	\$ 11.74	shopcc
351573	7/17/2024	WSMDOE	ALASKA AIRLINES	FLIGHT FOR CONFERENCE	\$ 368.20	pwfacccl
351572	7/17/2024	WSMDOE2	ALASKA AIRLINES	CONFERENCE FLIGHT	\$ 109.98	pwfacccl
351566	7/18/2024	032001	GERE-A-DELI	ERP PRESENTATION MEETING MATERIALS	\$ 127.30	execc
351569	7/18/2024	111-9076891-5053853	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES THERMAL RECEIPT ROLLS	\$ 73.21	libcc
351563	7/18/2024	112-7596814-2297034	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	\$ 47.49	parksccl
351575	7/18/2024	113-2145581-9337826	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	\$ 20.65	shopcc
351576	7/18/2024	113-2578290-9333002	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	\$ 31.53	shopcc
351710	7/18/2024	136012053	SAMCOR FUEL	FUEL FOR #900011	\$ 67.25	parksccl
351716	7/18/2024	16668071	WILBUR-ELLIS COMPANY, LLC	WEED CONTROL- STREET DEPT	\$ 360.88	shopcc
351583	7/18/2024	214966432	ULINE, INC.	MEDICAL SUPPLIES STORAGE BOXES	\$ 417.08	afdcc
351562	7/18/2024	222129	BLADE CHEVROLET, INC	SERVICE FOR VEHICLE #177	\$ 555.92	shopcc
351695	7/18/2024	24269151	PURCELL TIRE AND SERVICE CENTER	SERVICE- #422	\$ 58.21	shopcc
351570	7/18/2024	2872318	GAYLORD BROTHERS INC	CURATORIAL SUPPLIES	\$ 185.59	museumcc
351555	7/18/2024	30487146	DEERE & COMPANY	PARTS FOR EQUIP #851	\$ 170.18	shopcc

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351690	7/18/2024	3970	SHELL	SUPPLIES - WATER DEPT	\$ 3.99	wdistcc
351561	7/18/2024	3986-323459	O'REILLY AUTO PARTS	SUPPLIES FOR SHOP	\$ 117.44	shopcc
351560	7/18/2024	3986-323588	O'REILLY AUTO PARTS	PART FOR EQUIP #2927	\$ 4.28	shopcc
351722	7/18/2024	398632	AMTRAK	TRAVEL - SD	\$ 71.00	wwtpcc
351689	7/18/2024	593 176 25 882	SAFEWAY INC	SUPPLIES- WATER DEPT	\$ 34.82	wdistcc
351596	7/18/2024	6560414788	ARAMARK	APD NYLON MATS CLEANED	\$ 16.32	apd
351582	7/18/2024	73880	FIREPENNY	WILDLAND BACKPACK FIRE PUMPS	\$ 439.90	afdcc
351567	7/18/2024	907856	PARAMOUNT SUPPLY COMPANY	6 GAUGES, DIAPHRAGM SEALS FOR WET CHEM	\$ 4,832.59	wtpcc
351574	7/18/2024	C38438/1	ACE HARDWARE	PARTS FOR VEHICLE #607	\$ 27.40	shopcc
351581	7/18/2024	ch_3PdysoFT1cq5cZnJ0	PNCWA	TRAVEL - SD	\$ 476.35	wwtpcc
351571	7/18/2024	E43464	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 11.92	parksccl
351579	7/18/2024	E43701	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 33.97	parksccl
351688	7/18/2024	O-3562805	TPR INDUSTRIAL	SAFETY SUPPLIES FOR STREET DEPT	\$ 166.49	shopcc
351577	7/18/2024	SO23173233.001	KELLER SUPPLY COMPANY	SUPPLIES FOR FACILITIES	\$ 43.13	pwfacc
351564	7/18/2024	WAANA157066	FASTENAL COMPANY	MAINTENANCE SUPPLIES - INCINERATOR	\$ 168.57	wwtpcc
351720	7/18/2024	WJKDSP	ALASKA AIRLINES	TRAVEL - SD	\$ 347.17	wwtpcc
351565	7/18/2024	X48855	SEBO'S DO-IT CENTER	SUPPLIES FOR STREET DEPT	\$ 65.13	shopcc
351580	7/18/2024	X48976	SEBO'S DO-IT CENTER	PARKS GENERAL MAINTENANCE SUPPLIES	\$ 23.45	parksccl
351578	7/18/2024	X49008	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 90.54	pwfacc
351693	7/19/2024	0000248082	WATER ENVIRONMENT FEDERATION	MEMBERSHIP FOR CH	\$ 122.00	wwtpcc
351706	7/19/2024	000107741	THE BUCKLE, INC	WORK UNIFORM	\$ 70.00	shopcc
351717	7/19/2024	0272376772461	ALASKA AIRLINES	NWACDM CONFERENCE- BEND OR - CDBG GRANT MGMT	\$ 146.19	plancc
351724	7/19/2024	111-8000731-0203456	AMAZON.COM SERVICES, INC	GLUCOSE MONITOR TESTING SOLUTION	\$ 87.00	afdcc
351703	7/19/2024	202408010076,0080-81	SIMPLIFILE, LC	EASEMENTS FOR FIBER PROJECT	\$ 942.40	attorneycc
351700	7/19/2024	24268753	PURCELL TIRE AND SERVICE CENTER	TIRES FOR EQUIP #852 & #8002	\$ 855.73	shopcc
351632	7/19/2024	253667785	SURETY PEST CONTROL	PEST CONTROL AT WWTP	\$ 204.53	dwwtp
351705	7/19/2024	2945	IDEAL CALIBRATIONS	CALIBRATION GAS FOR GAS DETECTORS	\$ 385.70	afdcc
351778	7/19/2024	3468387	OAPA/APA WA JOINT PLANNING CON	APA PROFESSIONAL MEMBERSHIP DUES	\$ 771.00	plancc

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351697	7/19/2024	3986-323696	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #018	\$ 95.58	shopcc
351696	7/19/2024	3986-323703	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #018	\$ 65.31	shopcc
351698	7/19/2024	3986-323740	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #018	\$ 140.55	shopcc
351699	7/19/2024	3986-323795	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #178	\$ 163.19	shopcc
351725	7/19/2024	7549	WEST MARINE PRODUCTS, INC	DOCK LINE (MARINE 29)	\$ 40.25	afdcc
351723	7/19/2024	9508709389	TELEFLEX LLC	ASSORTED EZ-IO NEEDLES	\$ 2,010.50	afdcc
351694	7/19/2024	ch_3PeKSxFT1cq5cZnJ1	PNCWA	TRAVEL - CH 9/8-11	\$ 634.70	wwtpcc
351719	7/19/2024	E43963	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 129.12	parksccl
351714	7/19/2024	E43981	SEBO'S DO-IT CENTER	MURAL SUPPLIES	\$ 26.31	museumcc
351715	7/19/2024	E43986	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 7.58	pwfacc
351712	7/19/2024	E44063	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 59.66	parksccl
351687	7/19/2024	INV3437131	CARDIO PARTNERS INC.	SUPPLIES FOR FACILITIES	\$ 205.64	pwfacc
351711	7/19/2024	T07669/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 2.73	parksccl
351709	7/19/2024	WABUR244933	FASTENAL COMPANY	PRESSURE GAUGE PLUGS	\$ 3.96	wtpcc
351718	7/20/2024	114-0851566-9721013	AMAZON.COM SERVICES, INC	SUPPLIES FOR ECONOMIC DEVELOPMENT COMMITTEE	\$ 14.42	plancc
351707	7/20/2024	231774	GREEN RIVER COMMUNITY COLLEGE	CLASS: CONSTRUCTION INSPECTION FOR WATER UTILITIES - ANA P	\$ 210.00	wtpcc
351713	7/20/2024	6D2B82E-0003	SKEDDA	PARKS FIELD SCHEDULING SOFTWARE 7/20-8/20/24	\$ 55.99	parksccl
351702	7/21/2024	0630DFC7-0083	SPYPOINT	PARKS SECURITY CAMERA SUBSCRIPTION	\$ 15.00	parksccl
351701	7/21/2024	0630DFC7-0084	SPYPOINT	PARKS SECURITY CAMERA SUBSCRIPTION	\$ 15.00	parksccl
351704	7/21/2024	112-5264659-4662609	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	\$ 43.49	parksccl
351708	7/21/2024	1ZT5M6430332766265	UNITED PARCEL SERVICE, INC	SHIP INSTRUMENT TO HACH FOR SERVICE - WO-01524797	\$ 112.90	wtpcc
351791	7/22/2024	0868-8	THE SHERWIN WILLIAMS CO	SUPPLIES FOR STREET DEPT	\$ 2.38	shopcc
351847	7/22/2024	1022081	BAYSHORE OFFICE PRODUCTS INC	HIGHLIGHTERS FOR TRACKING EDA PROGRESS	\$ 8.02	fibercc
351794	7/22/2024	111-4012743-4366654	AMAZON.COM SERVICES, INC	UNIFORM SHIRTS	\$ 61.65	afdcc
351777	7/22/2024	111-5058744-0229803	AMAZON.COM SERVICES, INC	CABLE PULLING TAPE	\$ 442.82	fibercc
351776	7/22/2024	111-5255836-0419462	AMAZON.COM SERVICES, INC	CABLE PULLING SUPPLIES	\$ 57.99	fibercc
351786	7/22/2024	111-6003255-0751445	AMAZON.COM SERVICES, INC	CURATORIAL SUPPLIES	\$ 29.37	museumcc

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351793	7/22/2024	111-8514481-2167469	AMAZON.COM SERVICES, INC	LABEL TAPE, POWER STRIP	\$ 68.51	afdcc
351784	7/22/2024	112-0845431-3113034	AMAZON.COM SERVICES, INC	BATTERY BACK-UP	\$ 2,055.99	infosyscc
351783	7/22/2024	113-1312364-1576268	AMAZON.COM SERVICES, INC	CAR CHARGER FOR APD MDT LAPTOPS	\$ 130.53	infosyscc
351789	7/22/2024	114-1662966-9985061	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 95.74	pwfacc
351781	7/22/2024	114-6028940-1776267	AMAZON.COM SERVICES, INC	9V LITHIUM BATTERIES	\$ 71.67	wtpcc
351768	7/22/2024	15483972	PAPE MACHINERY INC.	BLADE AND ANTI-SEIZE FOR WTP MOWER 710	\$ 112.27	wtpcc
351770	7/22/2024	3986-324278	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE #607	\$ 55.42	shopcc
351771	7/22/2024	3986-324353	O'REILLY AUTO PARTS	SUPPLIES FOR SHOP	\$ 98.70	shopcc
351769	7/22/2024	3986-324412	O'REILLY AUTO PARTS	PART FOR VEHICLE #205	\$ 14.13	shopcc
351772	7/22/2024	5923804162	VIPER BATS INC	REC PROGRAM SUPPLIES	\$ 96.00	pkrecc
351782	7/22/2024	598928	CMC RESCUE INC	LADDER BELTS	\$ 812.74	afdcc
351780	7/22/2024	6560414794	ARAMARK	PARKS LAUNDRY SERVICE	\$ 73.78	shopcc
351779	7/22/2024	6560414795	ARAMARK	OPS MAT CLEANING	\$ 62.34	shopcc
351857	7/22/2024	6560416125	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$ 49.24	wwtpcc
351788	7/22/2024	E45488	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 17.10	parksc1
351792	7/22/2024	RD129654	RADIO DEPOT	MOTOROLA RADIO BATTERIES	\$ 2,315.95	afdcc
351849	7/22/2024	U2416029756	ICONIX WATERWORKS INC	SUPPLIES FOR ENGINEERING	\$ 42.63	shopcc
351775	7/22/2024	VP_TKJQJCFK	VISTAPRINT	BUSINESS CARDS - JOE F AND CAMERON P	\$ 46.67	wtpcc
351785	7/22/2024	X49854	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 9.59	parksc1
351787	7/22/2024	X49934	SEBO'S DO-IT CENTER	MURAL SUPPLIES	\$ 56.60	museumcc
351790	7/22/2024	X50028	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 31.88	pwfacc
353740	7/23/2024	2407-3	MAKERS ARCHITECTURE	ANACORTES CLIMATE ELEMENT - THROUGH 6/30/24	\$ 24,709.34	plan
351855	7/23/2024	0188-1023021	CED	SUPPLIES FOR FACILITIES	\$ 58.77	pwfacc
351845	7/23/2024	112-5966786-9793058	AMAZON.COM SERVICES, INC	UNIFORM BOOTS; OFC VANDERKOOY	\$ 108.75	apdcc
351844	7/23/2024	114-13893892	UNITED SITE SERVICES, INC	REC PROGRAM PORTABLE SINK	\$ 221.93	parksc1
351846	7/23/2024	114-13897226	UNITED SITE SERVICES, INC	INTAKE PORTA POTTY RENTAL - 6/22/24-7/21/24	\$ 118.09	wtpcc
351773	7/23/2024	114-4622948-9977056	AMAZON.COM SERVICES, INC	CITATION BOOK HOLDERS	\$ 135.60	apdcc

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351774	7/23/2024	114-8639561-4429003	AMAZON.COM SERVICES, INC	EXECUTIVE OFFICE SUPPLIES	\$ 32.91	execcc
351888	7/23/2024	250753700	SURETY PEST CONTROL	SENIOR CENTER PEST CONTROL	\$ 140.34	parksccl
351887	7/23/2024	253667093	SURETY PEST CONTROL	WA PARK PEST CONTROL	\$ 116.41	parksccl
351858	7/23/2024	267	THE DOG RANCH	K9 T-BONE BOARDING 4/22-5/7/24	\$ 432.60	apdcc
351842	7/23/2024	3986-324524	O'REILLY AUTO PARTS	PART FOR EQUIP #706	\$ 8.67	shopcc
351843	7/23/2024	3986-324596	O'REILLY AUTO PARTS	TRAINING	\$ 95.00	shopcc
351856	7/23/2024	4155969261	WORK OUTFITTERS	PARKS STAFF WORK BOOT	\$ 212.67	parksccl
351889	7/23/2024	593 54 385 8854	SAFEWAY INC	REC PROGRAM SUPPLIES	\$ 17.27	parksccl
351848	7/23/2024	CP-000353	NASSCO, INC	NASSCO TRAINING - VIRTUAL	\$ 1,240.00	pwfacccl
351850	7/23/2024	CP-000354	NASSCO, INC	NASSCO TRAINING	\$ 1,240.00	pwfacccl
351839	7/23/2024	INV031847	TURF STAR WESTERN	PART FOR EQUIP #7000	\$ 112.83	shopcc
351851	7/23/2024	T09700/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 42.92	parksccl
351852	7/23/2024	X50123	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 8.77	parksccl
351838	7/23/2024	X50125	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 11.72	parksccl
353725	7/24/2024	00005W5A83344	UNITED PARCEL SERVICE, INC	UPS SHIPPING CHARGES; WEEK ENDING 8-24-24	\$ 37.26	apd
351893	7/24/2024	0041527233-00	CENTRAL WELDING SUPPLY CO, INC	OPERATING SUPPLIES	\$ 35.38	wwtpcc
351901	7/24/2024	04222 -52514612	CANVA US INC	TRAINING MATERIALS	\$ 36.00	pwfacccl
351903	7/24/2024	07/24/24	WASHINGTON FIRE CHIEFS	ADMIN CONFERENCE	\$ 500.00	afdcc
351897	7/24/2024	111-1831560-2654602	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 54.35	libcc
351853	7/24/2024	111-6187946-5358624	AMAZON.COM SERVICES, INC	AMAZON ORDER FOR (2) M2 HARD DRIVES FOR WWTP COMPUTERS	\$ 153.84	infosyscc
352328	7/24/2024	112-0641807-6008240	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 236.28	wwtpcc
351892	7/24/2024	112-4086196-1133036	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES	\$ 16.85	wwtpcc
351890	7/24/2024	112-9341408-6595436	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	\$ 81.56	parksccl
351840	7/24/2024	113-3326123-1213814	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 23.92	wdistcc
351854	7/24/2024	113-4746539-2628213	AMAZON.COM SERVICES, INC	PEST CONTROL	\$ 43.48	shopcc
351894	7/24/2024	113-6027990-1938640	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES	\$ 146.88	shopcc

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351841	7/24/2024	113-6083054-8961823	AMAZON.COM SERVICES, INC	LOGITECH WEBCAMS	\$ 108.75	infosyscc
351945	7/24/2024	1238186-IN	CHALLENGER TEAMWEAR	REC PROGRAM SUPPLIES	\$ 1,862.59	pkreccc
351904	7/24/2024	1ZTP5Y920318210491	UNITED PARCEL SERVICE, INC	SHIP: COMPRESSOR AIR	\$ 17.11	afdcc
351943	7/24/2024	24269275	PURCELL TIRE AND SERVICE CENTER	SERVICE FOR VEHICLE #513	\$ 98.95	shopcc
351886	7/24/2024	3986-324740	O'REILLY AUTO PARTS	PART FOR VEHICLE #036	\$ 133.16	shopcc
351885	7/24/2024	3986-324752	O'REILLY AUTO PARTS	PART FOR EQUIP #406	\$ 16.65	shopcc
351884	7/24/2024	3986-324854	O'REILLY AUTO PARTS	SUPPLIES FOR SHOP STOCK	\$ 466.72	shopcc
351979	7/24/2024	6560417646	ARAMARK	STA 3 MAT/MOP SERVICE: 7/24	\$ 16.32	medic
351895	7/24/2024	74NL4YNC7V4	EVENTBRITE.COM	NW CJIS CONFERENCE; RECORDS MNGR INGRAM	\$ 390.00	apdcc
351898	7/24/2024	82735414	INGRAM LIBRARY SERVICES, LLC	INGRAM ADULT BOOKS	\$ 2,828.70	libcc
351949	7/24/2024	881130	ROCKFISH GRILL	PLANNING MEETING	\$ 31.50	plancc
352194	7/24/2024	BINV0011622	GOBLE SAMPSON ASSOCIATES, INC	OPERATING SUPPLIES - INCINERATOR	\$ 290.78	wwtpcc
351905	7/24/2024	T09987/1	ACE HARDWARE	MAINTENANCE SUPPLIES	\$ 56.75	wwtpcc
351891	7/24/2024	T09999/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 19.57	parksccl
351900	7/24/2024	T10164/1	ACE HARDWARE	WA PARK MAINTENANCE SUPPLIES	\$ 34.26	parksccl
351883	7/24/2024	US1273551	UBIQUITI INC	NETWORK SWITCHES	\$ 1,278.98	infosyscc
351902	7/24/2024	X50503	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	\$ 21.73	parksccl
351950	7/25/2024	028491833	GALLS, LLC.	UNIFORM SHIRTS; NEW HIRE J CARTER	\$ 319.45	apdcc
351957	7/25/2024	0991-8	THE SHERWIN WILLIAMS CO	SUPPLIES FOR STREET DEPT	\$ 278.53	shopcc
351441	7/25/2024	0UV160076D251343B	AV CAPTURE ALL INC.	AV CAPTURE ALL	\$ 21.85	pubdefcc
351954	7/25/2024	111-3055032-8274607	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 26.09	libcc
351942	7/25/2024	113-8163229-4199426	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES FOR STREET DEPT	\$ 47.82	shopcc
351941	7/25/2024	113-9285539-5204215	AMAZON.COM SERVICES, INC	SUPPLIES FOR STREET DEPT	\$ 127.30	shopcc
351959	7/25/2024	114-0196104-7024257	AMAZON.COM SERVICES, INC	LUNCHROOM SUPPLIES AND OFFICE SUPPLIES	\$ 88.12	wwtpcc
352051	7/25/2024	114-7363600-3698606	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES AND MAINTENANCE SUPPLIES	\$ 115.15	wwtpcc
352052	7/25/2024	114-9239613-1693064	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	\$ 39.98	wwtpcc

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352053	7/25/2024	114-9884065-5625834	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	\$ 40.25	wwtpcc
351963	7/25/2024	15492785	PAPE MACHINERY INC.	SNAP RING FOR WTP MOWER 710	\$ 12.66	wtpcc
351962	7/25/2024	178694	CAP SANTE MARINE LTD	SMALL TOOL FUEL	\$ 46.75	shopcc
351948	7/25/2024	240845	T-SHIRTS BY DESIGN	PLACE LOGO ON SAFETY VESTS	\$ 33.64	fibercc
351940	7/25/2024	247651121	WESTERN FIRE CHIEFS ASSN	REGISTRATION: IGNITE SYMPOSIUM	\$ 450.00	afdcc
351944	7/25/2024	3986-325015	O'REILLY AUTO PARTS	SUPPLIES FOR EQUIP #13948	\$ 3.14	shopcc
351953	7/25/2024	4037443	US BANK	WILDLAND FIRE MOBILIZATION SUBSISTENCE	\$ 15.79	afdcc
351980	7/25/2024	6560418262	ARAMARK	STA 2 MAT/MOP SERVICE: 7/25	\$ 16.32	medic
351981	7/25/2024	6560418263	ARAMARK	STA 1 MAT/MOP SERVICE: 7/25	\$ 20.02	medic
352074	7/25/2024	6560418266	ARAMARK	APD NYLON MATS CLEANED	\$ 16.32	apd
351506	7/25/2024	9505 5138 2747 4199	UNITED STATES POSTAL SERVICE	US POSTAGE - ONE DAY PRIORITY	\$ 9.50	pubdefcc
351946	7/25/2024	E47267	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 26.10	parksccl
351952	7/25/2024	PSI00225104	WOOD'S LOGGING SUPPLY	PARTS FOR EQUIP #2943	\$ 1,767.34	shopcc
352024	7/25/2024	S03435243	USA BLUE BOOK	LAB SUPPLIES - CHEMICALS REAGENTS	\$ 1,223.73	wwtpcc
351961	7/25/2024	T10635/1	ACE HARDWARE	SUPPLIES FOR STREET DEPT	\$ 107.70	shopcc
352025	7/25/2024	W10839-5	BIRCH EQUIPMENT CO., INC	PART FOR EQUIP #13948	\$ 96.35	shopcc
351956	7/25/2024	X50796	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 51.01	parksccl
351958	7/25/2024	X50808	SEBO'S DO-IT CENTER	MAINTENANCE SUPPLIES - INCINERATOR	\$ 12.78	wwtpcc
352040	7/26/2024	028568424	GALLS, LLC.	UNIFORM SHIRTS; OFC GRANGER	\$ 82.18	apdcc
352039	7/26/2024	028568485	GALLS, LLC.	UNIFORM VEST CARRIER; OFC MOWRER	\$ 958.83	apdcc
352029	7/26/2024	0630DFC7-0085	SPYPOINT	PARKS SECURITY CAMERA SUBSCRIPTION	\$ 15.00	parksccl
352021	7/26/2024	1022482	BAYSHORE OFFICE PRODUCTS INC	SUPPLIES FOR STREET DEPT	\$ 14.00	shopcc
351955	7/26/2024	111-6073033-6245036	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 16.40	libcc
352042	7/26/2024	113-2086426-9742605	AMAZON.COM SERVICES, INC	PART FOR VEHICLE #13948	\$ 27.32	shopcc
352022	7/26/2024	1177041	FRONTIER BUILDING SUPPLY	SUPPLIES FOR STREET DEPT	\$ 8.16	shopcc

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351951	7/26/2024	12391778	THERMO FISHER SCIENTIFIC	ORION STAR A SERIES BENCHTOP METER (FIRST OF 2 ORDERED)	\$ 270.59	wtpcc
352032	7/26/2024	253666110	SURETY PEST CONTROL	PEST CONTROL ACC34798464 2205 37TH ST A AVE BOOSTER	\$ 58.74	wtpcc
352033	7/26/2024	253667529	SURETY PEST CONTROL	PEST CONTROL ACC34803358 3802 MARINE HEIGHTS WAY CASTLE FIA BOOSTER	\$ 58.74	wtpcc
352034	7/26/2024	253667530	SURETY PEST CONTROL	PEST CONTROL ACC34803359 2102 PENN AVE ROCKRIDGE BOOSTER	\$ 58.74	wtpcc
352041	7/26/2024	3260250	NURNBERG SCIENTIFIC	ELECTRODE ROSS ULTRA TRIODE 390-0392	\$ 834.37	wtpcc
352026	7/26/2024	3986-325208	O'REILLY AUTO PARTS	PART FOR EQUIP #428	\$ 13.76	shopcc
352027	7/26/2024	3986-325346	O'REILLY AUTO PARTS	SUPPLIES FOR SHOP	\$ 32.61	shopcc
352028	7/26/2024	3986-325360	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #018	\$ 87.63	shopcc
352048	7/26/2024	48507	STREET CRIMES	STREET CRIMES TRAINING; OFC PACKARD	\$ 495.00	apdcc
352043	7/26/2024	99970535	US BANK	BRUSH 29 FUEL FOR MOB	\$ 115.14	afdcc
352045	7/26/2024	E47488	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 31.31	parksccl
352020	7/26/2024	E47798	SEBO'S DO-IT CENTER	PART FOR EQUIP #13935	\$ 8.69	shopcc
352023	7/26/2024	IWWA25-615369-406749	WASHINGTON STATE PARKS	YAKIMA SPORTSMAN RV SITE RENTAL DURING ERWOW CONFERENCE - CAMERON F	\$ 158.00	wtpcc
351947	7/26/2024	VP_F970GVSM	VISTAPRINT	VISTAPRINT	\$ 60.89	execc
352047	7/26/2024	X51009	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 12.68	parksccl
352046	7/26/2024	X51038	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 11.90	parksccl
352030	7/26/2024	X51082	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 63.08	parksccl
352050	7/26/2024	X51219	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 11.72	pwfacccl
352049	7/26/2024	X51251	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 44.78	parksccl
352044	7/27/2024	026668	US BANK	WILDLAND FIRE MOBILIZATION SUBSISTENCE	\$ 28.39	afdcc
352037	7/27/2024	112-0998416-0165846	AMAZON.COM SERVICES, INC	MOUNTING BRACKETS (4)	\$ 75.76	afdcc
352035	7/27/2024	120561314323	EVERGREEN RURAL WATER OF WA	ERWOW CONFERENCE REGISTRATION - CAMERON F	\$ 430.00	wtpcc
352054	7/27/2024	12345	US BANK	OPERATING SUPPLIES	\$ 12.58	wtpcc

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352031	7/27/2024	131232	ASSOCIATION OF WASHINGTON	ASSOCIATION OF WASHINGTON CITIES	\$ 125.00	execc
352507	7/27/2024	253666708	SURETY PEST CONTROL	LIBRARY PEST CONTROL	\$ 106.61	publib
352038	7/28/2024	112-8588579-2791429	AMAZON.COM SERVICES, INC	SENIOR CENTER OFFICE SUPPLIES	\$ 26.08	parksccl
353742	7/29/2024	B18618649	SHI INTERNATIONAL CORP.	KEEPER ENTERPRISE PASSWORD MANAGER SERVICES 7/26/24-7/25/26	\$ 13,358.29	infosys
353557	7/29/2024	MEG0076	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT RAW	\$ 63.00	dwtpt
352129	7/29/2024	0041531673-00	CENTRAL WELDING SUPPLY CO, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 3,207.47	wdistcc
352128	7/29/2024	0731926-IN	NATIONAL SAFETY, INC	SAFETY SUPPLIES	\$ 209.22	wwtpcc
352143	7/29/2024	111-8848725-3433039	AMAZON.COM SERVICES, INC	DOORBELL BATTERIES	\$ 5.31	afdcc
352131	7/29/2024	112-0003974-0971454	AMAZON.COM SERVICES, INC	POLISH PADS	\$ 27.73	afdcc
352130	7/29/2024	112-0520737-1112219	AMAZON.COM SERVICES, INC	APPARATUS POLISH	\$ 22.42	afdcc
352142	7/29/2024	112-2419436-0208254	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	\$ 52.97	wwtpcc
352132	7/29/2024	112-4375294-1979450	AMAZON.COM SERVICES, INC	CUTTING COMPOUND	\$ 23.29	afdcc
352134	7/29/2024	1178099	FRONTIER BUILDING SUPPLY	PARKS MAINTENANCE SUPPLIES	\$ 35.37	parksccl
352208	7/29/2024	253667786	SURETY PEST CONTROL	STATION 2: JULY SERVICE	\$ 102.26	afdcc
352206	7/29/2024	42080210	DEMCO, INC.	CHILDREN'S OFFICE SUPPLIES	\$ 421.78	libcc
352192	7/29/2024	5097	WEST MARINE PRODUCTS, INC	REC DEPT SUPPLIES	\$ 35.89	pkreccc
352183	7/29/2024	593 4 164 5372	SAFEWAY INC	LAB SUPPLIES	\$ 15.58	wwtpcc
352284	7/29/2024	6560419607	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$ 49.24	wwtpcc
352126	7/29/2024	ASC 39903	AFFORDABLE STORAGE CONTAINERS	SUPPLIES FOR WATER MAINTENANCE	\$ 7,724.80	wdistcc
352127	7/29/2024	E49209	SEBO'S DO-IT CENTER	PROPANE	\$ 16.08	afdcc
352125	7/29/2024	INV-006828	DESERT DIAMOND INDUSTRIES	SUPPLIES FOR WATER MAINTENANCE	\$ 1,550.00	wdistcc
351970	7/29/2024	SVH-1232053	SKAGIT VALLEY HERALD	CITY HALL SVH 8/31/2024-2025	\$ 229.40	finance
352140	7/29/2024	T12286/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 88.10	parksccl
352196	7/29/2024	WG67211865	HOME DEPOT	SUPPLIES FOR WATER MAINTENANCE	\$ 983.97	wdistcc
352135	7/29/2024	X51831	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 35.78	parksccl

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352137	7/29/2024	X51844	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 1.58	pwfacc
352138	7/29/2024	X51865	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 14.06	pwfacc
352139	7/29/2024	X51866	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 37.31	pwfacc
352136	7/29/2024	X51879	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 9.59	parksc1
352141	7/29/2024	X51901	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 24.50	parksc1
352133	7/29/2024	X52035	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 26.07	parksc1
352209	7/30/2024	000069	CLEAN AND CLIP	K9 T-BONE GROOMING	\$ 50.00	apdcc
352364	7/30/2024	028629539	GALLS, LLC.	UNIFORM VEST CARRIER; J CARTER	\$ 958.83	apd
352365	7/30/2024	028629541	GALLS, LLC.	UNIFORM VEST AND CARRIER; OFC GRANGER	\$ 1,279.79	apd
352256	7/30/2024	1022706	BAYSHORE OFFICE PRODUCTS INC	SUPPLIES FOR FACILITIES	\$ 47.92	pwfacc
352197	7/30/2024	112-6816944-7618632	AMAZON.COM SERVICES, INC	DETAIL SUPPLIES: POLISH, PADS, SPRAY CERAMIC, POLISHER	\$ 414.96	afdcc
352287	7/30/2024	1127459339	FERRELLGAS, LP	SHOP PROPANE	\$ 329.60	dshop
352201	7/30/2024	113-4400101-6617018	AMAZON.COM SERVICES, INC	SUPPLIES FOR SHOP	\$ 71.88	shopcc
352203	7/30/2024	113-8505078-5625857	AMAZON.COM SERVICES, INC	PART FOR VEHICLE #2000	\$ 43.51	shopcc
352182	7/30/2024	113-9067518-7499443	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 87.03	wdistcc
352193	7/30/2024	113-9422457-1071459	AMAZON.COM SERVICES, INC	EVIDENCE BAGS	\$ 32.64	apdcc
352204	7/30/2024	143455	US BANK	SUBSISTENCE (2) FOR WILDLAND MOBILIZATION	\$ 36.23	afdcc
352184	7/30/2024	155642	THE HOSE SHOP, INC	FIREHOSE AND PARTS	\$ 1,529.34	wtpcc
352185	7/30/2024	155652	THE HOSE SHOP, INC	FIREHOSE	\$ 418.88	wtpcc
352200	7/30/2024	185628427	DEPARTMENT OF LICENSING	LICENSING FEES FOR EQUIP #3008	\$ 64.00	shopcc
352199	7/30/2024	185629075	DEPARTMENT OF LICENSING	LICENSING FEES FOR EQUIP #3009	\$ 64.00	shopcc
352259	7/30/2024	260102315-00	TACOMA SCREW PRODUCTS, INC.	SUPPLIES FOR VEHICLE #2000	\$ 56.44	shopcc
352188	7/30/2024	3986-325911	O'REILLY AUTO PARTS	PART FOR VEHICLE #018	\$ 87.59	shopcc
352186	7/30/2024	3986-325932	O'REILLY AUTO PARTS	PART FOR VEHICLE #152	\$ 15.58	shopcc
352189	7/30/2024	3986-326002	O'REILLY AUTO PARTS	PART FOR VEHICLE #2000	\$ 97.01	shopcc
352187	7/30/2024	3986-326039	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #028	\$ 22.74	shopcc
352264	7/30/2024	593 3 35 5895	SAFEWAY INC	LAB SUPPLIES	\$ 29.21	wwtpcc

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352202	7/30/2024	6560418273	ARAMARK	OPS & PARKS LAUNDRY SERVICE	\$ 73.78	shopcc
352207	7/30/2024	E49650	SEBO'S DO-IT CENTER	MAINTENANCE SUPPLIES	\$ 13.18	wwtpcc
352190	7/30/2024	INV-26125	IMAGE360	WA PARK WELCOME SIGNS	\$ 1,235.82	parksccl
352441	7/30/2024	RI6657873	REXA ELECTRAULIC ACTUATION	MAINTENANCE SUPPLIES	\$ 480.04	wwtpcc
352195	7/30/2024	T12775/1	ACE HARDWARE	SUPPLIES FOR SOLID WASTE	\$ 117.36	shopcc
352205	7/30/2024	T12979/1	ACE HARDWARE	PARTS FOR VEHICLE #2000	\$ 99.83	shopcc
352198	7/30/2024	T13022/1	ACE HARDWARE	OPERATING SUPPLIES	\$ 16.31	pwfacc
353755	7/31/2024	Pay App 2	STRIDER CONSTRUCTION CO, INC	WWTP OUTFALL RELOCATION - MARINE AND UPLAND	\$ 1,053,580.83	pw1
352268	7/31/2024	111-0036670-3373025	AMAZON.COM SERVICES, INC	ELECTRICAL TAPE, LABELS, SUNGLASSES	\$ 90.48	fibercc
352267	7/31/2024	111-1703290-3752251	AMAZON.COM SERVICES, INC	BATTERIES & WIRE DISPENSER	\$ 144.75	fibercc
352275	7/31/2024	111-6221567-7767451	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 40.92	libcc
352191	7/31/2024	113-0015540-6110603	AMAZON.COM SERVICES, INC	OPEN STREET/ARTS COMMISSION SUPPLIES	\$ 158.44	parksccl
352273	7/31/2024	113-7175157-7298612	AMAZON.COM SERVICES, INC	SUPPLIES FOR VEHICLE #2000	\$ 10.76	shopcc
352270	7/31/2024	114-3980107-0593015	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 87.36	wdistcc
352283	7/31/2024	114-7335811-2906659	AMAZON.COM SERVICES, INC	MAINTENANCE SUPPLIES	\$ 99.14	wwtpcc
352278	7/31/2024	1179536	FRONTIER BUILDING SUPPLY	FIR 4X4S	\$ 18.53	afdcc
352335	7/31/2024	13881849	WILBUR-ELLIS COMPANY, LLC	PARKS MAINTENANCE SUPPLIES	\$ 549.52	parksccl
352343	7/31/2024	217735905	MYPILOTSTORE	TABLET HOLDER FOR TRUCK 29	\$ 118.93	afdcc
352225	7/31/2024	23010878	EWING IRRIGATION PRODUCTS, INC	PARKS IRRIGATION MAINTENANCE SUPPLIES	\$ 802.80	parks1
352337	7/31/2024	2407310056	US BANK	PER DIEM MEAL - PECK	\$ 20.67	financecc
352325	7/31/2024	24269408	PURCELL TIRE AND SERVICE CENTER	TIRE REPAIR FOR VEHICLE #516	\$ 14.49	shopcc
352326	7/31/2024	24269430	PURCELL TIRE AND SERVICE CENTER	SUPPLIES FOR SHOP	\$ 828.46	shopcc
352327	7/31/2024	24269431	PURCELL TIRE AND SERVICE CENTER	SERVICE FOR VEHICLE #516	\$ 49.48	shopcc
352262	7/31/2024	3986-326159	O'REILLY AUTO PARTS	PART FOR VEHICLE #040	\$ 1,259.04	shopcc
352260	7/31/2024	3986-326161	O'REILLY AUTO PARTS	PART FOR VEHICLE #040	\$ 22.74	shopcc
352261	7/31/2024	3986-326223	O'REILLY AUTO PARTS	PARTS FOR VEHICLE #035	\$ 101.43	shopcc

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352265	7/31/2024	41184206	MUNICIPAL RESEARCH &	CONFERENCE REGISTRATION - SCHUH	\$ 40.00	execc
352281	7/31/2024	494371766	LOWE'S BUSINESS ACCOUNT/GEMB	SUPPLIES FOR FACILITIES	\$ 238.25	pwfacc
352323	7/31/2024	555640	SKAGIT REGIONAL HEALTH	DOT PHYSICAL	\$ 110.00	wdistcc
352282	7/31/2024	7431-8	THE SHERWIN WILLIAMS CO	PARTS FOR EQUIP# 850	\$ 2,393.60	shopcc
352280	7/31/2024	8821998	JUDD & BLACK	SUPPLIES FOR FACILITIES	\$ 405.48	pwfacc
352271	7/31/2024	C47098/1	ACE HARDWARE	OPERATING SUPPLIES	\$ 19.57	wwtpcc
352277	7/31/2024	E50247	SEBO'S DO-IT CENTER	STAIN, STENCILS, FASTENERS	\$ 42.25	afdcc
352330	7/31/2024	Google-2407	GOOGLE ANALYTICS	GOOGLE ADVERTISING, JULY 2024	\$ 205.93	fibercc
352257	7/31/2024	I59428/44	COASTAL FARM &	MATS FOR TRUCK 29 STORAGE	\$ 196.93	afdcc
352258	7/31/2024	I59472/44	COASTAL FARM &	WORK UNIFORM	\$ 60.88	wdistcc
352279	7/31/2024	T13176/1	ACE HARDWARE	SUPPLIES FOR VEHICLE #2000	\$ 48.92	shopcc
352276	7/31/2024	T13198/1	ACE HARDWARE	WA PARK MAINTENANCE SUPPLIES	\$ 20.86	parksc1
353724	8/1/2024	8/1/2024	ANACORTES FAMILY CENTER	SOCIAL WORKER AGREEMENT - AUGUST 2024	\$ 5,000.00	apd
353730	8/1/2024	JULY 2024	THE HUMANE SOCIETY OF	ABANDONED ANIMALS (24-A04227 AND 24-A04453)	\$ 132.00	apd
352444	8/1/2024	111-1010696-0863419	AMAZON.COM SERVICES, INC	LAB SUPPLIES	\$ 32.62	wwtpcc
352443	8/1/2024	111-7591924-9524243	AMAZON.COM SERVICES, INC	LAB SUPPLIES	\$ 21.75	wwtpcc
352263	8/1/2024	112-6737517-0000217	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	\$ 20.00	parksc1
352321	8/1/2024	113-2106149-1782600	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 46.75	wdistcc
352274	8/1/2024	113-7936270-1221030	AMAZON.COM SERVICES, INC	SUPPLIES FOR VEHICLE #2000	\$ 58.44	shopcc
352333	8/1/2024	114-3980107-0593015	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 27.25	wdistcc
352266	8/1/2024	120568416717	EVERGREEN RURAL WATER OF WA	CONFERENCE REGISTRATION - KENT BOLTON	\$ 430.00	wtppcc
352331	8/1/2024	32203	SHIFTNOTE, LLC	DAILY LOGBOOK 8/1-10/31/24	\$ 122.30	wtppcc
352329	8/1/2024	41220657	MUNICIPAL RESEARCH &	CONFERENCE REGISTRATION - FANTINI	\$ 40.00	execc
352356	8/1/2024	4852125S185	LEMAY MOBILE SHREDDING	ON-SITE SHREDDING; APD AND COURT	\$ 36.54	apd

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352473	8/1/2024	4852126S185	LEMAY MOBILE SHREDDING	CONTAINER SHREDDING - CITY HALL 7/1-7/31/24	\$ 7.82	finance
352336	8/1/2024	4E3DED45-0001	JOHN E REID & ASSOC INC	REID TECHNIQUE TRAINING; MONAGHAN AND GRANGER	\$ 1,000.00	apdcc
352442	8/1/2024	593 94 129 8894	SAFEWAY INC	LAB SUPPLIES	\$ 19.48	wwtpcc
352456	8/1/2024	593 94 31 8894	SAFEWAY INC	WA PARK SUPPLIES	\$ 20.98	parksccl
352355	8/1/2024	6560421764	ARAMARK	APD NYLON MATS CLEANED	\$ 16.32	apd
352454	8/1/2024	6F7028178C058125J	AV DEALS - PAYPAL	SUPPLIES FOR VEHICLE #206	\$ 434.12	shopcc
352318	8/1/2024	84394948	ACCIS	ACCIS 2024 FALL CONFERENCE - OLSON	\$ 450.00	infosyscc
352342	8/1/2024	C47557/1	ACE HARDWARE	MAINTENANCE SUPPLIES - INCINERATOR	\$ 12.69	wwtpcc
352324	8/1/2024	CS21974	JIT TRUCK PARTS, LLC	PART FOR VEHICLE #514	\$ 453.24	shopcc
352341	8/1/2024	E50480	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	\$ 50.72	parksccl
352334	8/1/2024	SO464249	WITMER PUBLIC SAFETY GROUP INC	PRE-MIX FUEL CANS & BAR OIL HOLDERS	\$ 312.93	afdcc
352340	8/1/2024	T13708/1	ACE HARDWARE	WA PARK MAINTENANCE SUPPLIES	\$ 186.04	parksccl
352338	8/1/2024	T13743/1	ACE HARDWARE	SUPPLIES FOR FACILITIES	\$ 32.30	pwfacc
352339	8/1/2024	T13744/1	ACE HARDWARE	SUPPLIES FOR FACILITIES	\$ 5.21	pwfacc
352322	8/1/2024	T13763/1	ACE HARDWARE	TOOL BAG	\$ 66.59	afdcc
352452	8/1/2024	WM77484820	HOME DEPOT	SCOOP SHOVEL, DIAMOND CUTTING BLADE	\$ 135.85	afdcc
352319	8/1/2024	X52628	SEBO'S DO-IT CENTER	PARTS FOR VEHICLE #2000	\$ 46.66	shopcc
352451	8/2/2024	091721	SEBO'S DO-IT CENTER	PLASTIC PAILS FOR OUTFALL RELOCATION PROJECT	\$ 127.79	pwfacc
352466	8/2/2024	1023172	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$ 2.82	museumcc
352445	8/2/2024	111-0198090-8397034	AMAZON.COM SERVICES, INC	LAB SUPPLIES	\$ 13.36	wwtpcc
352446	8/2/2024	111-5354533-3045868	AMAZON.COM SERVICES, INC	REC PROGRAM SUPPLIES	\$ 714.34	pkrecc
352449	8/2/2024	111-9743870-1444200	AMAZON.COM SERVICES, INC	TAPE FOR PULLING FIBER CABLE	\$ 442.82	fibercc
352447	8/2/2024	112-9634492-2797046	AMAZON.COM SERVICES, INC	SAFETY SUPPLIES	\$ 97.89	wwtpcc
352455	8/2/2024	2077465	HEALTH & SAFETY INSTITUTE	CPR CERT CARDS FOR COA EMPLOYEES	\$ 432.48	afdcc
352465	8/2/2024	623523639	FRANKLIN PLANNER	OFFICE SUPPLIES	\$ 58.69	museumcc
352460	8/2/2024	C48169/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 18.10	parksccl
352461	8/2/2024	DV308	THRIFTY CLEANERS	JULY LAUNDRY	\$ 84.69	afdcc

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352457	8/2/2024	E50909	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	\$ 48.49	parksccl
352332	8/2/2024	INV-4684621	UNITED SITE SERVICES, INC	PENN AVE PORTA POTTY RENTAL 7/1/24-7/31/24	\$ 210.25	wtpcc
352458	8/2/2024	INV267380558	ZOOM VIDEO COMMUNICATIONS INC.	COURT 8/2-9/1/24	\$ 17.40	courtcc
352439	8/2/2024	X52882	SEBO'S DO-IT CENTER	PARTS FOR EQUIP #710	\$ 2.89	shopcc
352464	8/3/2024	02739/86501	CARHARTT	SAFETY SUPPLIES	\$ 2.16	wwtpcc
352450	8/3/2024	111-0834603-2066653	AMAZON.COM SERVICES, INC	CABLE TIES & DRILL BIT	\$ 114.42	fibercc
352462	8/3/2024	349327657	2024 DIGI-KEY ELECTRONICS	POWER SUPPLY FOR GAS DETECTOR	\$ 34.41	afdcc
352459	8/3/2024	361116	COAST WENATCHEE CENTER HOTEL	2 NIGHTS HOTEL AWC BUDGET WORKSHOP	\$ 243.90	financecc
352448	8/3/2024	INV267501218	ZOOM VIDEO COMMUNICATIONS INC.	EXECUTIVE 08/03-09/02/2024	\$ 60.92	execc
352463	8/4/2024	111-2423533-6797052	AMAZON.COM SERVICES, INC	POWER SUPPLY W/ USB-C	\$ 10.87	afdcc
352470	8/4/2024	255046525	SURETY PEST CONTROL	PEST CONTROL APD/COURT	\$ 136.00	finance
352541	8/5/2024	021060	SKYLINE MARINE CENTER LLC	MARINE 29 FUEL	\$ 65.34	afdcc
352527	8/5/2024	109471/4/72329	WORK OUTFITTERS	RAIN PANTS	\$ 122.39	wtpcc
352440	8/5/2024	112-9933634-3360233	AMAZON.COM SERVICES, INC	SUPPLIES FOR FACILITIES	\$ 41.33	pwfacc
352529	8/5/2024	113-8162487-5935408	AMAZON.COM SERVICES, INC	PAPER CUPS	\$ 32.63	apdcc
352540	8/5/2024	114-2259567-1937006	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES -	\$ 13.70	wwtpcc
352542	8/5/2024	180028	PORT OF ANACORTES	MARINE 29 FUEL	\$ 25.50	afdcc
352637	8/5/2024	211737471	MYPILOTSTORE	PARTS FOR TABLET MOUNT - T29	\$ 13.94	afdcc
352538	8/5/2024	2226126	AMRE SUPPLY	WA PARK MAINTENANCE SUPPLIES	\$ 183.30	parksccl
352614	8/5/2024	51 43 3 8851	SAFEWAY INC	REC PROGRAM SUPPLIES	\$ 11.82	parksccl
352635	8/5/2024	557450	SKAGIT REGIONAL HEALTH	PARKS STAFF CDL EXAM	\$ 110.00	parksccl
352626	8/5/2024	593 5 143 6457	SAFEWAY INC	LAB SUPPLIES	\$ 23.37	wwtpcc
352535	8/5/2024	600226	CMC RESCUE INC	2 LADDER BELTS	\$ 541.82	afdcc
352641	8/5/2024	6560423102	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$ 49.24	wwtpcc
352530	8/5/2024	662 9 452 206	COSTCO WHOLESALE CORPORATION	OFFICE VACUUM	\$ 206.33	apdcc
352539	8/5/2024	84433700	ACCIS	ACCIS 2024 FALL CONFERENCE - TREJO-CUEVAS	\$ 450.00	infosyscc

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352531	8/5/2024	84436125	ACCIS	ACCIS 2024 FALL CONFERENCE - CERVANTES	\$ 450.00	infosyscc
352528	8/5/2024	C50134/1	ACE HARDWARE	SUPPLIES FOR SHOP	\$ 46.95	shopcc
352534	8/5/2024	C50401/1	ACE HARDWARE	MAINTENANCE SUPPLIES - INCINERATOR	\$ 7.81	wwtpcc
352532	8/5/2024	C50414/1	ACE HARDWARE	TOOLS & INSTALLATION HARDWARE	\$ 102.77	fibercc
352537	8/5/2024	E52115	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 50.32	parksccl
352718	8/6/2024	1023435	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$ 243.23	courtcc
352628	8/6/2024	111-1881926-4329819	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 17.35	libcc
352616	8/6/2024	111-1975237-7789859	AMAZON.COM SERVICES, INC	2-WAY RADIOS	\$ 1,429.63	fibercc
352639	8/6/2024	111-2300831-1214636	AMAZON.COM SERVICES, INC	CARGO BUNGEE, BOLT CUTTERS (WILDLAND)	\$ 41.87	afdcc
352627	8/6/2024	111-9676643-4322654	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 10.87	libcc
352533	8/6/2024	112-3188345-6173049	AMAZON.COM SERVICES, INC	5 GALLON BUCKET CANVAS TOOL HOLDER	\$ 46.40	afdcc
352620	8/6/2024	114-0454505-9279438	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 49.83	wdistcc
352617	8/6/2024	114-1535171-4839402	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 20.01	wdistcc
352619	8/6/2024	114-1793184-9736215	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 411.73	wdistcc
352621	8/6/2024	114-8479054-7496256	AMAZON.COM SERVICES, INC	SUPPLIES FOR WATER MAINTENANCE	\$ 61.95	wdistcc
352708	8/6/2024	1243972-IN	CHALLENGER TEAMWEAR	REC PROGRAM SUPPLIES	\$ 718.16	pkreccc
352642	8/6/2024	180100	PORT OF ANACORTES	MARINE 29 FUEL	\$ 62.87	afdcc
352615	8/6/2024	1Z3Y592X0188078824	UNITED PARCEL SERVICE, INC	LAB SAMPLES - TOXICITY SHIPMENT	\$ 96.95	wwtpcc
352636	8/6/2024	20042303	EAGLE MOUNTAIN FLAG & FLAGPOLE	MAINTENANCE SUPPLIES - YARD HYDRANT PARTS	\$ 1,260.81	wwtpcc
352612	8/6/2024	3986-327484	O'REILLY AUTO PARTS	PART FOR EQUIP #804	\$ 61.94	shopcc
352625	8/6/2024	41352022	MUNICIPAL RESEARCH &	TRAINING; PRA DEEP DIVE RECORDS MNGR	\$ 40.00	apdcc
352613	8/6/2024	4196672	SKAGIT VALLEY POLARIS KAWASAKI	PARTS FOR EQUIP #85	\$ 402.54	shopcc
352632	8/6/2024	50016241	INTERSTATE BATTERIES	TIRES FOR VEHICLES #028 & #193	\$ 528.66	shopcc
352623	8/6/2024	6560421770	ARAMARK	OPS & PARKS LAUNDRY SERVICE	\$ 73.78	shopcc

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352624	8/6/2024	6560421771	ARAMARK	OPS MAT CLEANING	\$ 62.34	shopcc
352640	8/6/2024	A-321842	LIGHTHOUSE UNIFORM INC	BOYLE'S CLASS A	\$ 759.59	afdcc
352611	8/6/2024	AQ0A9E8E00F0	ITERUM, LLC	VRIGGER SOFTWARE LICENSE	\$ 314.95	afdcc
352629	8/6/2024	C50709/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 3.50	parksccl
352610	8/6/2024	C51022/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 9.78	parksccl
352633	8/6/2024	E52568	SEBO'S DO-IT CENTER	PARTS FOR VEHICLE #2000	\$ 23.97	shopcc
352634	8/6/2024	NrGBfldxKIjLAjsRVbI a	LIFE RESCUE INC	ONLINE CONFINED SPACE CLASS	\$ 765.00	afdcc
352622	8/6/2024	ORD-9144	EVERGREEN SAFETY COUNCIL	TRAINING FOR FLAGGERS	\$ 139.00	shopcc
352618	8/6/2024	SO23241027.001	KELLER SUPPLY COMPANY	SUPPLIES FOR WATER MAINTENANCE	\$ 456.78	wdistcc
352630	8/6/2024	X53977	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 42.64	parksccl
353468	8/7/2024	14138160	HACH COMPANY	DR3800 SERVICE SN 1512212	\$ 756.94	dwtpp
353613	8/7/2024	237849	BLYTHE MECHANICAL, INC	HVAC ON-CALL REPAIR SERVICES POLICE STATION VFD FAN REPAIR	\$ 1,174.00	pw1
353715	8/7/2024	26431	ANCHOR QEA, INC	FORMER WTP MATTER NO. 96	\$ 10,061.75	pw1
352714	8/7/2024	000072	GUEMES ISLAND FERRY	FERRY FEES FOR DISTRICT 17 OTEP	\$ 22.25	afdcc
352792	8/7/2024	1023704	BAYSHORE OFFICE PRODUCTS INC	PARKS OFFICE SUPPLIES	\$ 2.82	parksccl
352780	8/7/2024	111-1693424- 3073032	AMAZON.COM SERVICES, INC	LAB SUPPLIES	\$ 240.04	wwtppcc
352709	8/7/2024	111-5661705- 2151423	AMAZON.COM SERVICES, INC	SHEET PROTECTORS, 11X17	\$ 54.38	fibercc
352715	8/7/2024	111-6421612- 7017836	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 54.13	libcc
352713	8/7/2024	111-7801332- 2600259	AMAZON.COM SERVICES, INC	PART FOR EQUIP #13944	\$ 25.81	shopcc
352722	8/7/2024	111-8340676- 9410665	AMAZON.COM SERVICES, INC	UTILITY STRAPS - WILDLAND	\$ 7.61	afdcc
352723	8/7/2024	111-9777098- 4473845	AMAZON.COM SERVICES, INC	COFFEE (29-2 & 29-3)	\$ 126.27	afdcc
352720	8/7/2024	1182591	FRONTIER BUILDING SUPPLY	SUPPLIES FOR FACILITIES	\$ 27.38	pwfacccl
352721	8/7/2024	1183091	FRONTIER BUILDING SUPPLY	SUPPLIES FOR STREET DEPT	\$ 8.16	shopcc
352712	8/7/2024	12391778	THERMO FISHER SCIENTIFIC	ORION STAR A SERIES BENCHTOP METER (2ND OF 2 ORDERED)	\$ 208.57	wtpcc
352703	8/7/2024	155920	THE HOSE SHOP, INC	OIL ONLY SOCK - RESTOCK SPILL KIT X 3	\$ 40.16	wtpcc

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352908	8/7/2024	24215219	ZORO TOOLS, INC	MAINTENANCE SUPPLIES - PUMP STATIONS	\$ 20.57	wwtpcc
352781	8/7/2024	24269552	PURCELL TIRE AND SERVICE CENTER	SERVICE FOR VEHICLE #516	\$ 45.23	shopcc
352782	8/7/2024	24269575	PURCELL TIRE AND SERVICE CENTER	PARTS- #516	\$ 522.24	shopcc
352783	8/7/2024	24269576	PURCELL TIRE AND SERVICE CENTER	TIRES FOR SHOP	\$ 3,388.02	shopcc
352775	8/7/2024	260102316-00	TACOMA SCREW PRODUCTS, INC.	SUPPLIES FOR STREET DEPT	\$ 83.68	shopcc
352724	8/7/2024	2866	ANACORTES PRINTING	PRINTING	\$ 162.11	museumcc
352705	8/7/2024	3986-327629	O'REILLY AUTO PARTS	PART FOR VEHICLE ##016	\$ 18.47	shopcc
352706	8/7/2024	3986-327654	O'REILLY AUTO PARTS	PART FOR VEHICLE #150	\$ 154.28	shopcc
352788	8/7/2024	593 17871 8824	SAFEWAY INC	REC PROGRAM SUPPLIES	\$ 16.24	parksccl
352719	8/7/2024	610254	HUGHES FIRE EQUIPMENT, INC.	PART FOR VEHICLE #220	\$ 363.86	shopcc
352799	8/7/2024	B1023172-1	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$ 40.29	museumcc
352716	8/7/2024	C51351/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 8.41	parksccl
352702	8/7/2024	E53055	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 41.57	pwfacccl
352717	8/7/2024	E53146	SEBO'S DO-IT CENTER	PARKS MAINTENANCE SUPPLIES	\$ 138.60	parksccl
352711	8/7/2024	WABUR245174	FASTENAL COMPANY	PUMP GUAGE PLUGS	\$ 214.55	wtpcc
352707	8/7/2024	WFC8072024	WASHINGTON FIRE CHIEFS	TRAINING	\$ 2,685.00	shopcc
353735	8/8/2024	1200644664	HDR ENGINEERING, INC	GENERAL SEWER PLAN - 6/29/24-7/27/24	\$ 12,822.42	dwwtp
353736	8/8/2024	1200644739	HDR ENGINEERING, INC	CITY ENGINEER ON CALL - WATER AND WASTEWATER - 6/30/24-7/27/24	\$ 2,025.54	pw1
353717	8/8/2024	26479	ANCHOR QEA, INC	A AVENUE LANDFILL MATTER NO. 200	\$ 15,649.50	pw1
353726	8/8/2024	73309	COMMERCIAL FIRE PROTECTION INC	2024 ANNUAL FIRE EXTINGUISHER SERVICES - BUILDINGS	\$ 2,140.73	pw1
353732	8/8/2024	73524	COMMERCIAL FIRE PROTECTION INC	2024 ANNUAL FIRE EXTINGUISHER SERVICES - CITY HALL	\$ 71.78	pw1
353733	8/8/2024	73730	COMMERCIAL FIRE PROTECTION INC	2024 ANNUAL FIRE EXTINGUISHER SERVICES - WTP	\$ 267.34	pw1
352789	8/8/2024	10163286239	ANACORTES CHAMBER OF COMMERCE	CHAMBER OF COMMERCE STATE OF THE COUNTY LUNCHEON	\$ 22.00	execc

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352790	8/8/2024	10163370309	ANACORTES CHAMBER OF COMMERCE	CHAMBER OF COMMERCE STATE OF THE COUNTY LUNCHEON	\$ 22.00	execc
352791	8/8/2024	10164149079	ANACORTES CHAMBER OF COMMERCE	CHAMBER OF COMMERCE STATE OF THE COUNTY LUNCHEON	\$ 22.00	execc
352910	8/8/2024	1023783	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$ 72.62	wwtpcc
352797	8/8/2024	111-7918565-4847412	AMAZON.COM SERVICES, INC	BOARD MAGNETS	\$ 7.59	afdcc
352794	8/8/2024	1183386	FRONTIER BUILDING SUPPLY	SUPPLIES FOR STREET DEPT	\$ 4.08	shopcc
352798	8/8/2024	1183553	FRONTIER BUILDING SUPPLY	SUPPLIES FOR WATER MAINTENANCE	\$ 44.85	wdistcc
352891	8/8/2024	14278	SUPER HAWK CANOPIES	CANOPY FOR VEHICLE 131	\$ 1,000.00	fibercc
352777	8/8/2024	15-99111	CUMMINS, INC.	SERVICE FOR VEHICLE #514	\$ 1,892.85	shopcc
352894	8/8/2024	292604-5	BIRCH EQUIPMENT CO., INC	RENTAL FOR WATER MAINTENANCE	\$ 78.58	wdistcc
352895	8/8/2024	314061	US BANK	PUBLIC WORKS - PLANNING MEETING: COMP PLAN	\$ 27.67	plancc
352776	8/8/2024	352776	ANACORTES PRINTING	PRINT REPRODUCTIONS	\$ 36.01	afdcc
352786	8/8/2024	3986-327827	O'REILLY AUTO PARTS	SUPPLIES FOR VEHICLE #6001	\$ 8.68	shopcc
352787	8/8/2024	3986-327955	O'REILLY AUTO PARTS	PART FOR VEHICLE #6001	\$ 9.78	shopcc
352893	8/8/2024	8561 00051 15225	HOME DEPOT	SUPPLIES FOR WATER MAINTENANCE	\$ 32.55	wdistcc
352778	8/8/2024	E0600T296Q	MICROSOFT CORPORATION	AZURE DISASTER AND RECOVERY 7/2-8/1/24	\$ 1,108.90	infosyscc
352796	8/8/2024	INV-KAA-317756	KNOX COMPANY	MED VAULT FOR TRUCK 29	\$ 2,347.92	afdcc
352793	8/8/2024	S0014793	TURF STAR WESTERN	SUPPLIES FOR VEHICLE #706	\$ 74.47	shopcc
352779	8/8/2024	vn7Ndb91zrXL1qWeBz6L	LIFE RESCUE INC	CONFINED SPACE CLASS 9/30-10/2	\$ 765.00	afdcc
352905	8/8/2024	W10891-5	BIRCH EQUIPMENT CO., INC	PARTS FOR EQUIP #13948	\$ 299.96	shopcc
352773	8/8/2024	X54569	SEBO'S DO-IT CENTER	SUPPLIES FOR VEHICLE #2000	\$ 46.44	pwfacc
352795	8/8/2024	X54588	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	\$ 34.72	parksc1
352772	8/8/2024	X54632	SEBO'S DO-IT CENTER	PART FOR EQUIP #13927	\$ 5.43	shopcc
352774	8/8/2024	X54647	SEBO'S DO-IT CENTER	SUPPLIES FOR FACILITIES	\$ 10.85	pwfacc
353614	8/9/2024	237458	BLYTHE MECHANICAL, INC	HVAC ANNUAL PREVENTIVE MAINTENANCE 2024 - FIRE STATION 1	\$ 771.39	pw1
353615	8/9/2024	23759	BLYTHE MECHANICAL, INC	HVAC ANNUAL PREVENTIVE MAINTENANCE 2024 - FIRE STATION 2	\$ 286.14	pw1

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352911	8/9/2024	00003	LIFE RESCUE INC	CONFINED SPACE CLASS	\$ 765.00	afdcc
352877	8/9/2024	1029-3786	EVT CERTIFICATION COMMISSION	TRAINING	\$ 67.50	shopcc
352900	8/9/2024	111-1459096-1377818	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$ 31.42	libcc
352909	45513	111-3107113-180184	AMAZON.COM SERVICES, INC	KEY TAGS	\$ 10.87	afdcc
352899	8/9/2024	111-7123498-6539440	AMAZON.COM SERVICES, INC	PART FOR VEHICLE #017	\$ 190.90	shopcc
352892	8/9/2024	111-9877914-1205804	AMAZON.COM SERVICES, INC	MARKERS FOR FIELD CONSTRUCTION DWGS	\$ 33.40	fibercc
352884	8/9/2024	1825-8451	EVT CERTIFICATION COMMISSION	TRAINING	\$ 67.50	shopcc
352898	8/9/2024	2300753	SEATBELTPLANET.COM	LAP SEAT BELTS	\$ 82.85	afdcc
352883	8/9/2024	3986-328069	O'REILLY AUTO PARTS	PART FOR EQUIP #13917	\$ 3.82	shopcc
352881	8/9/2024	60087513	PACIFIC QUARRY	MATERIAL FOR WATER MAINTENANCE	\$ 243.13	wdistcc
352897	8/9/2024	6560425249	ARAMARK	OPS & PARKS LAUNDRY SERVICE	\$ 73.78	shopcc
352879	8/9/2024	8561 02 36059	HOME DEPOT	SUPPLIES FOR #90001	\$ 1,516.06	shopcc
352903	8/9/2024	B1023435-1	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$ 42.52	courtcc
352901	8/9/2024	C52732/1	ACE HARDWARE	PARKS MAINTENANCE SUPPLIES	\$ 11.74	parksccl
352906	8/9/2024	C52966/1	ACE HARDWARE	SUPPLIES FOR FACILITIES	\$ 32.30	pwfacccl
352889	8/9/2024	VP_JNCJCXQZ	VISTAPRINT	VISTAPRINT BUSINESS CARDS	\$ 41.32	execc
352888	8/9/2024	W1085938003	MERRELL	UNIFORM BOOTS; CORP SCHEEPERS	\$ 94.65	apdcc
352878	8/9/2024	X54906	SEBO'S DO-IT CENTER	PART FOR EQUIP #13917	\$ 26.07	shopcc
352907	8/9/2024	X55049	SEBO'S DO-IT CENTER	WA PARK MAINTENANCE SUPPLIES	\$ 16.52	parksccl
352885	8/10/2024	0630DFC7-0086	SPYPOINT	PARKS SECURITY CAMERA SUBSCRIPTION	\$ 15.00	parksccl
352902	8/10/2024	113-7483380-7981814	AMAZON.COM SERVICES, INC	WA PARK MAINTENANCE SUPPLIES	\$ 337.16	parksccl
352882	8/10/2024	422300002237	COSTCO WHOLESALE CORPORATION	AA AND AAA DURACELL BATTERIES	\$ 39.36	infosyscc
352896	8/10/2024	8255 9094 8736 4397	DISH NETWORK CORP	AUGUST SERVICE	\$ 110.89	afdcc
352886	8/10/2024	MTFJ4NJ6L7	APPLE	REC EVENT SUPPLIES	\$ 21.75	parksccl
352887	8/10/2024	MTFJ4NJB2Q	APPLE	REC EVENT SUPPLIES	\$ 21.75	parksccl
352880	8/11/2024	112-2086948-2693819	AMAZON.COM SERVICES, INC	SUPPLIES FOR FACILITIES	\$ 303.74	pwfacccl
352890	8/11/2024	812380015	SHOE CARNIVAL	WORK BOOTS	\$ 92.46	shopcc

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352904	8/11/2024	X55500	SEBO'S DO-IT CENTER	MURAL SUPPLIES	\$ 15.22	museumcc
353722	8/12/2024	1243	FIDALGO CLEANING	APD CLEANING & SUPPLIES 8/12-8/25/24	\$ 875.00	apd
353598	8/12/2024	300000290019	PUGET SOUND ENERGY INC	ALL STATIONS 7/5-8/5/24	\$ 1,246.08	medic
353607	8/13/2024	1499770	LIFE ASSIST, INC	C-COLLARS, CPAP SETS, INFANT SENSORS	\$ 350.42	medic
353702	8/13/2024	RE 41 JA2711 L180	WASHINGTON STATE DEPARTMENT	SIGNAL MAINTENANCE	\$ 360.12	dshop
353555	8/14/2024	24-23710	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT FINISHED	\$ 19.00	dwtp
353599	8/14/2024	978 800 0000	CASCADE NATURAL GAS CORP.	STA 3: 7/13 - 8/13/24	\$ 30.33	medic
353502	8/14/2024	BINV0011694	GOBLE SAMPSON ASSOCIATES, INC	MAINTENANCE SUPPLIES - INCINERATOR	\$ 735.16	dwwtp
353563	8/15/2024	903715	CASCADE COLUMBIA DISTRIBUTION	SODIUM FLUORIDE - 1 PALLET	\$ 3,289.00	dwtp
353415	8/16/2024	006	HICKMAN, LANA	YOUTH ART CLASSES - AUGUST 2024	\$ 1,987.00	pkrec
353558	8/16/2024	24-24206	EDGE ANALYTICAL, INC	WATER ANALYSIS - TCR SOUTH ASPHALT FOR WEST 2ND	\$ 133.00	dwtp
353506	8/17/2024	284340	LAKESIDE INDUSTRIES, INC.	PROJECT	\$ 16,907.14	dshop
353766	8/19/2024	156624	SUMMIT LAW GROUP, PLLC	SUMMIT LAW - GENERAL LABOR	\$ 630.00	hr
353738	8/19/2024	950	CAPITOL ASSET & PAVEMENT SVCS	2024 PAVEMENT MANAGEMENT SYSTEM UPDATE	\$ 27,300.00	pw1
353323	8/19/2024	cpls	DEPARTMENT OF LICENSING	CPLS TO D.O.L.; JULY 2024	\$ 351.00	apd
353743	8/19/2024	INV037538	TURF STAR WESTERN	PURCHASE OF WIDE AREA MOWER TORO GROUNDSMASTER 4000-D	\$ 98,144.13	pw1
353731	8/19/2024	ML-24081923973	CASCADE ENGINEERING SVCS INC	ON-SITE RADAR CALIBRATION	\$ 3,230.00	apd
353729	8/20/2024	038 200 0000 2	CASCADE NATURAL GAS CORP.	APD 7/19-8/19/24	\$ 740.96	apd
353608	8/20/2024	1502183	LIFE ASSIST, INC	ASSORTED I-GEL, CUFFED MASKS, BVM,	\$ 743.62	medic
353751	8/20/2024	154 700 0000 9	CASCADE NATURAL GAS CORP.	LIBRARY 7/19-8/18/2024	\$ 128.08	publib
353600	8/20/2024	169 400 0000 9	CASCADE NATURAL GAS CORP.	STA 2: 7/19 - 8/19/24	\$ 27.22	medic
353504	8/20/2024	1721075	WALTON BEVERAGE COMPANY, INC	OPS BREAKROOM SUPPLIES	\$ 255.50	dshop
353748	8/20/2024	199 800 0000 4	CASCADE NATURAL GAS CORP.	703 R AVENUE 7/19-8/19/24	\$ 13.00	museum
353559	8/20/2024	24-24590	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT FINISHED	\$ 19.00	dwtp

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353560	8/20/2024	24-24591	EDGE ANALYTICAL, INC	WATER ANALYSIS - TCR NORTH	\$ 133.00	dwtp
353703	8/20/2024	25-WA0020257-1	DEPARTMENT OF ECOLOGY	PERMIT FEE - FY25 7/1/2024-6/30/2025	\$ 16,598.00	dwwtp
353701	8/20/2024	25-WAG994536-1	DEPARTMENT OF ECOLOGY	PERMIT FEE - FY2025 7/1/2024-6/30/2025	\$ 3,001.00	dwwtp
353474	8/20/2024	260 037 3822 1	CASCADE NATURAL GAS CORP.	611 R AVENUE 7/19-8/19/24	\$ 17.94	parks1
353471	8/20/2024	304 713 4234 2	CASCADE NATURAL GAS CORP.	607 R AVE 7/19-8/19/24	\$ 15.21	parks1
353473	8/20/2024	440 400 0000 0	CASCADE NATURAL GAS CORP.	FIDALGO CENTER 7/19-8/19/24	\$ 53.74	parks1
353470	8/20/2024	538 000 0000 1	CASCADE NATURAL GAS CORP.	411 HILLCREST DR. 7/19-8/19/24	\$ 12.50	parks1
353708	8/20/2024	610754	HUGHES FIRE EQUIPMENT, INC.	PART FOR VEHICLE #222	\$ 2,218.06	dshop
353601	8/20/2024	674 400 0000 7	CASCADE NATURAL GAS CORP.	STA 1: 7/19 - 8/19/24	\$ 99.63	medic
353505	8/20/2024	710 300 0000 5	CASCADE NATURAL GAS CORP.	OPS: 7/19-8/19/24	\$ 109.97	dshop
353469	8/20/2024	795 700 0000 4	CASCADE NATURAL GAS CORP.	CITY HALL 7/19-8/19/24	\$ 15.60	finance
353747	8/20/2024	912 800 0000 0	CASCADE NATURAL GAS CORP.	CARNEGIE 7/19-8/19/24	\$ 13.83	museum
353472	8/20/2024	917 600 0000 9	CASCADE NATURAL GAS CORP.	1915 13TH ST. 7/19-8/19/24	\$ 22.06	parks1
353498	8/20/2024	989 800 0000 8	CASCADE NATURAL GAS CORP.	WWTP 7/19-8/19/24	\$ 13.00	dwwtp
353331	8/20/2024	INV2872588	COPIERS NORTHWEST, INC	S/N 2YJ30356 LIBRARY FL1 TECH SERVICES COPIER 7/18-8/17/24	\$ 194.32	publib
353503	8/20/2024	ReimbWhyte	WHYTE, HARRY	TRAVEL - PARKING FOR TRAINING - REIMBURSEMENT	\$ 9.79	dwwtp
353612	8/21/2024	237783	BLYTHE MECHANICAL, INC	HVAC ON-CALL REPAIR SERVICES WTP BOILER REPAIR	\$ 2,707.46	pw1
353499	8/21/2024	6002602439	ENDRESS + HAUSER, INC	MAINTENANCE SUPPLIES	\$ 1,543.61	dwwtp
353734	8/21/2024	GCI0015175	CODE PUBLISHING, LLC	CODIFICATION SERVICES	\$ 350.88	legal
353606	8/22/2024	0002151613	CENTRAL WELDING SUPPLY CO, INC	O2 FOR AMBULANCES	\$ 110.71	medic
353605	8/22/2024	0002151783	CENTRAL WELDING SUPPLY CO, INC	O2 FOR AMBULANCES	\$ 18.41	medic
353705	8/22/2024	0172649-IN	SWS EQUIPMENT	PART FOR VEHICLE #304	\$ 649.54	dshop
353564	8/22/2024	0324933-IN	NELSON-REISNER DISTRIBUTOR INC	INCINERATOR FUEL	\$ 3,207.81	dwwtp
353554	8/22/2024	24-23300	EDGE ANALYTICAL, INC	LAB TESTING - EFFLUENT NUTRIENTS MONTHLY	\$ 99.45	dwwtp
353739	8/22/2024	BI-0373060	GRANICH ENGINEERED PRODUCTS	MAINTENANCE SUPPLIES - INCINERATOR	\$ 6,339.79	dwwtp
353562	8/22/2024	INV115711	RED VALVE COMPANY INC	DUCK BILL FOR BLUE HERON BOOSTER	\$ 5,412.77	dwtp

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353561	8/23/2024	24-24127	EDGE ANALYTICAL, INC	WATER ANALYSIS - NITRATE FINISHED	\$ 33.00	dwtp
353744	8/23/2024	6002603241	ENDRESS + HAUSER, INC	MAINTENANCE SUPPLIES - PUMP STATIONS	\$ 6,078.78	dwwtp
353741	8/23/2024	6002603242	ENDRESS + HAUSER, INC	MAINTENANCE SUPPLIES - PUMP STATIONS	\$ 1,050.65	dwwtp
353727	8/23/2024	9642-1	ANACORTES TOWING, LLC	TOWING; APD CASE 24-A05409	\$ 182.78	apd
353565	8/23/2024	LTAC.2024.DAA	DOWNTOWN ANACORTES ALLIANCE	LTAC FUNDS DOWNTOWN ANACORTES ALLIANCE REIMBURSEMENT	\$ 2,000.00	plan
353618	8/26/2024	23-139-SEW-0011	WHITNEY EQUIPMENT CO INC	RETAINAGE RELEASE	\$ 9,272.80	pw1
353620	8/26/2024	23-185-WTR-0011	MESA PRODUCTS, INC.	RETAINAGE RELEASE	\$ 10,580.01	pw1
353745	8/26/2024	24-23475	EDGE ANALYTICAL, INC	LAB TESTING - SIDE STREAM NITROGEN	\$ 40.80	dwwtp
353737	8/26/2024	290018	NORTHSTAR CHEMICAL INC.	CHEMICAL DELIVERY - SODIUM BISULFITE 38%	\$ 2,975.68	dwwtp
353714	8/26/2024	90142480	CHEMTRADE CHEMICALS US LLC	ALUMINUM SULFATE	\$ 5,990.57	dwtp
353719	8/26/2024	9648-1	ANACORTES TOWING, LLC	TOWING; APD CASE 24-A05498	\$ 195.84	apd
353720	8/26/2024	9650-1	ANACORTES TOWING, LLC	TOWING; APD CASE 24-A05507	\$ 195.84	apd
353718	8/26/2024	9754-2	ANACORTES TOWING, LLC	TOWING; APD CASE 24-A05525	\$ 189.31	apd
353716	8/26/2024	9754-3	ANACORTES TOWING, LLC	TOWING; APD CASE 24-A05545	\$ 195.84	apd
353610	8/26/2024	ARIV1008521	HANSON PROFESSIONAL SERVICES	THOMPSON TRAIL TRESTLE AND CAUSEWAY REPLACEMENT: DESIGN - THROUGH 7/31/24	\$ 42,555.49	parks1
353723	8/26/2024	INV T-BONE	THE DOG RANCH	K9 T-BONE BOARDING 8/2-8/5/24	\$ 90.00	apd
353711	8/27/2024	23-016-FAC-0011	BLYTHE MECHANICAL, INC	RETAINAGE RELEASE	\$ 4,286.14	pw1
353762	8/27/2024	23-082-SEW-0011	SMK TRI-CITIES INC	RETAINAGE RELEASE	\$ 971.15	pw1
353707	8/27/2024	23-301-FAC-0011	DIMENSIONAL COMMUNICATIONS INC	RETAINAGE RELEASE	\$ 4,380.89	pw1
353765	8/27/2024	24-161-FAC-0011	NORTHWEST COLORS INC.	RETAINAGE RELEASE	\$ 590.00	pw1
353763	8/27/2024	24-22009	EDGE ANALYTICAL, INC	WATER ANALYSIS - TTHM/HAA5 DISTRIBUTION	\$ 1,456.00	dwtp
353746	8/27/2024	24-23199	EDGE ANALYTICAL, INC	LAB TESTING - HG EFFICIENCY TESTING	\$ 857.27	dwwtp
353760	8/27/2024	24-23594	EDGE ANALYTICAL, INC	LAB TESTING - SOURCE TESTING METALS	\$ 2,223.60	dwwtp

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353752	8/27/2024	287334328875X0827202	AT&T MOBILITY	CITY CELL PHONES 5/20-8/19/24	\$ 4,376.73	finance
353759	8/27/2024	2895721	FOSTER GARVEY PC	MUNCE WRIT OF MANDAMUS	\$ 522.00	legal
353754	8/27/2024	611034	HUGHES FIRE EQUIPMENT, INC.	PART FOR VEHICLE #221	\$ 189.15	dshop
353753	8/27/2024	MEH0055	EDGE ANALYTICAL, INC	WATER ANALYSIS - BACT RAW	\$ 63.00	dwtp
353713	8/27/2024	Pay App 3	C JOHNSON CONSTRUCTION, INC	2024 WATERLINE REPLACEMENT PROJECT	\$ 168,532.55	pw1
	Total				\$ 1,797,815.30	



City Council Agenda Bill

Meeting Date: September 3, 2024 **Agenda Item:** 6.a.

Agenda Item Title: Resolution 3163: Increasing Solid Waste Rates

Staff Contact(s): STEVE HOGLUND

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Greg Francioch	Public Hearing
STEVE HOGLUND	
DARCY SWETNAM	

Item Summary: The City Council held a public hearing on the proposed solid waste rate increases on August 26, 2024. At that meeting the public hearing was continued to the date certain of September 3, 2024.

August 26th agenda item summary:

The City Council held a public hearing on the proposed solid waste rate increases on August 19, 2024. At that meeting the public hearing was continued to the date certain of August 26, 2024. The City Council also asked to have the proposed rate increase for the 21 gallon tote customers be reduced to incentivize customers to generate less garbage. This reduction will need to be studied to achieve the City Council's request while keeping the solid waste fund adequately funded. Staff request additional time to perform this analysis and develop a new rate structure.

August 19th 2024 agenda item summary:

On June 14th, Skagit County Public works issued a memo indicating its intent to increase tonnage rates charged at the solid waste transfer stations. Currently, municipalities are charged \$104 per ton. On September 1, 2024, that will increase to \$131 per ton. Additional rate increases were also communicated with effective dates January 1 of 2026, 2027, and 2028, each year increasing by an additional \$2 per ton, resulting in \$137 per ton in 2028. RCW 35A.21.152 requires a 45-day notice of solid waste rate increase. The notice was first published on August 7th, the rates would go into effect on October 1, for assessment on October consumption, and billing on the November utility bill.

Budget Impact:

See attached for recommended solid waste rates.

Previous Action: Unified Fee Schedule updated Jan 1, 2024 with new annual utility rates

Public Hearing held on August 19th 2024 to increase solid waste rates

Recommended Motion: I move to close the public hearing and approve Resolution 3163, updating the Unified Fee Schedule with increased Solid Waste rates.

Alternative Actions: Postpone further discussion until September 9th, 2024.

Attachments (listed in order presented):

1. 240903 Resolution 3163 increase solid waste
2. Solid Waste Rates 10.1.2024_09.03 Council

RESOLUTION NO. 3163

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANACORTES
UPDATING THE UNIFIED FEE SCHEDULE TO INCREASE SOLID WASTE FEES DUE TO
COUNTY TIPPING FEE INCREASES**

WHEREAS, Skagit County has provided notice that the tipping fees charged at the transfer stations in Skagit County will be increasing starting in September 2024 by 25.96% with additional increases through 2028 totaling 31.73%, and

WHEREAS, in order for the Solid Waste utility to meet the additional tipping fee expenses the City would need to increase its solid waste rates accordingly and incorporate these changes to the unified fee schedule for residential and commercial customers; and

WHEREAS, State law requires a 45 day notice before implementing solid waste rate increase, and the first notice of the rate increase was made August 7th, 45 days from then is September 21st, thereby making October 1 the logical rate implementation date, and

WHEREAS, applying the total adjustment for October 2024 consumption will affect November billings to Solid Waste customers, thereby providing the additional revenue for the Solid Waste utility to meet that increase in County tipping fees.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Anacortes, Washington, that:

Section 1.

- 1. The Unified Fee Schedule currently in effect will be updated to represent the new monthly fees inclusive of the changes, Effective October 1, 2024, as described in exhibit A.**

INTRODUCED, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 3rd day of September 2024.

Matt Miller, Mayor

Approved as to form:

Attest:

Darcy Swetnam, WSBA #40530
City Attorney

Steven D. Hoglund, City Clerk Treasurer

Solid Waste					
Regular solid waste rates are influenced by the amount charged to us from Skagit County. The county increased their rates, therefore the City needs to raise its rates to meet the increase in cost.					
Rate Adjustment		8.00%			
These rates do not include the State Refuse Tax of 3.6%		The amount billed includes a fee or tax up to 12% calculated on the gross revenue of the solid waste utility.			
Rates effective 10/1/2024					
Solid Waste Residential Rates, includes structures with more than one living unit					
Contents	Tote Sizes	Minimum # of Totes	Maximum # of Totes	Monthly Rate	Additional Totes
Organics Tote	32, 64, 96 gallon	n/a	n/a	\$17.44	\$17.44
Recyclables Tote	32, 64, 96 gallon	1	n/a	\$14.28	\$14.28
Refuse Tote	21 gallon	1	1 per dwelling unit	\$12.34	\$12.34
Refuse Tote	32 gallon	n/a	1 per dwelling unit	\$22.94	\$22.94
Refuse Tote	64 gallon	n/a	n/a	\$45.88	\$45.88
Refuse Tote	96 gallon	n/a	n/a	\$68.82	\$68.82
Solid Waste Commercial Rates					
Contents	Tote Sizes	Minimum # of Totes	Maximum # of Totes	Monthly Rate	Additional Totes
Organics Tote - Restaurants only	96 gallon	n/a	n/a	\$24.64	\$24.64
Recyclables Tote	n/a	n/a	n/a	n/a	n/a
Refuse Tote	21 gallon	n/a	1	\$12.34	n/a
Refuse Tote	32 gallon	n/a	1	\$22.94	\$22.94
Refuse Tote	64 gallon	n/a	1	\$45.88	\$45.88
Refuse Tote	96 gallon	n/a	n/a	\$68.82	\$68.82
Recycling Container Rates - Residential					
Container Size	Monthly Rate	Extra Collections			
1 Cubic Yard	\$39.65	\$23.80			
2 Cubic Yard	\$71.39	\$31.72			
3 Cubic Yard	\$111.04	\$39.65			
6 Cubic Yard	\$142.76	\$47.59			
8 Cubic Yard	\$206.22	\$63.45			
Refuse Drop Box Rental Rates PERMANENT - Commercial					
Container Size	Monthly Rate, for rented box only	Delivery Fee	Tonnage Fee Per Ton*	Haul Fee Compactor Box	Haul Fee Non Compactor Box
10 Cubic Yard	\$176.46	\$122.54	At Cost plus \$1.00/ton	\$302.27	\$269.59
30 Cubic Yard	\$176.46	\$122.54	At Cost plus \$1.00/ton	\$302.27	\$269.59
Refuse Drop Box Rental Rates TEMPORARY - Prepayment required					
Container Size	Delivery, Removal & 7 Days	Haul Fee Non Compactor Box	Tonnage Fee Per Ton*	Daily Rate, Starting 8th Day	Pre-Pay amount includes all tax
10 Cubic Yard	\$476.44	\$269.59	At Cost plus \$1.00/ton	\$24.51	\$457.03
30 Cubic Yard	\$476.44	\$269.59	At Cost plus \$1.00/ton	\$24.51	\$457.03
Refuse Container Rates PERMANENT - Commercial					
Container Size	Monthly Rate	Extra Collections			
1.5 Cubic Yard	\$167.64	\$42.10			
2 Cubic Yard	\$202.93	\$50.52			
3 Cubic Yard	\$291.16	\$67.36			
6 Cubic Yard	\$573.50	\$143.13			
8 Cubic Yard	\$767.60	\$185.23			
Refuse Container Rates TEMPORARY - Prepayment required					
Container Size	Delivery, Removal & 7 Days	Daily Rate, Starting 8th Day	Extra Collections	Pre-Pay amount, includes tax	
1.5 Cubic Yard	\$167.64	\$5.05	\$92.62	\$173.67	
2 Cubic Yard	\$202.93	\$6.74	\$109.46	\$201.09	
3 Cubic Yard	\$291.16	\$9.26	\$134.71	\$237.66	
6 Cubic Yard	\$573.50	\$16.84	\$218.91	\$338.20	
8 Cubic Yard	\$767.60	\$25.26	\$277.85	\$411.33	
Solid Waste Additional Fees					
Description	Per Unit				
Additional Organics Dump	\$7.93				
City Garbage Bags	\$6.80				
City Garbage Bags - Retail Outlet Price	\$6.13				
Non-Refrigerated Appliance	\$44.12				
Organics Tote Cleaning Fee	\$15.86				
Refrigerated Appliance	\$61.76				
Refuse Overtime Call-Out, Per Hour	\$87.25				
Replacement Tote Due To Negligence	At Cost plus \$12.35				
Special Haul Per Cubic Yard	\$61.76				
Refuse Return Trip	\$25.00				
Recycling or Organics Return Trip	\$25.00				

Solid Waste Rates

- ◆ June 14, 2024 Skagit County sent notice of intent to increase tonnage rates charged at the County transfer station.
- ◆ Also included was County resolution R202440120 that illustrated additional tonnage increases through 2028.



June 14, 2024

SKAGIT COUNTY PUBLIC WORKS DEPARTMENT

1800 Continental Place, Mount Vernon, WA 98273-5625
(360) 416-1400 FAX (360) 416-1405

Re: Notification of Skagit County Solid Waste Rate Increase

Skagit County Solid Waste will implement a rate increase at all of our transfer sites on September 1, 2024. The tonnage rate for general solid waste will increase to \$137/ton for general solid waste and \$131/ton for municipalities. Please see the attached resolution and approved rate schedule by the Skagit County Commissioners for further details on municipal solid waste and other materials. This is the first of a series of scheduled rate increases.

This letter stands as the notification per RCW 70A.205.160.

**ATTACHMENT A
SOLID WASTE RATE SCHEDULE**

A. GENERAL WASTE:

	<u>Commercial / Residential</u> (exempt / non-exempt)	<u>Municipalities</u>
2024	\$137.00 / ton	\$131.00 / ton
2026	\$141.00 / ton	\$133.00 / ton
2027	\$145.00 / ton	\$135.00 / ton
2028	\$149.00 / ton	\$137.00 / ton

State Refuse Tax of 3.6% will be added to Non-Exempt tonnage rates.

Solid Waste Rates

County resolution R202440120 implemented
tonnage increases through 2028.

Solid Waste Rates



Current solid waste service ranges from 21-gallon totes to 96-gallon totes, with monthly fees ranging from \$11.43 to \$63.72 per month for weekly pickup.



Most households, 48%, have a 32-gallon tote, while 44% have a 21-gallon tote.



Tipping is roughly 20% of the monthly rate charge and is impacted by the county increase.

Residential & Commercial Solid Waste		Current	Tipping
Service Size	# accts	Monthly	portion
21 Gallon Refuse Tote Service - Discount	3958	11.43	2.27
32 Gallon Refuse Tote Service	4332	21.24	4.22
64 Gallon Refuse Tote Service	213	42.48	8.45
96 Gallon Refuse Tote Service	144	63.72	12.67
21 Gallon Refuse Tote Service - Discount	243	8.00	1.59
32 Gallon Refuse Tote Service - Discount	154	14.87	2.96
64 Gallon Refuse Tote Service - Discount	2	29.74	5.91
1.5 Cubic Yard Container	179	155.22	30.86
2 Cubic Yard Container	100	187.90	37.36
3 Cubic Yard Container	185	269.59	53.60
6 Cubic Yard Container	97	531.02	105.58
8 Cubic Yard Container	33	710.75	141.31
10 Cubic Yard Drop Box (Permanent)	2	163.39	32.48
30 Cubic Yard Drop Box (Permanent)	10	163.39	32.48
10 Cubic Yard Drop Box (Temporary)		441.15	87.71
30 Cubic Yard Drop Box (Temporary)		441.15	87.71
Recycling (32,64,96 gal)	9046	14.28	
Blue Bags		6.80	
Drop box consumption charged at cost + \$1/ton			



Residential & Commercial Solid Waste		Current		New
Service Size	# accts	Monthly	Increase	Monthly
21 Gallon Refuse Tote Service - Discount	3958	11.43	0.91	12.34
32 Gallon Refuse Tote Service	4332	21.24	1.70	22.94
64 Gallon Refuse Tote Service	213	42.48	3.40	45.88
96 Gallon Refuse Tote Service	144	63.72	5.10	68.82
21 Gallon Refuse Tote Service - Discount	243	8.00	0.64	8.64
32 Gallon Refuse Tote Service - Discount	154	14.87	1.19	16.06
64 Gallon Refuse Tote Service - Discount	2	29.74	2.38	32.12
1.5 Cubic Yard Container	179	155.22	12.41	167.63
2 Cubic Yard Container	100	187.90	15.03	202.92
3 Cubic Yard Container	185	269.59	21.56	291.15
6 Cubic Yard Container	97	531.02	42.46	573.48
8 Cubic Yard Container	33	710.75	56.84	767.59
10 Cubic Yard Drop Box (Permanent)	2	163.39	13.07	176.46
* 30 Cubic Yard Drop Box (Permanent)	10	163.39	13.07	176.46
10 Cubic Yard Drop Box (Temporary)		441.15	35.28	476.43
* 30 Cubic Yard Drop Box (Temporary)		441.15	35.28	476.43
Recycling (32,64,96 gal)	9046	14.28		
Blue Bags		6.80		
Drop box consumption charged at cost + \$1/ton				

* Same rate regardless of drop box size

Solid Waste Rates

Total increase is 8%



City Council Agenda Bill

Meeting Date: September **Agenda Item:** 6.b.
3, 2024

Agenda Item Title: Ordinance 4087: MJB Properties Vacation Application for Street Rights-of-Way

Staff Contact(s): DARCY SWETNAM

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Greg Francioch	Public Hearing
DARCY SWETNAM	

Item Summary: MJB submitted a petition to vacate a portion of R Avenue and 20th Street adjacent to its property east of R Avenue between 22nd Street and 17th Street. The proposed area to be vacated currently houses a restroom and parking lot funded by Washington State Recreation and Conservation Office (RCO) grant money. MJB has proposed to pay the City the sum of one million dollars (\$1,000,000) as compensation for the vacation area, which includes 66,360 square feet, and for relocation costs for the restroom and parking lot. MJB has also offered a temporary easement to allow the public to continue to access the existing restroom and parking area for a period of up to two years while the new restroom is constructed. City staff have reviewed the petition and all supporting documentation, including an appraisal of the vacation area, and recommend approval of the enclosed vacation ordinance based on the factors required for consideration under Chapter 12.50 of the Anacortes Municipal Code.

Budget Impact:

MJB will make a \$1 million payment to the City in recognition of the \$730,000 appraised value of the parcel of land the City restroom currently resides on, as well as assisting in the cost of moving the restroom and parking lot to its new location, which will retain the integrity of the RCO grant that was used in the restroom construction.

Previous Action: Resolution 3159 was adopted July 22, 2024, which scheduled the public hearing for September 3, 2024.

Recommended Motion: I move we adopt Ordinance 4087 vacating a portion of R Avenue and 20th Street subject to the conditions contained in the ordinance.

Alternative Actions: Continue the public hearing, decline to approve the ordinance.

Attachments (listed in order presented):

1. 240903 PW - MJB Vacation Ord
2. MJB Vacation Petition
3. MJB Vacation Appraisal
4. Resolution 3159
5. 240903 PW - MJB Vacation Petition

ORDINANCE NO. 4087

AN ORDINANCE VACATING A PORTION OF R AVENUE AND 20TH STREET

WHEREAS, MJB Properties LLC (“MJB”) has submitted a petition to the City to vacate rights-of-way adjacent to property owned by MJB, which it plans to develop;

WHEREAS, the area proposed to be vacated (“Vacation Area”) consists of 66,360 square feet of right-of-way within R Avenue and 20th Street abutting Skagit County Parcel Numbers P32916, P32917, P32941, P58059, P58060, and P78000, as described and depicted in the attached Exhibit A, which is hereby incorporated by reference;

WHEREAS, the City currently owns a restroom and adjacent parking lot (“City Restroom”), within the Vacation Area, which was funded by a grant through the Washington State Recreation and Conservation Office (“RCO”);

WHEREAS, to grant MJB’s vacation petition, the City will need to replace the existing City Restroom and adjacent parking lot, currently within the Vacation Area with an equivalent City restroom and parking lot at a new location;

WHEREAS, the City has identified that relocating the City Restroom to an area adjacent to the Ben Root Skate Park and the Tommy Thompson Trail on Skagit County Parcel Number P77984 owned by the City of Anacortes would comply with RCO requirements for relocation;

WHEREAS, MJB’s petition for vacation was signed by the requisite number of abutting property owners and filed with the City Clerk of the City of Anacortes;

WHEREAS, MJB proposed to pay the City the sum of one million dollars (\$1,000,000.00) as compensation for the Vacation Area and to cover the costs of relocating RCO grant-funded City Restroom;

WHEREAS, MJB provided the City with an appraisal of the Vacation Area conducted by a MAI (Member, Appraisal Institute) and State certified general real estate appraiser (the “Appraisal”) pursuant to AMC 12.50.120.B;

WHEREAS, the Appraisal showed the value of the Vacation Area is \$730,000.00;

WHEREAS, at the July 22, 2024, City Council meeting, Resolution 3159 was adopted scheduling a public hearing for September 3, 2024, to consider the petition;

WHEREAS, AMC Chapter 12.50 Street and Alley Vacation provides the criteria and procedure for petitions to vacate City right-of-way;

WHEREAS, the City reviewed MJB's petition, narrative, and associated documents;

WHEREAS, the City provided notice for a public hearing as required by AMC 12.50.040;

WHEREAS, City Council held a public hearing on MJB's vacation proposal on September 3, 2024;

WHEREAS, the City Council hereby finds that the proposed vacation will provide a significant benefit to the public by allowing MJB to continue plans to develop its property to include a public esplanade;

WHEREAS, the Vacation Area is not currently needed for street purposes and is not required to maintain public access or connectivity between R Avenue and 20th Street;

WHEREAS, MJB's proposed development will include dedication of new public rights-of-way that will provide access to the area surrounding the Vacation Area;

WHEREAS, the City Council has considered all objections to the proposed vacation; and

WHEREAS, the City Council hereby finds that the petition, including the proposed compensation, meets the requirements of AMC Chapter 12.50; now therefore,

THE CITY COUNCIL OF THE CITY OF ANACORTES, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings of Fact and Conclusions of Law.

All of the recitals are hereby adopted as findings and conclusions.

SECTION 2. Vacation.

The street and alley right-of-way areas within the Vacation Area described and depicted in Exhibit "A" are hereby vacated subject to the condition that MJB shall provide the City with the Compensation outlined in Section 3.

SECTION 3. Compensation.

3.1 Payment. MJB shall pay the City the sum of one million dollars (\$1,000,000.00).

3.2 Temporary Easement. MJB will grant to the City a temporary easement in a format approved by the City Attorney to allow continued public access to the City Restroom and parking lot within the Vacation Area for a period of two years after the vacation is approved or until the replacement restroom and parking area are opened to the public, whichever is first.

SECTION 4. Old Restroom Demolition. MJB will demolish the existing City Restroom and adjacent parking lot once the City has completed construction of the new City restroom and parking lot, the new restroom and parking lot are open to the public, and the Temporary Easement granted to the City pursuant to 3.2(a) above is extinguished and remove all remaining materials and debris.

SECTION 5. Effective Date: This ordinance shall take effect 5 (five) days after execution.

PASSED AND APPROVED this ____ day of _____, 2024.

CITY OF ANACORTES:

BY: _____
Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk Treasurer

APPROVED AS TO FORM:

Darcy J. Swetnam, WSBA #40530
City Attorney

Exhibit A



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
909 Squalicum Way, Ste 111, Bellingham, WA 98225
Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

A) AREA A (NORTH OF 20TH STREET RIGHT OF WAY):

THE SOUTH 100.00 FEET OF PLATTED 'R' AVENUE, PER 'PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19 TOWNSHIP 35 NORTH RANGE 2 EAST W.M., ANACORTES HARBOR', ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA A CONTAINING 8,000 SQUARE FEET, MORE OR LESS.

B) AREA B (SOUTH OF 20TH STREET RIGHT OF WAY):

PLATTED AVENUE 'R', 21ST STREET, ALLEY AND PORTION OF GOVERNMENT LOT 6 ADJACENT TO BLOCKS 1, 2, AND 7, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF PLATTED 20TH STREET, EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOTS 36, 37 AND 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA B CONTAINING 49,114 SQUARE FEET, MORE OR LESS.

C) AREA C (PORTION OF 20TH STREET / AVENUE 'R' RIGHT OF WAY):

PLATTED 20TH STREET AND AVENUE 'R' NORTH OF BLOCKS 1 AND 2, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOT 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA C CONTAINING 9,246 SQUARE FEET, MORE OR LESS.

Petition for Street or Alley Vacation

Honorable Mayor and
Members of the City Council
Anacortes, WA

Ladies and Gentlemen:

The undersigned, owners of property abutting on the hereinafter described streets and/or alleys sought to be vacated, hereby petition your Honorable Body to vacate:

See Attached

And to make such orders and to take such action as may be necessary to accomplish said vacation.

Dated at Anacortes, Washington this 26th day of June, 2024.

The undersigned petitioners constitute more than two-thirds of the owners of said abutting property.

Signature of Property Owner
and Mailing Address

Gary Merline
Gary Merline
5050 1st Ave S. Suite 102
Seattle WA 98137

Legal Description of Abutting Prop.
(Lot) (Block)

See Attached

MJB Properties LLC Right-of-Way Vacation Narrative

Subject Site / Property Information

Address: 1701 Q Avenue, Anacortes, WA

Tax Parcel Number(s): P78000, P32963, P32965, P32966, P32967, P32968, P32969, P32970, P32971, P32941, P32916, P32915, P32929, P32913, P58064, P32943.

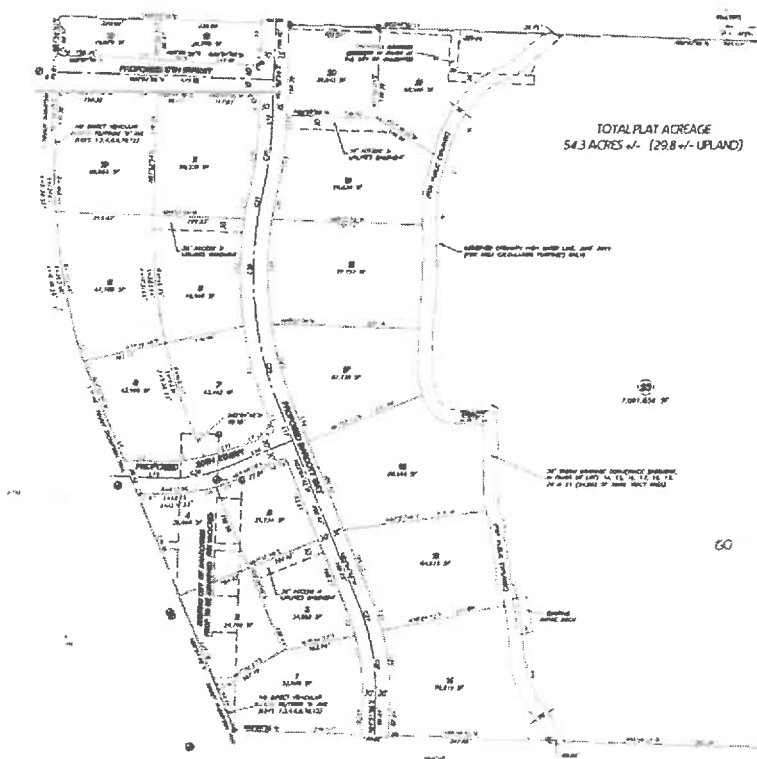
Owner/Applicant: MJB Properties LLC

Narrative

The subject property is located on approximately twenty-eight (28) acres of predominantly vacant, undeveloped land located in Anacortes, Washington. The subject property is comprised of parcels located on the east side of Q Avenue and R Avenue, south of 17th Avenue and north of 22nd Avenue. The subject property currently borders industrial lots to the north and west, a parking lot and marina buildings to the south, and Fidalgo Bay to the east.

Over the last three and a half (3 ½) years, MJB Properties, LLC ("MJB Properties") and the City of Anacortes (the "City") have been in discussion regarding various aspects of the future development at the site commonly known as Fidalgo Landing. The subject property is currently under City review for a proposed long subdivision that would create twenty-one (21) parcels as depicted in Figure 1.

Figure 1 – Proposed Long Plat Map

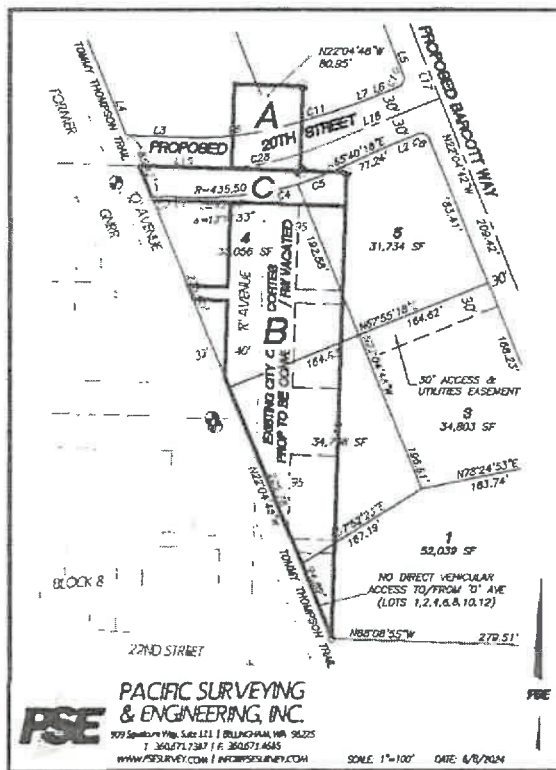


Request Summary

This petition is for the vacation of the City rights-of-way at 21st Street and R Avenue, as described in the legal descriptions provided by Pacific Surveying & Engineering, Inc ("PSE") attached hereto and shown in Figure 2 below.

In exchange for the vacation of the City rights-of-way, MJB Properties has proposed the following compensation pursuant to AMC 12.50.100. In summary, in exchange for the vacation of the City rights-of-way and in consideration of the necessary relocation of public restrooms currently located within the vacation area, MJB Properties will pay One Million Dollars (\$1,000,000.00) to the City. Additionally, after the vacation is approved, MJB Properties will provide the City a temporary easement to use the portion of the vacated right-of-way that includes the public restrooms and associated parking for a period of two (2) years, or until replacement restrooms are functional, whichever is sooner. Finally, at the end of the two (2) year period, MJB Properties will be responsible for demolishing the existing restroom facility and associated parking and disposing of any remaining materials at its own expense. The temporary easement and demolition and disposal of the restroom facility and parking are at MJB Properties' cost are both alternative compensation which together with the cash payment provide the City with compensation equivalent to, or in excess of, the market value of the vacated rights-of-way.

Figure 2 – Proposed Vacation Map



Compensation Analysis

Sections 12.50.100 of Anacortes Municipal Code address compensation for vacation of rights-of-way.

Per AMC 12.50.100.A.:

[T]he owners of the property abutting the area to be vacated shall pay to the city the full cost of any physical closures, road repairs, or both required by the Director of Public Works and . . . if all or part of the area was acquired at public expense or has been part of a dedicated public right-of-way for 25 years or more, the full fair market value of the area to be vacated with the city reserving any necessary easements.¹

In this case, MJB Properties (which owns all of the properties abutting the area to be vacated) will pay the following compensation: MJB Properties will pay One Million Dollars (\$1,000,000.00) in compensation for the vacated property. Additionally, MJB Properties will provide the City a temporary easement to use the portion of the vacated right-of-way including the public restrooms and parking lot for a period of up to two (2) years, or the date when the new facilities are functional, whichever is sooner. This temporary easement will permit ongoing use of the restroom facilities and parking area while the City constructs new public restroom facilities on its property and at its expense. Finally, after the City's new restroom facilities are in place, MJB Properties will demolish and dispose of the existing restroom facility and parking lot at its own expense.

Public Access/Use Factor Analysis

AMC 12.50.020.A.1. requires that an applicant discuss the factors set forth in AMC 12.50.060 when petitioning vacation.

These factors include the following:

A. Whether a change of use or vacation of the street or alley will provide a significant benefit to the public;

The current largely unopened rights-of-way at 21st Street and R Avenue contain an aged public restroom that is at least 20 years old and a small parking area. These rights-of-way do not contribute to connectivity of the surrounding area and hinder development. Vacating the rights-of-way will provide a significant public benefit because it will allow the area to be fully developed, to include new streets, that will provide greater connectivity to the surrounding area. Additionally, the compensation that MJB Properties will pay to the City is nearly twice the cost of relocating the restroom facilities—replacing the aging facilities with new restrooms and providing closer, safer access to restroom facilities from the Ben Root Skatepark—all of which will significantly benefit the public. Moreover, MJB Properties will grant the City a temporary easement to use the current restroom facilities and associated parking for up to two years after vacation is granted, or until the new restroom facilities are functional, whichever comes first. This means that the public will not lose access while the restroom is being built/relocated.

¹ Emphasis added.

B. Whether the street or alley is neither currently required for public use or public access nor anticipated to be needed for public use or access in the future;

21st Street and R Avenue rights-of-way in the area proposed for vacation are largely unopened, not currently required for public use, and not intended for future public use/access. The aging restroom facility located at current rights-of-way at 21st Street and R Avenue will be needed only until a new restroom facility can be built closer to Ben Root Skatepark. In the meantime, MJB Properties will provide a temporary easement for the City so public use of the restroom facility can continue while the new restrooms are constructed.

C. Whether the substitution of a new and different public way would be more useful to the public;

The substitution of a new public restroom facility at Ben Root Skatepark will be more useful to the public because it will replace an aging public facility with a limited remaining lifespan and it will provide a facility much closer to an area the public is actually using, rather than the facilities in the right of way, which the public utilizing Ben Root Skatepark must walk a significant way—and cross a roadway—to use.

D. Whether possible future public uses may require the right-of-way; and

The property surrounding the right-of-way is owned by MJB Properties. The intended future use of the property surrounding the largely unopened right-of-way is subject to a long subdivision application currently under City review. The right-of-way provide no connectivity benefit for future development, as they are largely unopened, not currently use for street purposes, and are not intended to be opened as streets in the future. Any future uses of the surrounding area will be benefitted by the full development of the surrounding areas, to include roads, sidewalks, and other amenities.

E. Whether objections to the proposed vacation are made.

MJB Properties is not currently aware of any objections to the proposed vacation.



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
909 Squaticum Way, Ste 111, Bellingham, WA 98225
Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

A) AREA A (NORTH OF 20TH STREET RIGHT OF WAY):

THE SOUTH 100.00 FEET OF PLATTED 'R' AVENUE, PER 'PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19 TOWNSHIP 35 NORTH RANGE 2 EAST W.M., ANACORTES HARBOR', ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA A CONTAINING 8,000 SQUARE FEET, MORE OR LESS.

B) AREA B (SOUTH OF 20TH STREET RIGHT OF WAY):

PLATTED AVENUE 'R', 21ST STREET, ALLEY AND PORTION OF GOVERNMENT LOT 6 ADJACENT TO BLOCKS 1, 2, AND 7, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF PLATTED 20TH STREET, EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOTS 36, 37 AND 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

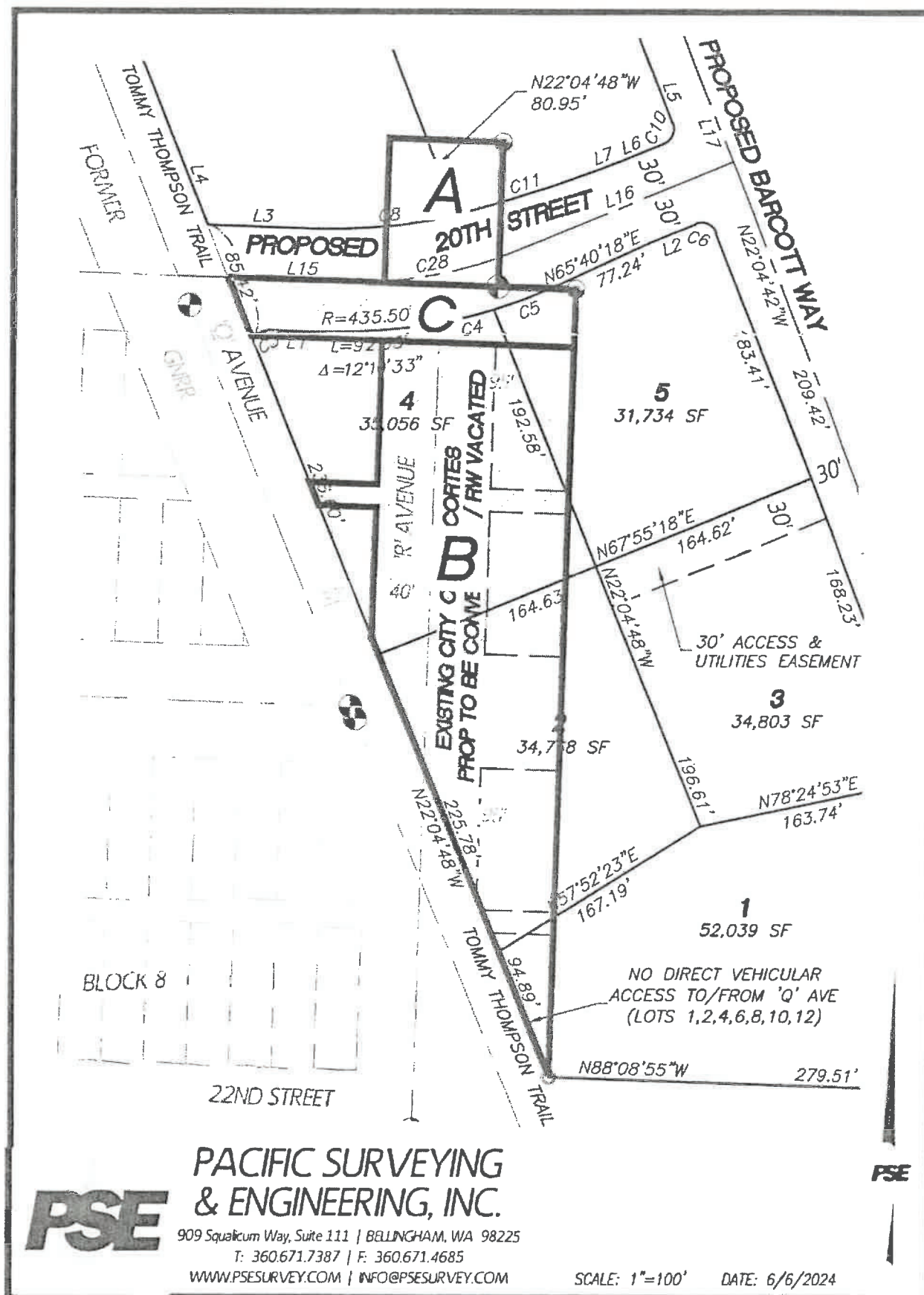
AREA B CONTAINING 49,114 SQUARE FEET, MORE OR LESS.

C) AREA C (PORTION OF 20TH STREET / AVENUE 'R' RIGHT OF WAY):

PLATTED 20TH STREET AND AVENUE 'R' NORTH OF BLOCKS 1 AND 2, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOT 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA C CONTAINING 9,246 SQUARE FEET, MORE OR LESS.



ANACORTES INDUSTRIAL PARK ADDITION

SECTIONS 19 & 30 TWP 35N R. 2E, WM
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

768619
7634519

72 12 23 AM 1972

RECORDED

DEDICATION

AND ALL BY THESE PRESENTS that we the undersigned, The CITY OF ANACORTES, CHARLES HANSEN, PIONEER SHINGLE COMPANY and ISLAND BROADCASTING COMPANY owners of the land hereby platted, do hereby declare this plat of ANACORTES INDUSTRIAL PARK ADDITION and dedicate to the public forever all streets, roads and alleys shown thereon for my and all public purposes not inconsistent with the use thereof for public highway purposes and also reserve the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.

IN WITNESS the aforesaid have caused their names to be hereunto subscribed and their seals to be affixed this day of 1972.

CITY OF ANACORTES

James H. Lee
Mayor

Kathleen L. Lunt
Clark Treasurer

CHARLES A. HANSEN

Charles A. Hansen

PIONEER SHINGLE COMPANY

Jack H. Anderson
President

James L. Lunt
Secretary-Treasurer

ISLAND BROADCASTING COMPANY

William M. Boney
President

Mary M. Boney
Secretary-Treasurer

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 23rd day of April, 1972, before me, the undersigned, a Notary Public personally appeared WILLIAM BERRY and MARY M. BERRY, President and Sec.-Treas., respectively of ISLAND BROADCASTING COMPANY, a Washington Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the use and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

H. B. Berry
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

ACKNOWLEDGMENTS

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 23rd day of April, 1972 before me, the undersigned a Notary Public personally appeared JAMES HICE and KATHLEEN LUNT, Mayor and Clerk Treasurer respectively of the CITY OF ANACORTES, a Washington Municipal Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the use and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

H. B. Berry
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 23rd day of April, 1972 before me, the undersigned, a Notary Public, personally appeared CHARLES A. HANSEN, to me known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the use and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

H. B. Berry
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 23rd day of April, 1972, before me, the undersigned, a Notary Public, personally appeared JACK ANDERSON and MARY SIMPSON, President and Secretary-Treasurer respectively of PIONEER SHINGLE COMPANY, a Washington Corporation to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the use and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

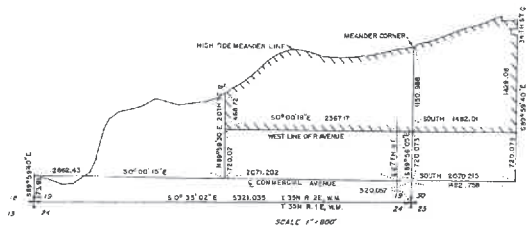
WITNESS my hand and official seal the day and year first above written.

H. B. Berry
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

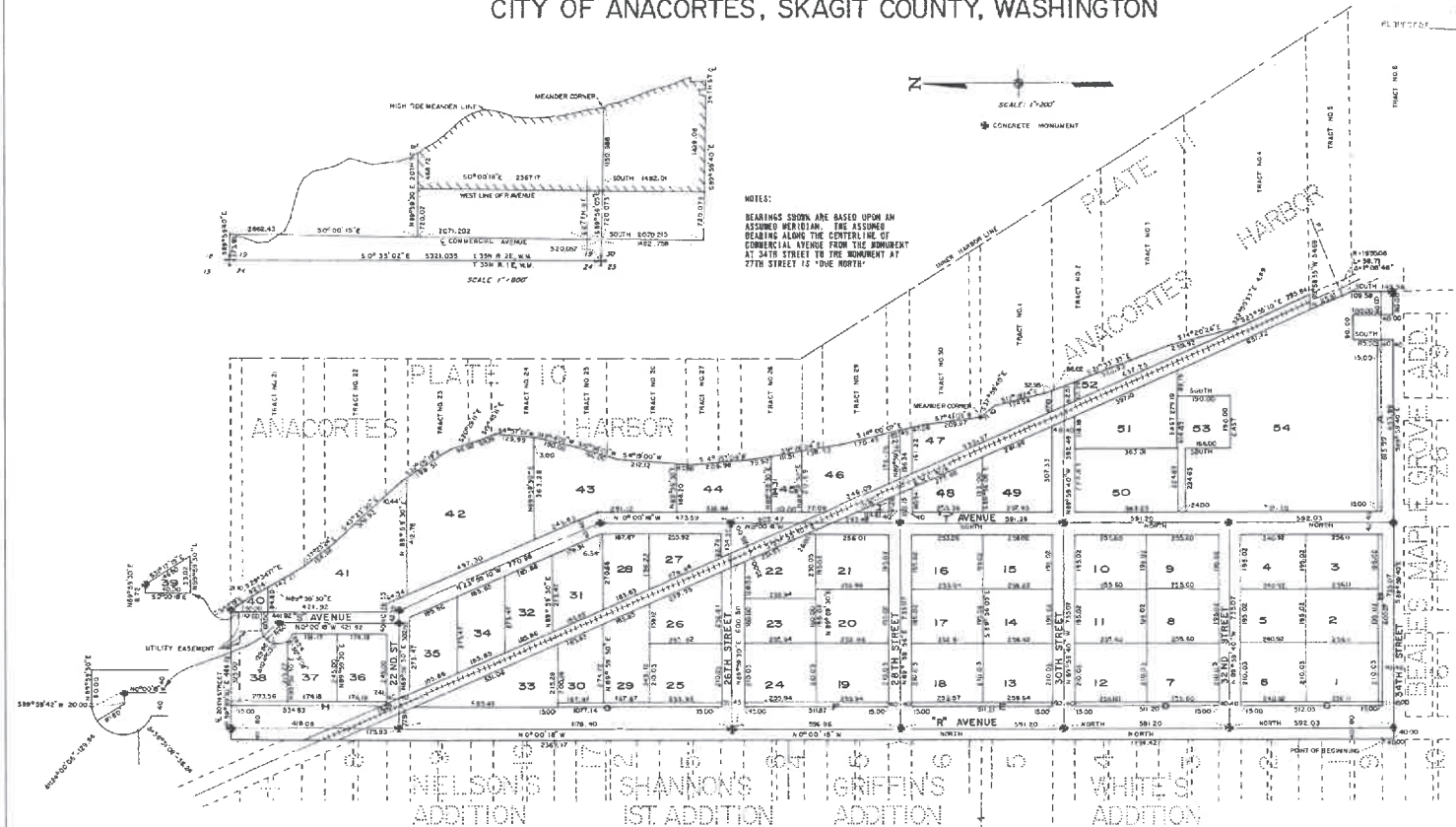
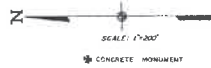
ANACORTES INDUSTRIAL PARK ADDITION

SECTIONS 19 & 30 TWP. 35N R. 2E, WM.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

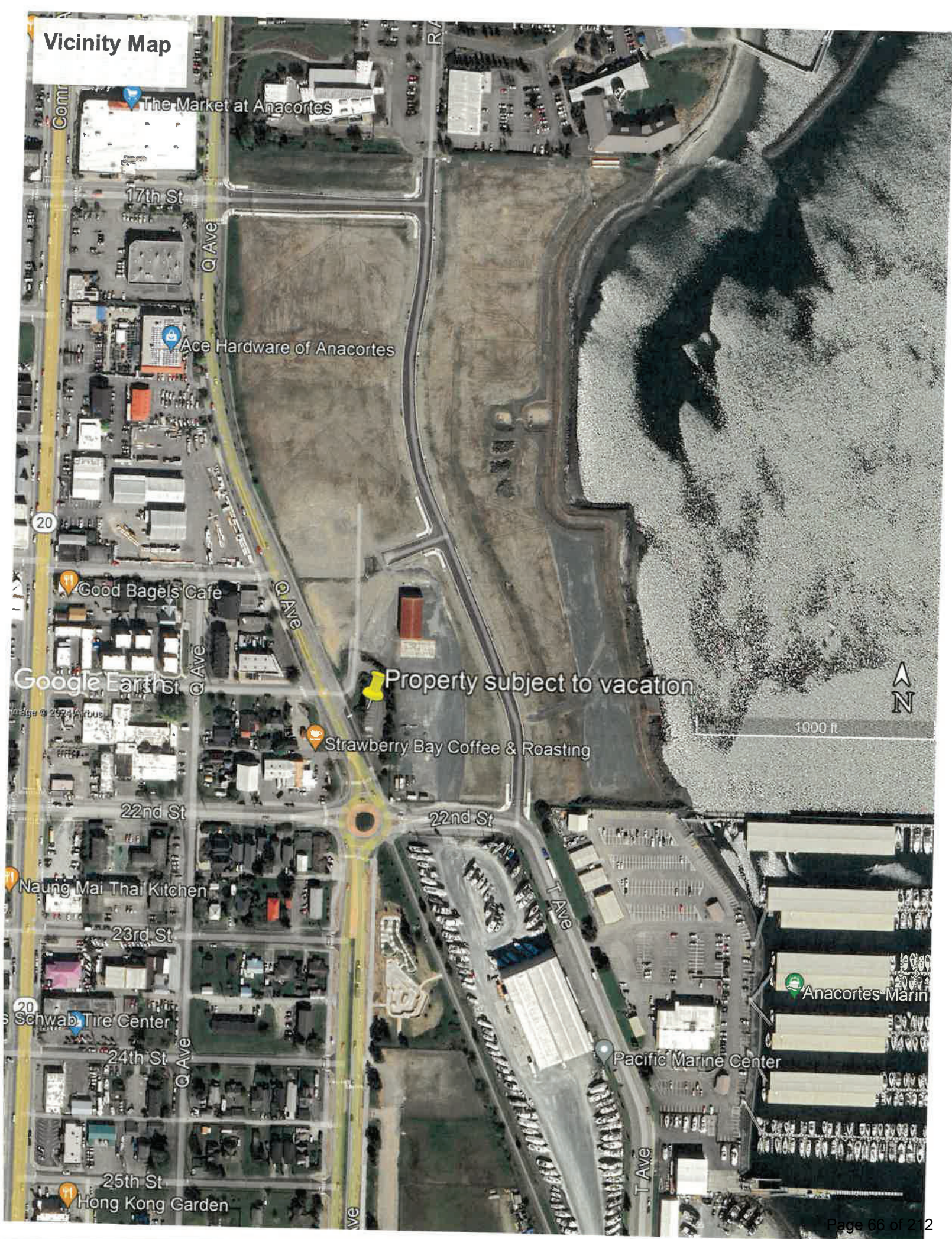
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NOTES:
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN. THE ASSUMED BEARING ALONG THE CENTRAL LINE OF COMMERCIAL AVENUE FROM THE MONUMENT AT 34TH STREET TO THE MONUMENT AT 27TH STREET IS "BENE NOTED"



Vicinity Map



Appraisal of Real Property

MJB Properties Land

Street Vacation

1701 Q Ave.

Anacortes, Skagit County, Washington 98221

Prepared For:

MJB Properties, LLC

Date of the Report:

August 22, 2024

Report Format:

Appraisal Report

IRR - Seattle

File Number: 154-2024-0252

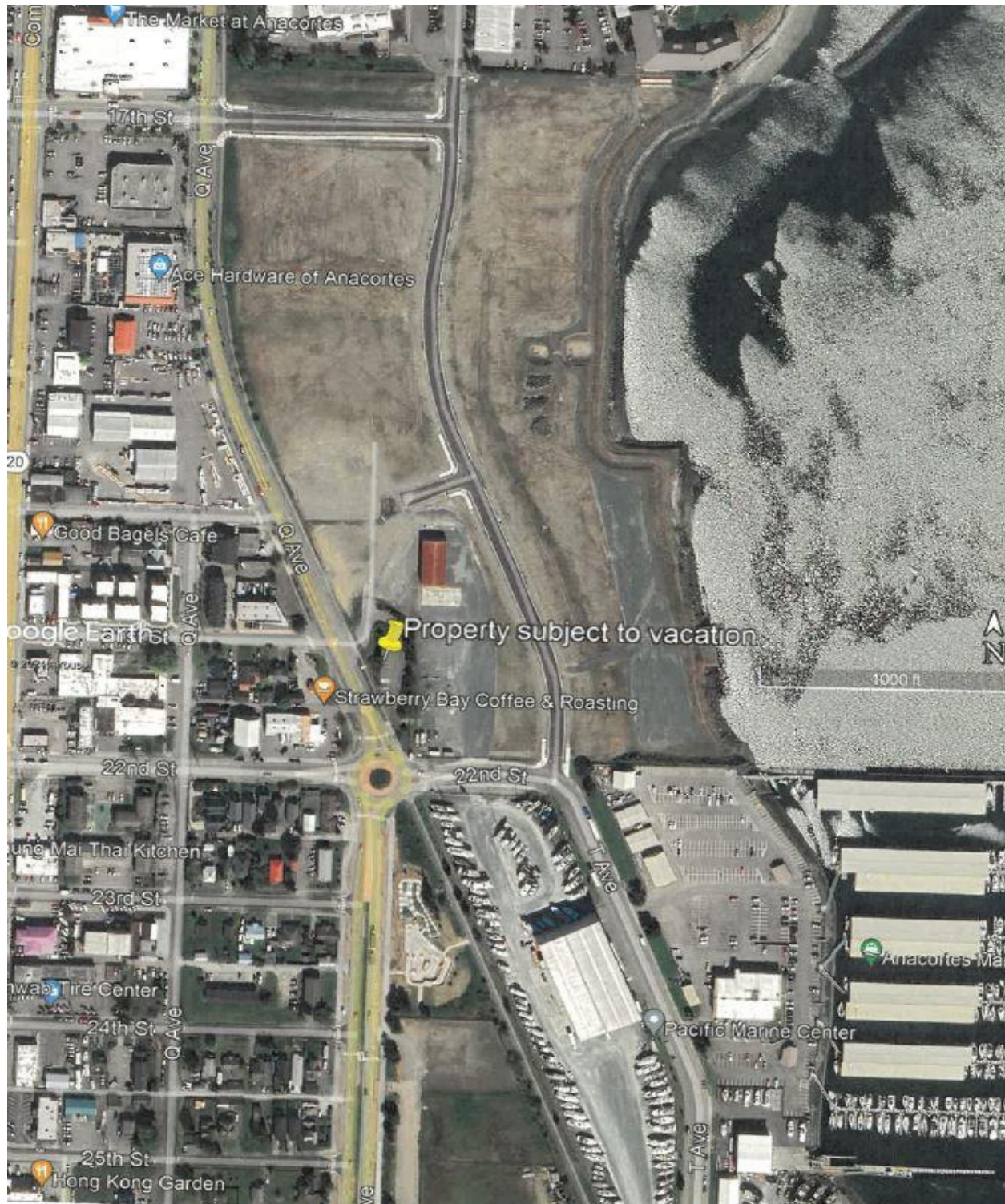


Subject Photographs



MJB Properties Land
1701 Q Ave.
Anacortes, Washington

Aerial Photograph





August 22, 2024

Jimmy Blais
MJB Properties, LLC
5050 1st Avenue S, #102
Seattle, WA 98134

SUBJECT: Market Value Appraisal
 MJB Properties Land
 1701 Q Ave.
 Anacortes, Skagit County, Washington 98221
 IRR - Seattle File No. 154-2024-0252

Dear Mr. Blais:

Integra Realty Resources – Seattle is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is, pertaining to the fee simple interest in the property.

The client and intended user of the appraisal is MJB Properties, LLC. The intended use of the report is for street vacation purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject property is an existing right-of-way encompassing approximately 1.52 acres, or 66,360 square feet, located at 21st Street and R Avenue. The site is adjacent to sixteen parcels of land zoned MMU (Mixed-Use Marine), which allows for a diverse range of industrial, office, retail, and multifamily residential uses. These adjoining parcels are all owned by MJB Properties, LLC, which has petitioned the City of Anacortes for the vacation of the subject.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property

appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	August 11, 2024	\$730,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. For appraisal purposes, we make the extraordinary assumption that there are no easements, encroachments, or restrictions present on the subject that would affect value.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Seattle



Lyzabeth Cui
Washington Certified General Real Estate
Appraiser #22014487
Telephone: 206.436.1171
Email: lcui@irr.com



Lori E. Safer, MAI, AI-GRS
Washington Certified General Real Estate
Appraiser #1100546
Telephone: 206.436.1177
Email: lesafer@irr.com

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Quality Assurance

IRR Quality Assurance Program

At IRR, delivering a quality report is a top priority. Integra has an internal Quality Assurance Program in which managers review material and pass an exam in order to attain IRR Certified Reviewer status. By policy, every Integra valuation assignment is assessed by an IRR Certified Reviewer who holds the MAI designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

This quality assurance assessment consists of reading the report and providing feedback on its quality and consistency. All feedback from the IRR Certified Reviewer is then addressed internally prior to delivery. The intent of this internal assessment process is to maintain report quality.

Designated IRR Certified Reviewer

The IRR Certified Reviewer who provided the quality assurance assessment for this assignment is Lori E. Safer, MAI, AI-GRS.

Executive Summary

Property Name	MJB Properties Land
Address	1701 Q Ave. Anacortes, Skagit County, Washington 98221
Property Type	Land
Owner of Record	City of Anacortes
Tax ID	south of P32916, P32917, and P32941, east of P58059 and P58060, west of P78000
Land Area	1.52 acres; 66,360 SF
Zoning Designation	MMU, Marine Mixed Use
Highest and Best Use	Industrial use
Exposure Time; Marketing Period	6-9 months; 6-9 months
Effective Date of the Appraisal	August 11, 2024
Date of the Report	August 22, 2024
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	5
Range of Sale Dates	Nov 21 to Feb 24
Range of Prices per SF (Unadjusted)	\$9.55 - \$14.19
Market Value Conclusion	\$730,000 (\$11.00/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than MJB Properties, LLC may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. For appraisal purposes, we make the extraordinary assumption that there are no easements, encroachments, or restrictions present on the subject that would affect value.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Identification of the Appraisal Problem

Subject Description

The subject property is an existing right-of-way encompassing approximately 1.52 acres, or 66,360 square feet, located at 21st Street and R Avenue. The site is adjacent to sixteen parcels of land zoned MMU (Mixed-Use Marine), which allows for a diverse range of industrial, office, retail, and multifamily residential uses. These adjoining parcels are all owned by MJB Properties, LLC, which has petitioned the City of Anacortes for the vacation of the subject. Additionally, there are three more parcels with the same zoning located west of the subject—P58059, P58060, and P32917. These parcels were purchased by MJB Properties, LLC after the petition was filed with the City.

Property Identification	
Property Name	MJB Properties Land
Address	1701 Q Ave. Anacortes, Washington 98221
Tax ID	south of P32916, P32917, and P32941, east of P58059 and P58060, west of P78000
Owner of Record	City of Anacortes

Current Ownership and Sale History

The property is part of a public right-of-way, with title assumed to be vested in the City of Anacortes. To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years. As the effective date of this appraisal, the subject property is under petition for vacation from the City of Anacortes to the adjacent property owner.

Appraisal Purpose

The purpose of the appraisal is to develop the following opinion(s) of value:

- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, August 11, 2024

The date of the report is August 22, 2024. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.²

Client and Intended User(s)

The client and intended user is MJB Properties LLC. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Intended Use

The intended use of the appraisal is for street vacation purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022)

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site, flood plain data, seismic zone designation, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

Contacts

In addition to public records and other sources cited in this appraisal, information pertaining to the subject was obtained from the following party: Adam Morrow, PLS, Survey Project Manager, Principal, Pacific Surveying & Engineering, Inc.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Lyzabeth Cui	On-site	August 11, 2024
Lori E. Safer, MAI, AI-GRS	None	N/A -but is familiar with the property type and market area.

Valuation Methodology

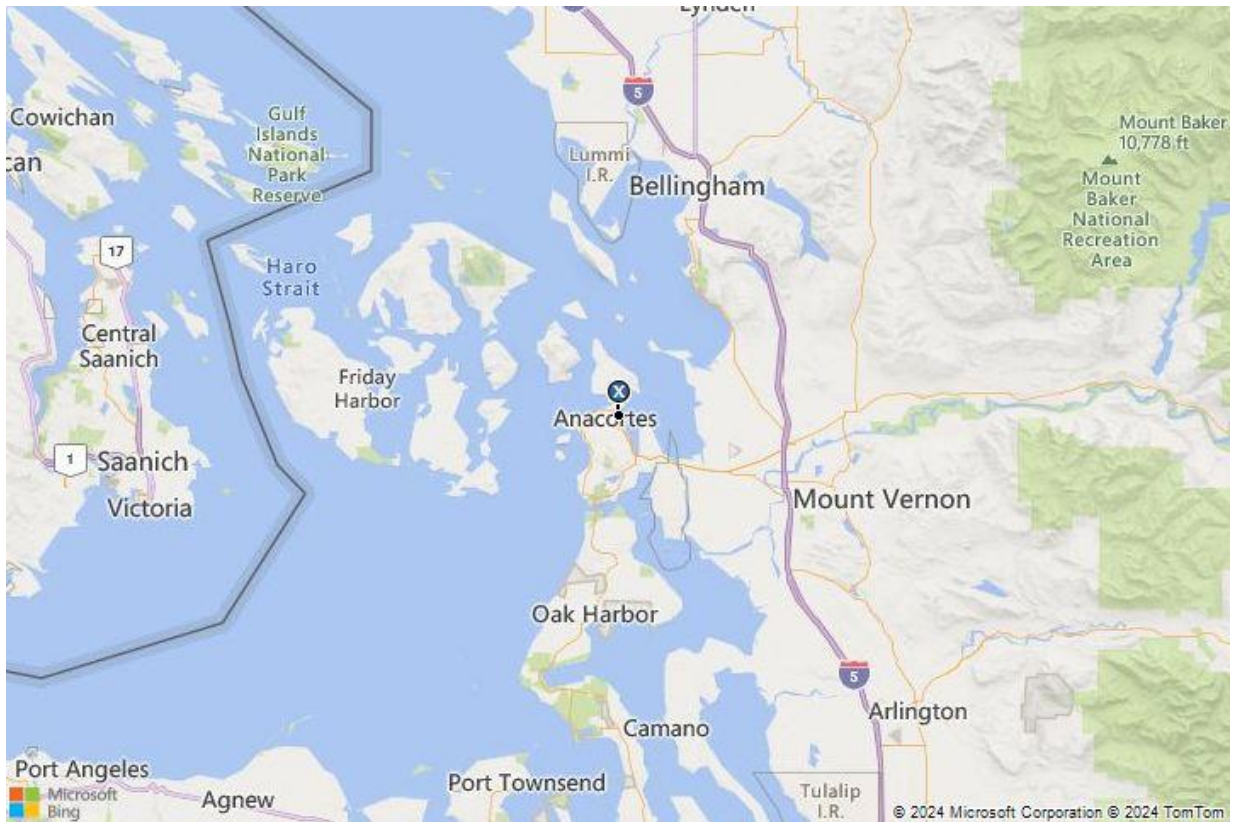
Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

In developing an opinion of value for the subject, only the sales comparison approach is used. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Area Map



Surrounding Area Analysis

Location

The subject is located in the city of Anacortes, which is situated at the western edge of Skagit County.

Boundaries & Delineation	
Boundaries	
Market Area	Mount Vernon MSA (Skagit County)
Submarket	Anacortes
Area Type	Suburban
Delineation	
North	Whatcom County
South	Snohomish County
East	Chelan and Okanogan Counties
West	Puget Sound

Access and Linkages

Primary highway access to the area is via State Route 20. Interstate 5 is approximately 19 miles east of the subject. Public transportation is provided by Skagit Transit, which provides access to Mount Vernon, Burlington, Sedro-Woolley, La Conner, Anacortes, and Concrete. Overall, the primary mode of transportation in the area is the automobile.

Anacortes features a Washington State ferry terminal with ferries that link Anacortes to the San Juan Islands and Victoria, British Columbia. Additionally, Skagit County operates a ferry that links Anacortes with Guemes Island.

Access & Linkages	
Vehicular Access	
Major Highways	Highway 20 and Interstate 5
Primary Corridors	North/South
Vehicular Access Rating	Average
Public Transit	
Providers	Skagit Transit
Transit Access Rating	Average
Airport(s)	
Name	Anacortes Regional Airport
Distance	4 miles southwest
Driving Time	8 min.
Primary Transportation Mode	Automobile

Demand Generators

The bulk of employment in Skagit County is located in the tri-city area of Mount Vernon, Burlington and Sedro-Woolley, with a secondary employment center located in Anacortes. Primary

employers/employment centers include the Burlington industrial district and the Cascade Mall business district of south Burlington.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics						
2023 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	98221	Mount Vernon MSA	Washington
Population 2020	7,404	16,920	21,542	22,866	129,523	7,705,281
Population 2023	7,489	17,230	21,961	23,306	131,778	7,863,719
Population 2028	7,698	17,907	22,870	24,262	136,957	8,204,278
Compound % Change 2020-2023	0.4%	0.6%	0.6%	0.6%	0.6%	0.7%
Compound % Change 2023-2028	0.6%	0.8%	0.8%	0.8%	0.8%	0.9%
Households 2020	3,423	7,492	9,580	10,164	50,371	2,974,692
Households 2023	3,472	7,639	9,781	10,375	51,219	3,029,278
Households 2028	3,581	7,954	10,207	10,823	53,291	3,157,573
Compound % Change 2020-2023	0.5%	0.6%	0.7%	0.7%	0.6%	0.6%
Compound % Change 2023-2028	0.6%	0.8%	0.9%	0.8%	0.8%	0.8%
Median Household Income 2023	\$63,352	\$79,670	\$81,352	\$82,329	\$75,796	\$89,445
Average Household Size	2.1	2.3	2.2	2.2	2.5	2.5
College Graduate %	34%	42%	42%	43%	27%	37%
Median Age	45	49	51	52	42	39
Owner Occupied %	51%	67%	70%	71%	70%	63%
Renter Occupied %	49%	33%	30%	29%	30%	37%
Median Owner Occupied Housing Value	\$513,040	\$586,905	\$605,736	\$610,110	\$446,938	\$510,382
Median Year Structure Built	1971	1986	1987	1987	1984	1983
Average Travel Time to Work in Minutes	22	24	25	24	28	31

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 68,425, and the average household size is 2.6. Population in the area has grown since the 2020 census, and this trend is projected to continue over the next five years. Compared to the Mount Vernon MSA overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is \$61,041, which is lower than the household income for the Mount Vernon MSA. Residents within a 3-mile radius have a considerably lower level of educational attainment than those of the Mount Vernon MSA, while median owner-occupied home values are considerably lower.

These demographic factors combined with the employment base discussed previously provide the basis of demand for multifamily housing in this area.

Land Use

The area is suburban in character and approximately 75% developed. Predominant land uses in the immediate vicinity of the subject include a mix of commercial and residential uses (both single family and multifamily) with typical ages of building improvements ranging from 10 to 60 years.

Land uses immediately surrounding the subject are summarized below.

Immediate Surroundings

North	Educational facility, retail, and parking lot
South	Industrial and parking lot
East	Cap Sante
West	Industrial and retail

Development Activity and Trends

During the last five years, development has been predominantly of multifamily and industrial uses. The pace of development has generally accelerated over this time, up through mid-2022. Since mid-year 2022, development has slowed a bit due to the Federal Reserve's aggressive interest rate increases.

Outlook and Conclusions

The area is in the stable stage of its life cycle. Given the history of the area and the growth trends, it is anticipated that property values will remain stable in the near future.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	1.52 acres; 66,360 SF
Source of Land Area	Public Records
Primary Street Frontage	Q Ave
Shape	Irregular
Corner	Yes
Rail Access	No
Water/Port Access	No
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	5303170040A
Date	September 17, 2003
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Anacortes
Zoning Designation	MMU
Description	Marine Mixed Use
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	Multifamily, townhouse, assisted living facility, day care, general service, office, overnight lodging, parking, passenger terminal, personal service, indoor recreation (less than 20,000 sq. ft.), outdoor recreation, restaurant/bar, retail sales, vehicle sales/rentals, light industrial, light manufacturing, research and development, civic, parks, plazas, open spaces, and natural areas, utilities
Landscaped area, minimum	10%
Height (Principal Structure), base	35' - 45'
Height (Principal Structure),	50' - 65'
Utilities	
Service	Provider
Water	City of Anacortes
Sewer	City of Anacortes
Electricity	Puget Sound Energy
Natural Gas	Cascade Natural Gas
Local Phone	Various

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

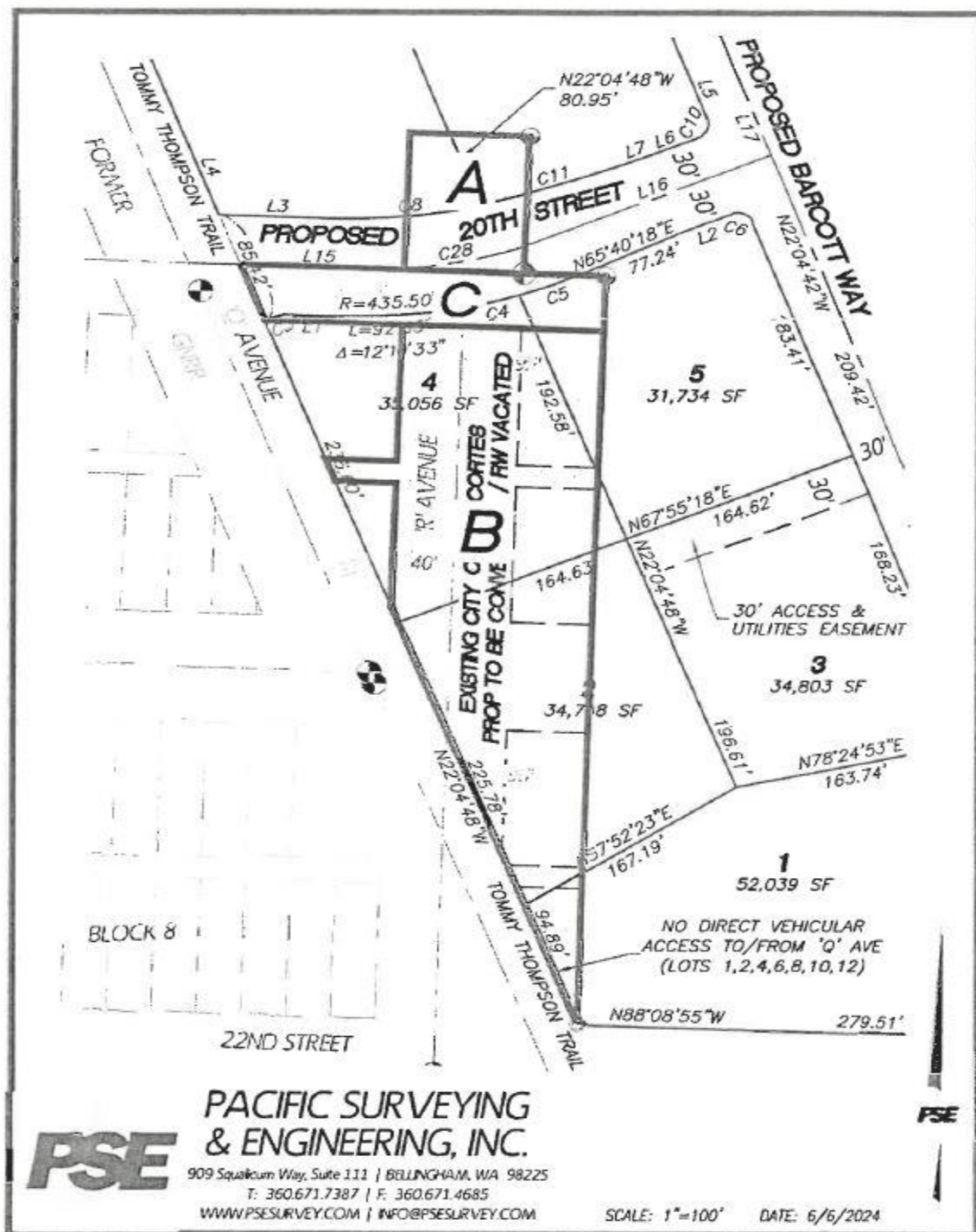
Easements, Encroachments and Restrictions

A current title report was not provided for review. There are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

Overall, if the subject is vacated and adjoined with the abutting property, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include a variety of commercial uses including multifamily, office, retail, public use, and industrial. No other restrictions on development are apparent.

Street Vacation Map





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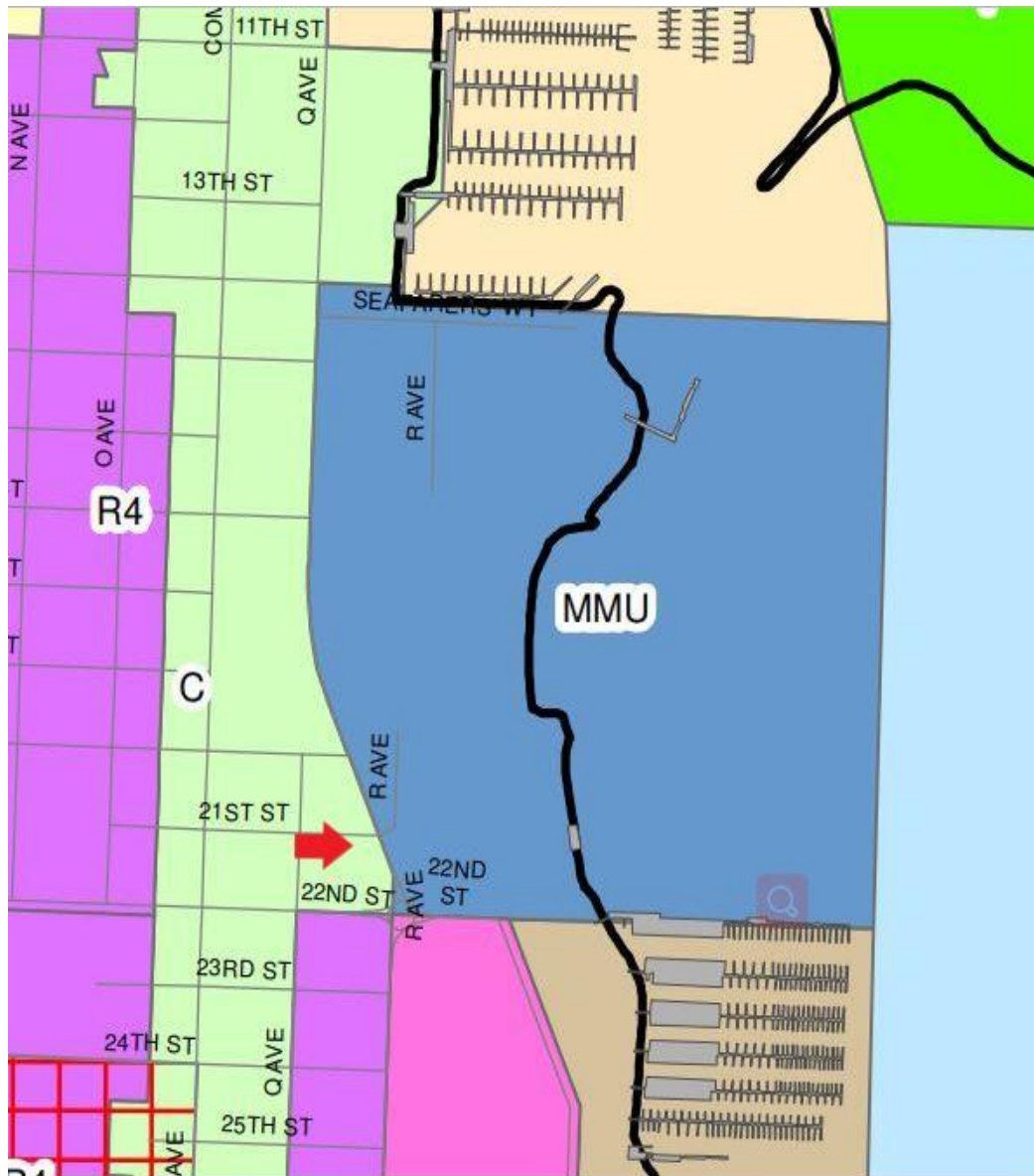
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Aerial Photograph

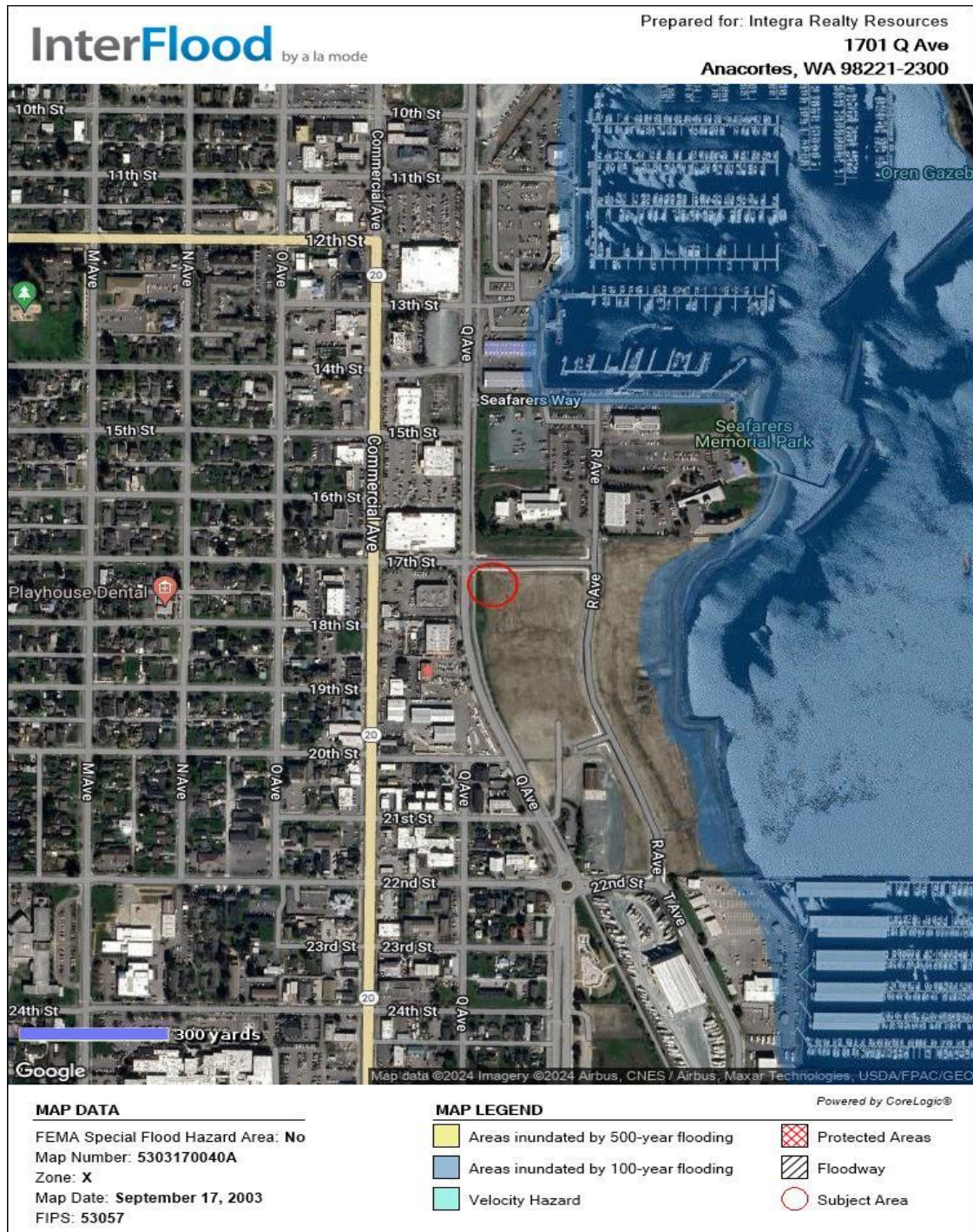


Note: The numbers in the aerial photograph correspond to the photos on the previous pages.

Zoning Map



Flood Hazard Map



Real Estate Taxes

Real estate taxes in Washington State represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property are determined by dividing the assessed value of a property by \$1,000, then multiplying by the levy (tax) rate. The levy rate is composed of a statewide tax rate plus one or more local taxing district rates. Assessors are mandated by State law to value property at 100% of market.

The subject property is not part of any recognized tax lot and is owned by the City of Anacortes. The following table illustrates the 2024 assessed values of the parcels adjacent to the subject, which are all owned by MJB Properties, LLC.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2024							
Tax ID	Assessed Value			Tax Rate	Taxes and Assessments		
	Land	Improvements	Total		Ad Valorem Taxes	Direct Assessments	Total
P78000	\$1,894,500	\$69,000	\$1,963,500	0.753597%	\$14,797	\$5	\$14,801.87
P32963	\$386,900	\$0	\$386,900	0.753597%	\$2,916	\$5	\$2,920.67
P32965	\$765,700	\$0	\$765,700	0.753597%	\$5,770	\$5	\$5,775.29
P32966	\$334,500	\$0	\$334,500	0.753597%	\$2,521	\$5	\$2,525.78
P32967	\$318,300	\$0	\$318,300	0.753597%	\$2,399	\$5	\$2,403.70
P32968	\$592,600	\$0	\$592,600	0.753597%	\$4,466	\$5	\$4,470.81
P32969	\$357,800	\$0	\$357,800	0.753597%	\$2,696	\$5	\$2,701.37
P32970	\$85,500	\$0	\$85,500	0.753597%	\$644	\$5	\$649.33
P32971	\$182,600	\$49,000	\$231,600	0.753597%	\$1,745	\$5	\$1,750.33
P32941	\$870,900	\$0	\$870,900	0.753597%	\$6,563	\$5	\$6,568.07
P32916	\$1,393,200	\$498,500	\$1,891,700	0.753597%	\$14,256	\$5	\$14,260.79
P32915	\$294,500	\$0	\$294,500	0.753597%	\$2,219	\$5	\$2,224.34
P32929	\$425,000	\$0	\$425,000	0.753597%	\$3,203	\$5	\$3,207.79
P32913	\$261,700	\$0	\$261,700	0.753597%	\$1,972	\$5	\$1,977.16
P58064	\$17,000	\$0	\$17,000	0.753597%	\$128	\$5	\$133.11
P32943	\$212,900	\$0	\$212,900	0.753597%	\$1,604	\$5	\$1,609.41
	\$8,393,600	\$616,500	\$9,010,100		\$67,900	\$80	\$67,980

Since the three parcels to the west of the subject—P58059, P58060, and P32917—were purchased by MJB Properties, LLC after the petition was filed with the City, they are not included in this section.

MJB Properties LLC petition for Street or Alley Vacation

The petition, filed on June 26, 2024, requests an adjustment to the property's valuation. After the vacation is approved, the property owner will provide temporary easements to the City to use the portion of the vacated right-of-way that includes the public restrooms and associated parking for a period of two years, or until replacement restrooms are functional, whichever is sooner. The temporary easement and demolition and disposal of the restroom facility and parking are at MJB Properties' cost are both alternative compensation which together with the cash payment provide the City with compensation equivalent to, or in excess of, the market value of the vacated right-of-way.

We do not consider the temporary easements in our valuation.

Highest and Best Use

The highest and best use of a property is the reasonably probable use resulting in the highest value and represents the use of an asset that maximizes its productivity.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as though vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Though Vacant

First, the property is evaluated as though vacant, with no improvements.

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The site is zoned MMU, Marine Mixed Use. Permitted uses include multifamily, townhouse, assisted living facility, day care, general service, office, overnight lodging, parking, passenger terminal, personal service, indoor recreation (less than 20,000 sq. ft.), outdoor recreation, restaurant/bar, retail sales, vehicle sales/rentals, light industrial, light manufacturing, research and development, civic, parks, plazas, open spaces, and natural areas, utilities. There are no apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Given prevailing land use patterns in the area, only industrial use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on the accompanying analysis of the market, there is currently adequate demand for industrial use in the subject's area. It appears a newly developed industrial use on the site would have a value commensurate with its cost. Therefore, industrial use is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the abutting sites that would generate a higher residual land value than industrial use. Accordingly, industrial use, developed to the normal

market density level permitted by zoning, is the maximally productive use of the across-the-fence property.

Conclusion

Industrial development is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the across-the-fence property as vacant.

As Improved

No improvements are situated on the subject. Therefore, a highest and best analysis as improved is not applicable.

Most Probable Buyer

Given the highest and best use of the site, the most likely potential buyer of the site is the abutting property owner.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties and vacant land.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as though vacant and available to be developed to its highest and best use, the sales comparison approach is used. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties. The research focused on transactions within the following parameters:

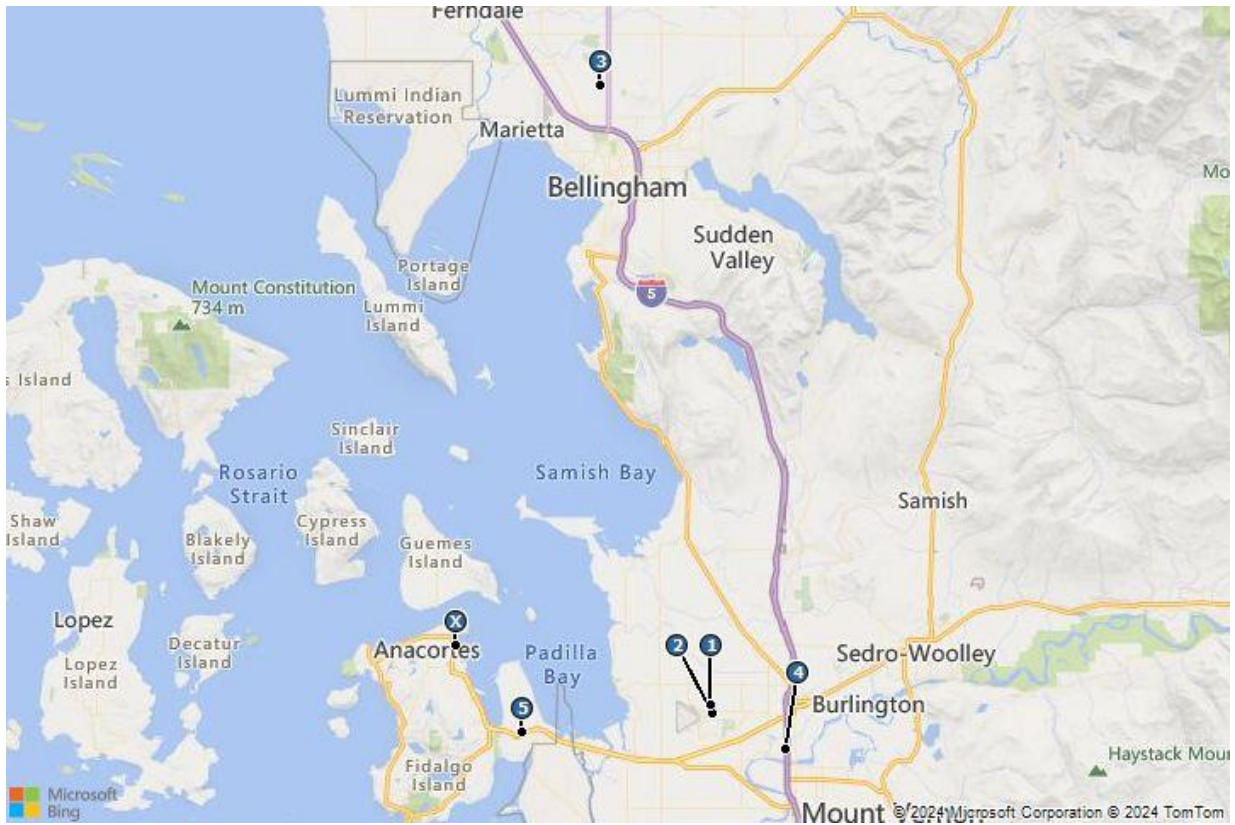
- Location: Whatcom County and Skagit County
- Size: Under 6 acres
- Use: Industrial
- Transaction Date: November 2021 – Effective Date of Value

For this analysis, price per square foot is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table:

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land
1	Lot 5C Bay Ridge Business Park Bay Ridge Dr. Burlington Skagit County Comments: This transaction involves the sale of a 3.00-acre vacant parcel in Bay Ridge Business Park. The surrounding area features large industrial buildings. The site itself is level and situated at the end of a cul-de-sac. At the time of sale, no entitlements were associated with the property.	Feb-24 Closed	\$1,306,800	130,680 3.00	BR-LI	\$10.00
2	Lot 5B Bay Ridge Bay Ridge Dr. Burlington Skagit County Comments: This is the January 2023 sale of 5.5 acres of industrial land for \$2,286,900 or \$415,800/acre. The sale price indicates a discount from asking of 12.50%. This is a flat, cleared lot at the end of a cul de sac. The buyer applied for a permit in August 2023 to construct a concrete tilt-up manufacturing building with parking and landscaping. The property sold without entitlements and all utilities were in the street. There were no brokers on the sale but the seller confirmed	Jan-23 Closed	\$2,286,900	239,580 5.50	BR-LI	\$9.55
3	Industrial Land - W. Horton Road W. Horton Rd. Bellingham Whatcom County Comments: This was the September 2022 sale of two parcels of industrial land for \$1,580,000 or 10.80/SF. The land was level, clear and ready to build at the time of the sale. No entitlements were in place. The seller had purchased three parcels in 2021 and resold all three in two transactions. These lots were on the market for approximately 6 months and the broker stated it was an arms-length transaction and at market.	Sep-22 Closed	\$1,580,000	146,362 3.36	PI-FTZ	\$10.80
4	McCorquedale Commercial Land 608 W. McCorquedale Rd. Burlington Skagit County Comments: This is the January 2022 sale of 0.93 acres of heavy commercial land for \$575,000, or \$14.19 per square-foot. The generally level lot was vacant and covered with shrubs and grasses at the time of sale. The buyer also purchased the eastern and western abutting properties from a separate buyer. This second/separate transaction took place in December 2021. It included about 6.97 acres of heavy commercial land and a 2,196 square-foot auto retail building for \$5,000,000, or \$16.47 per square-foot of land area. The buyer is using the property as a U-Haul Moving and Storage location. There were no permits for new development in place at the time of sale. This property has very close proximity to I-5.	Jan-22 Closed	\$575,000	40,510 0.93	C-2	\$14.19
5	Industrial Land in Anacortes 8638 S. Marchs Point Rd. Anacortes Skagit County Comments: This was the December 2021 sale of 34,979 SF of land for \$425,000, or \$12.15/SF. The site is generally level with 124 feet of frontage on S Marchs Point Road and was vacant at the time of sale. Per the listing broker, the buyer plans to build a dry storage facility.	Nov-21 Closed	\$425,000	34,979 0.80	LM1	\$12.15
Subject MJB Properties Land Anacortes, WA				66,360 1.52	MMU	

Comparable Land Sales Map





Sale 1
Lot 5C Bay Ridge Business Park



Sale 2
Lot 5B Bay Ridge



Sale 3
Industrial Land - W. Horton Road



Sale 4
McCorquedale Commercial Land



Sale 5
Industrial Land in Anacortes

Analysis and Adjustment of Sales

The adjustment process is typically applied through either quantitative or qualitative analysis or a combination of the two. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales or statistical analysis. While we present numerical adjustments in the adjustment grid that follows, they are based on qualitative judgment rather than empirical data as there is not sufficient data to develop a sound quantified estimate within a reasonable degree of confidence.

Our rating of each comparable sale in relation to the subject is the basis for our qualitative adjustments with a minor adjustment considered to be 5% and a substantial adjustment considered to be 25%+. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative inferiority. Conversely, if the comparable is inferior, its price is adjusted upward.

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments are made.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	No adjustments are made.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	No adjustments are made.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	No adjustments are made.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Since all the sales occurred before the rising interest rates in the latter half of 2022, we applied a 5% annual increase for the market conditions up until mid-year 2022.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Sale 3 is located in Bellingham and is adjusted downward for location.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	Sales 1 and 2 are situated in a cul-de-sac, and upward adjustments are made for inferior access/exposure. Sale 4 is located near Interstate 5 and is given a downward

Adjustment Factor	Accounts For	Comments
		adjustment for superior access/exposure.
Size	Inverse relationship that often exists between parcel size and unit value.	The abutting parcels range from 3,049 SF to 280,526 SF. The comparable sales fall within this range. No adjustments are made for size.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	No adjustments are made.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	No adjustments are made.

Land Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Name	MJB Properties Land	Lot 5C Bay Ridge Business Park	Lot 5B Bay Ridge	Industrial Land - W. Horton Road	McCorquedale Commercial Land	Industrial Land in Anacortes
Address	1701 Q Ave.	Bay Ridge Dr.	Bay Ridge Dr.	W. Horton Rd.	608 W. McCorquedale Rd.	8638 S. Marchs Point Rd.
City	Anacortes	Burlington	Burlington	Bellingham	Burlington	Anacortes
County	Skagit	Skagit	Skagit	Whatcom	Skagit	Skagit
State	Washington	WA	WA	WA	WA	WA
Sale Date		Feb-24	Jan-23	Sep-22	Jan-22	Nov-21
Sale Status		Closed	Closed	Closed	Closed	Closed
Sale Price		\$1,306,800	\$2,286,900	\$1,580,000	\$575,000	\$425,000
Square Feet	66,360	130,680	239,580	146,362	40,510	34,979
Acres	1.52	3.00	5.50	3.36	0.93	0.80
Price per Square Foot		\$10.00	\$9.55	\$10.80	\$14.19	\$12.15
Transactional Adjustments						
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		-	-	-	-	-
Financing Terms			Cash to seller - buyer obtained financing	Cash to seller - buyer obtained financing	Cash to seller	
% Adjustment		-	-	-	-	-
Conditions of Sale			Arm's-length	Arm's-length		
% Adjustment		-	-	-	-	-
Expenditures Made Immediately After Purchase						
\$ Adjustment		-	-	-	-	-
Market Conditions	8/11/2024	Feb-24	Jan-23	Sep-22	Jan-22	Nov-21
Annual % Adjustment	Variable	-	-	-	2%	3%
Cumulative Adjusted Price		\$10.00	\$9.55	\$10.80	\$14.48	\$12.51
Property Adjustments						
Location		-	-	-5%	-	-
Access/Exposure		5%	5%	-	-5%	-
Size		-	-	-	-	-
Shape and Topography		-	-	-	-	-
Zoning		-	-	-	-	-
Net Property Adjustments (\$)		\$0.50	\$0.48	-\$0.54	-\$0.72	\$0.00
Net Property Adjustments (%)		5%	5%	-5%	-5%	0%
Final Adjusted Price		\$10.50	\$10.02	\$10.26	\$13.75	\$12.51
Range of Adjusted Prices		\$10.02 - \$13.75				
Average		\$11.41				
Indicated Value		\$11.00				

Land Value Conclusion

Prior to adjustments, the sales reflect a range of \$9.55 - \$14.19 per square foot. After adjustment, the range is narrowed to \$10.02 - \$13.75 per square foot, with an average of \$11.41 per square foot. To arrive at an indication of value, primary weight is given to Sale 1, as it is the most recent transaction and best reflects current market conditions. Secondary weight is given to Sale 5 because it is located in the same city as the subject. With the support of the rest of comparable land sales, the land value conclusion for the subject is presented as follows:

Land Value Conclusion	
Indicated Value per Square Foot	\$11.00
Subject Square Feet	66,360
Indicated Value	\$729,960
Rounded	\$730,000

City of Anacortes Street Vacation Ordinance

Per City of Anacortes Municipal Code 12.50.100 under the street and alley Vacation of Chapter 12.50 , where a vacation for a street or alley which does not about a body of fresh or salt water has been initiated pursuant to AMC 12.50.030(C), the ordinance vacating the area shall contain language stating that the ordinance is not effective until the owners of the property abutting the area to be vacated shall pay to the city the full cost of any physical closures, road repairs, or both required by the Director of Public Works and (1) one-half of the fair market value of the area to be vacated; or (2) if all or part of the area was acquired at public expense or has been part of a dedicated public right-of-way for 25 years or more, the full fair market value of the area to be vacated with the city reserving any necessary easements.

Reconciliation and Conclusion of Value

As discussed previously, only the sales comparison approach is used to develop an opinion of value for the subject. The cost and income approaches are not applicable and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded value opinion follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	August 11, 2024	\$730,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. For appraisal purposes, we make the extraordinary assumption that there are no easements, encroachments, or restrictions present on the subject that would affect value.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, the probable exposure time is 6-9 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. The subject's marketing period is estimated at 6-9 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Lyzabeth Cui has made a personal inspection of the property that is the subject of this report. Lori E. Safer, MAI, AI-GRS has not personally inspected the subject.
12. No one provided significant real property appraisal assistance to the persons signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Lori E. Safer, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.
15. As of the date of this report, Lyzabeth Cui has completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.



Lyzabeth Cui
Washington Certified General Real Estate
Appraiser #22014487



Lori E. Safer, MAI, AI-GRS
Washington Certified General Real Estate
Appraiser #1100546

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

- covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
 8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
 9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
 10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
 11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
 12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
 13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
 14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
 15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
 16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
 17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

- conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
 19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
 20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Seattle, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
 21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
 22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
 23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
 24. **IRR - Seattle is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Seattle. In addition, it is expressly agreed that in any action**

- which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.**
25. IRR - Seattle is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

Addendum A

Appraiser Qualifications

Lori E. Safer, MAI, AI-GRS

Experience

Managing Director of Integra Realty Resources Seattle in Washington State. Background includes 25 years of consultation and valuation analysis for clients including financial institutions, developers, local municipalities and various public agencies. President of Lori Safer Appraisal, Inc. from 1987-2002. Employed by Bruce C. Allen & Associates from 1983-1987; City of Bellevue Planning Department 1982. Integra Realty Resources Seattle is part of Integra Realty Resources (IRR), a national valuation and consulting firm with 50+ offices in the U.S.

Ms. Safer is experienced in the analysis of various property types including: land, residential subdivision appraisal studies, right of way and condemnation appraisal studies, mortgage loan appraisal studies, and highest and best use studies. Clients served include various financial concerns, law and public accounting firms, private and public agencies, pension and advisory companies, investment firms, and the general public. Further, utilizing the resources of Integra's 50+ offices nationwide, the firm is actively involved in the completion of large portfolio engagements.

Professional Activities & Affiliations

MAI Designation, Appraisal Institute

AI-GRS Designation, Appraisal Institute

President: Seattle Chapter of the Appraisal Institute, January 2019 - December 2019

Vice President: Seattle Chapter of the Appraisal Institute, January 2018 - December 2018

Treasurer: Seattle Chapter of the Appraisal Institute, January 2017 - December 2017

Secretary: Seattle Chapter - Appraisal Institute, January 2016 - December 2016

Board of Director: Seattle Chapter - Appraisal Institute, January 2012 - December 2014

Member: International Right of Way Association

Member: Regional Professional Standards Panel - Appraisal Institute

Chair: Nominating Comm. Appraisal Institute Region 1, January 2005 - December 2006

Director/Vice-Chair: Appraisal Institute - Region 1, January 1996 - December 2003

Chairman: Appraisal Institute - Region 1, January 2004 - December 2004

Vice Chair: Regional Education Liaison Appraisal Institute, January 1999 - December 1999

Member: Estate Planning Board - Univ. of Washington, January 1996 - December 1999

Member: Education Committee of the Appraisal Institute, January 1996 - December 1998

Education Coordinator: Appraisal Institute Region 1, January 1996 - December 1998

Representative to the Appraisal Institute Region 1, January 1996 - December 1997

Member: Curriculum Division of the Appraisal Institute, January 1993 - December 1996

Chairman: Narrative Exam Grading - Appraisal Institute, January 1993 - December 1995

Member: Narrative Exam Grading Subcommittee of Appraisal Institute, January 1993 - December 1995

Licenses

Washington, Certified General Real Estate Appraiser, 1100546, Expires July 2025

Oregon, State Certified General Appraiser, C001601, Expires July 2025

Education

Master of Arts, Urban Geography, University of Washington, 1982

lesafer@irr.com - 206.436.1177

Integra Realty Resources - Seattle

600 University Street
Suite 310
Seattle, WA 98101

T 206.903.6700
F 206.623.5731

irr.com



Lori E. Safer, MAI, AI-GRS

Education (Cont'd)

Bachelor of Science, Geography, Pennsylvania State University, magna cum laude, 1979

Articles and Publications

Case Study 1.6: Special Benefits - Johnson and Matonis, Applications in Litigation Valuation, 2012

Real Property Value in Condemnation, 2018 (Content Reviewer)

Qualified Before Courts & Administrative Bodies

King County Superior Court, Washington

Miscellaneous

Approved Appraiser - Washington State Department of Transportation

Approved Review Appraiser - Washington State Department of Transportation

IRR Certified Reviewer

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Lyzabeth Cui

Experience

Analyst for Integra Realty Resources - Seattle. Ms. Cui has come to Integra from Cushman & Wakefield where she worked as an associate appraiser in Valuation & Advisory. Ms. Cui began her real estate career as a realtor working primarily with EB5 investors from China finding investment properties with high-value appreciation and excellent rental returns, and now is focused on commercial real estate appraising to utilize her quantitative and real estate backgrounds. Ms. Cui's valuation experience includes vacant land, office, industrial, multifamily, and special purpose properties such as vet clinics, auto dealerships, religious facilities, and laboratories.

Professional Activities & Affiliations

Candidate for Designation, Appraisal Institute

Licenses

Washington, Certified General Real Estate Appraiser, 22014487, Expires September 2025

Education

M.S., Real Estate: Finance and Investment - University of Washington, 2018

B.S., Applied Mathematics: Scientific Computing & Numerical Analysis - University of Washington, 2013

ARGUS Software Certified (ASC) - Enterprise

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

IRR Quality Assurance Survey

IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com

Addendum C

Property Information

Petition for Street or Alley Vacation

Honorable Mayor and
Members of the City Council
Anacortes, WA

Ladies and Gentlemen:

The undersigned, owners of property abutting on the hereinafter described streets and/or alleys sought to be vacated, hereby petition your Honorable Body to vacate:

See Attached

And to make such orders and to take such action as may be necessary to accomplish said vacation.

Dated at Anacortes, Washington this 26th day of June, 2024.

The undersigned petitioners constitute more than two-thirds of the owners of said abutting property.

Signature of Property Owner
and Mailing Address

Gary Merline
Gary Merline
5050 1st Ave S. Suite 102
Seattle WA 98137

Legal Description of Abutting Prop.
(Lot) (Block)

See Attached

MJB Properties LLC Right-of-Way Vacation Narrative

Subject Site / Property Information

Address: 1701 Q Avenue, Anacortes, WA

Tax Parcel Number(s): P78000, P32963, P32965, P32966, P32967, P32968, P32969, P32970, P32971, P32941, P32916, P32915, P32929, P32913, P58064, P32943.

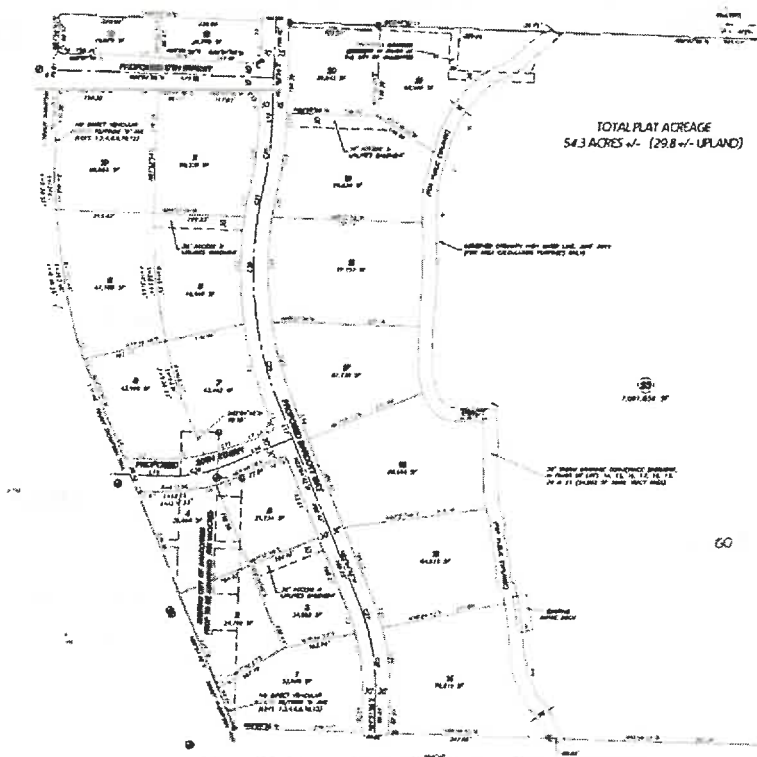
Owner/Applicant: MJB Properties LLC

Narrative

The subject property is located on approximately twenty-eight (28) acres of predominantly vacant, undeveloped land located in Anacortes, Washington. The subject property is comprised of parcels located on the east side of Q Avenue and R Avenue, south of 17th Avenue and north of 22nd Avenue. The subject property currently borders industrial lots to the north and west, a parking lot and marina buildings to the south, and Fidalgo Bay to the east.

Over the last three and a half (3 ½) years, MJB Properties, LLC ("MJB Properties") and the City of Anacortes (the "City") have been in discussion regarding various aspects of the future development at the site commonly known as Fidalgo Landing. The subject property is currently under City review for a proposed long subdivision that would create twenty-one (21) parcels as depicted in Figure 1.

Figure 1 – Proposed Long Plat Map

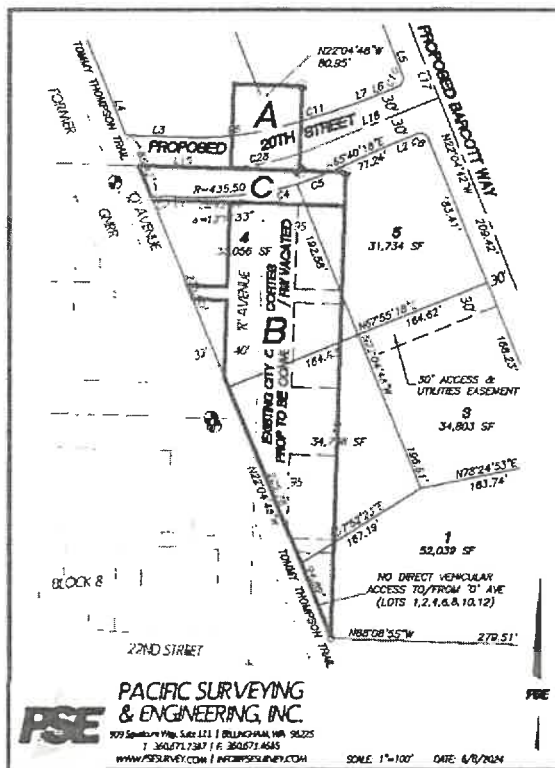


Request Summary

This petition is for the vacation of the City rights-of-way at 21st Street and R Avenue, as described in the legal descriptions provided by Pacific Surveying & Engineering, Inc ("PSE") attached hereto and shown in Figure 2 below.

In exchange for the vacation of the City rights-of-way, MJB Properties has proposed the following compensation pursuant to AMC 12.50.100. In summary, in exchange for the vacation of the City rights-of-way and in consideration of the necessary relocation of public restrooms currently located within the vacation area, MJB Properties will pay One Million Dollars (\$1,000,000.00) to the City. Additionally, after the vacation is approved, MJB Properties will provide the City a temporary easement to use the portion of the vacated right-of-way that includes the public restrooms and associated parking for a period of two (2) years, or until replacement restrooms are functional, whichever is sooner. Finally, at the end of the two (2) year period, MJB Properties will be responsible for demolishing the existing restroom facility and associated parking and disposing of any remaining materials at its own expense. The temporary easement and demolition and disposal of the restroom facility and parking are at MJB Properties' cost are both alternative compensation which together with the cash payment provide the City with compensation equivalent to, or in excess of, the market value of the vacated rights-of-way.

Figure 2 – Proposed Vacation Map



Compensation Analysis

Sections 12.50.100 of Anacortes Municipal Code address compensation for vacation of rights-of-way.

Per AMC 12.50.100.A.:

[T]he owners of the property abutting the area to be vacated shall pay to the city the full cost of any physical closures, road repairs, or both required by the Director of Public Works and . . . if all or part of the area was acquired at public expense or has been part of a dedicated public right-of-way for 25 years or more, the full fair market value of the area to be vacated with the city reserving any necessary easements.¹

In this case, MJB Properties (which owns all of the properties abutting the area to be vacated) will pay the following compensation: MJB Properties will pay One Million Dollars (\$1,000,000.00) in compensation for the vacated property. Additionally, MJB Properties will provide the City a temporary easement to use the portion of the vacated right-of-way including the public restrooms and parking lot for a period of up to two (2) years, or the date when the new facilities are functional, whichever is sooner. This temporary easement will permit ongoing use of the restroom facilities and parking area while the City constructs new public restroom facilities on its property and at its expense. Finally, after the City's new restroom facilities are in place, MJB Properties will demolish and dispose of the existing restroom facility and parking lot at its own expense.

Public Access/Use Factor Analysis

AMC 12.50.020.A.1. requires that an applicant discuss the factors set forth in AMC 12.50.060 when petitioning vacation.

These factors include the following:

A. Whether a change of use or vacation of the street or alley will provide a significant benefit to the public;

The current largely unopened rights-of-way at 21st Street and R Avenue contain an aged public restroom that is at least 20 years old and a small parking area. These rights-of-way do not contribute to connectivity of the surrounding area and hinder development. Vacating the rights-of-way will provide a significant public benefit because it will allow the area to be fully developed, to include new streets, that will provide greater connectivity to the surrounding area. Additionally, the compensation that MJB Properties will pay to the City is nearly twice the cost of relocating the restroom facilities—replacing the aging facilities with new restrooms and providing closer, safer access to restroom facilities from the Ben Root Skatepark—all of which will significantly benefit the public. Moreover, MJB Properties will grant the City a temporary easement to use the current restroom facilities and associated parking for up to two years after vacation is granted, or until the new restroom facilities are functional, whichever comes first. This means that the public will not lose access while the restroom is being built/relocated.

¹ Emphasis added.

B. Whether the street or alley is neither currently required for public use or public access nor anticipated to be needed for public use or access in the future;

21st Street and R Avenue rights-of-way in the area proposed for vacation are largely unopened, not currently required for public use, and not intended for future public use/access. The aging restroom facility located at current rights-of-way at 21st Street and R Avenue will be needed only until a new restroom facility can be built closer to Ben Root Skatepark. In the meantime, MJB Properties will provide a temporary easement for the City so public use of the restroom facility can continue while the new restrooms are constructed.

C. Whether the substitution of a new and different public way would be more useful to the public;

The substitution of a new public restroom facility at Ben Root Skatepark will be more useful to the public because it will replace an aging public facility with a limited remaining lifespan and it will provide a facility much closer to an area the public is actually using, rather than the facilities in the right of way, which the public utilizing Ben Root Skatepark must walk a significant way—and cross a roadway—to use.

D. Whether possible future public uses may require the right-of-way; and

The property surrounding the right-of-way is owned by MJB Properties. The intended future use of the property surrounding the largely unopened right-of-way is subject to a long subdivision application currently under City review. The right-of-way provide no connectivity benefit for future development, as they are largely unopened, not currently use for street purposes, and are not intended to be opened as streets in the future. Any future uses of the surrounding area will be benefitted by the full development of the surrounding areas, to include roads, sidewalks, and other amenities.

E. Whether objections to the proposed vacation are made.

MJB Properties is not currently aware of any objections to the proposed vacation.



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental

909 Squaticum Way, Ste 111, Bellingham, WA 98225

Phone 360.671.7387 Facsimile 360.671.4685 Email info@psurvey.com

A) AREA A (NORTH OF 20TH STREET RIGHT OF WAY):

THE SOUTH 100.00 FEET OF PLATTED 'R' AVENUE, PER 'PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19 TOWNSHIP 35 NORTH RANGE 2 EAST W.M., ANACORTES HARBOR', ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA A CONTAINING 8,000 SQUARE FEET, MORE OR LESS.

B) AREA B (SOUTH OF 20TH STREET RIGHT OF WAY):

PLATTED AVENUE 'R', 21ST STREET, ALLEY AND PORTION OF GOVERNMENT LOT 6 ADJACENT TO BLOCKS 1, 2, AND 7, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF PLATTED 20TH STREET, EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOTS 36, 37 AND 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

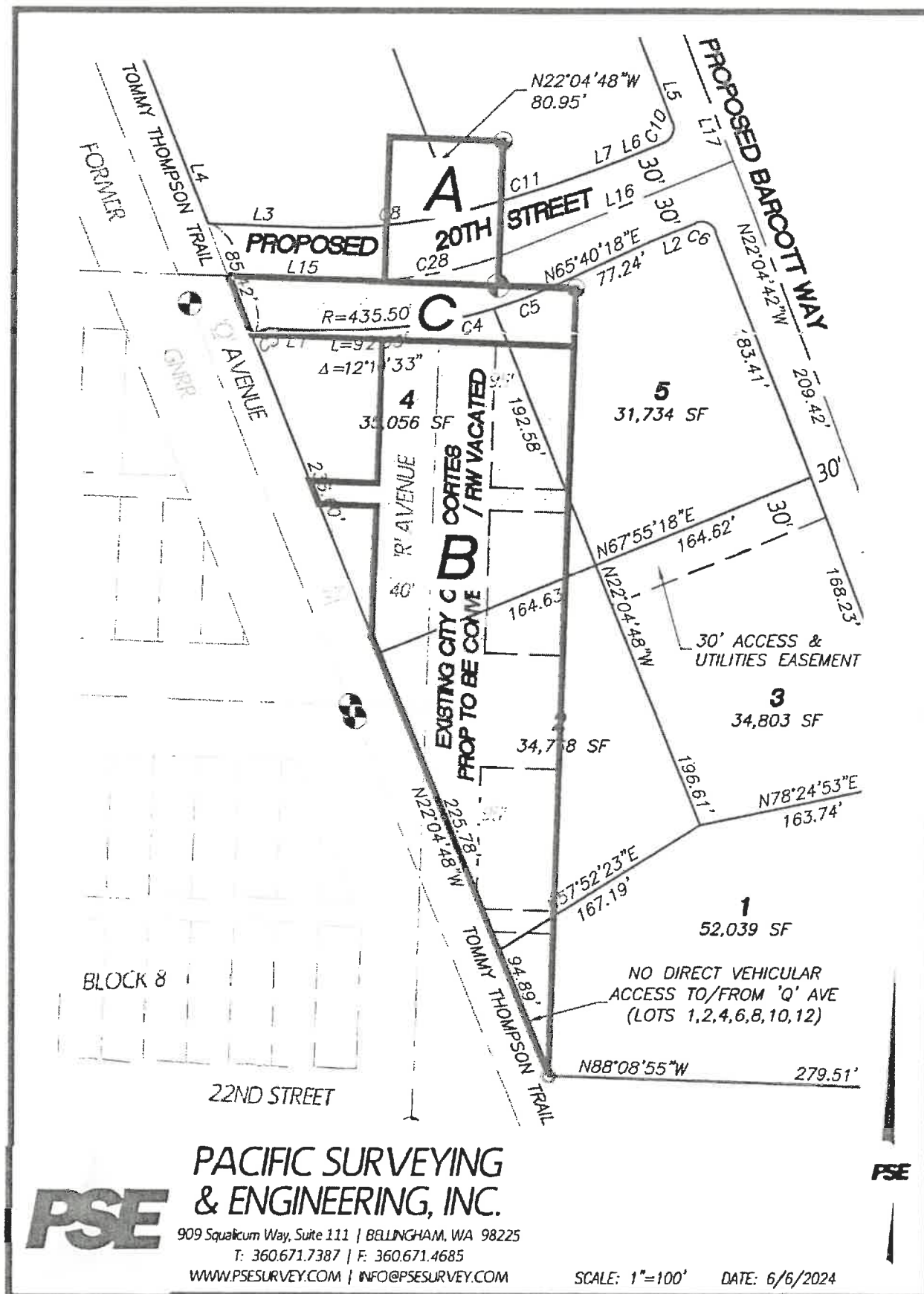
AREA B CONTAINING 49,114 SQUARE FEET, MORE OR LESS.

C) AREA C (PORTION OF 20TH STREET / AVENUE 'R' RIGHT OF WAY):

PLATTED 20TH STREET AND AVENUE 'R' NORTH OF BLOCKS 1 AND 2, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOT 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA C CONTAINING 9,246 SQUARE FEET, MORE OR LESS.



ANACORTES INDUSTRIAL PARK ADDITION

SECTIONS 19 & 30 TWP 35N R. 2E, WM
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

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7654519

72 12 23 44 11:03

RECEIVED

DEDICATION

AND ALL BY THESE PRESENTS that we the undersigned, The CITY OF ANACORTES, CHARLES HANSEN, PIONEER SHINGLE COMPANY and ISLAND BROADCASTING COMPANY owners of the land hereby platted, do hereby declare this plat of ANACORTES INDUSTRIAL PARK ADDITION and dedicate to the public forever all streets, roads and alleys shown thereon for my and all public purposes not inconsistent with the use thereof for public highway purposes and also reserve the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.

IN WITNESS the aforesaid have caused their names to be hereunto subscribed and their seals to be affixed this day of 1972.

CITY OF ANACORTES

James A. Hansen
Mayor

Kathleen Hansen
Clark Treasurer

CHARLES A. HANSEN

Charles A. Hansen

PIONEER SHINGLE COMPANY

Jack Henderson
President

James L. P.
Secretary-Treasurer

ISLAND BROADCASTING COMPANY

William M. Berry
President

Mary M. Berry
Secretary-Treasurer

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 25th day of April, 1972, before me, the undersigned, a Notary Public personally appeared WILLIAM BERRY and MARY M. BERRY, President and Sec.-Treas., respectively of ISLAND BROADCASTING COMPANY, a Washington Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

H. G. Engel
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

ACKNOWLEDGMENTS

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 25th day of April, 1972 before me, the undersigned a Notary Public personally appeared JAMES HICE and KATHLEEN LOWRIE, Mayor and Clerk Treasurer respectively of the CITY OF ANACORTES, a Washington Municipal Corporation, to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal the day and year first above written.

H. G. Engel
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 25th day of April, 1972 before me, the undersigned, a Notary Public, personally appeared CHARLES A. HANSEN, to me known to be the individual who executed the within dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year first above written.

H. G. Engel
Notary Public in and for the State of Washington
Residing at Anacortes, Wn.

STATE OF WASHINGTON ss.
COUNTY OF SKAGIT

This is to certify that on this 1st day of May, 1972, before me, the undersigned, a Notary Public, personally appeared JACK HENDERSON and ROY SIMPSON, President and Secretary-Treasurer respectively of PIONEER SHINGLE COMPANY, a Washington Corporation to me known to be the individuals who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

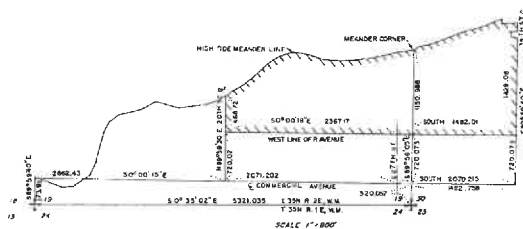
WITNESS my hand and official seal the day and year first above written.

H. G. Engel
Notary Public in and for the State of Washington
Residing at Seattle, Wash.

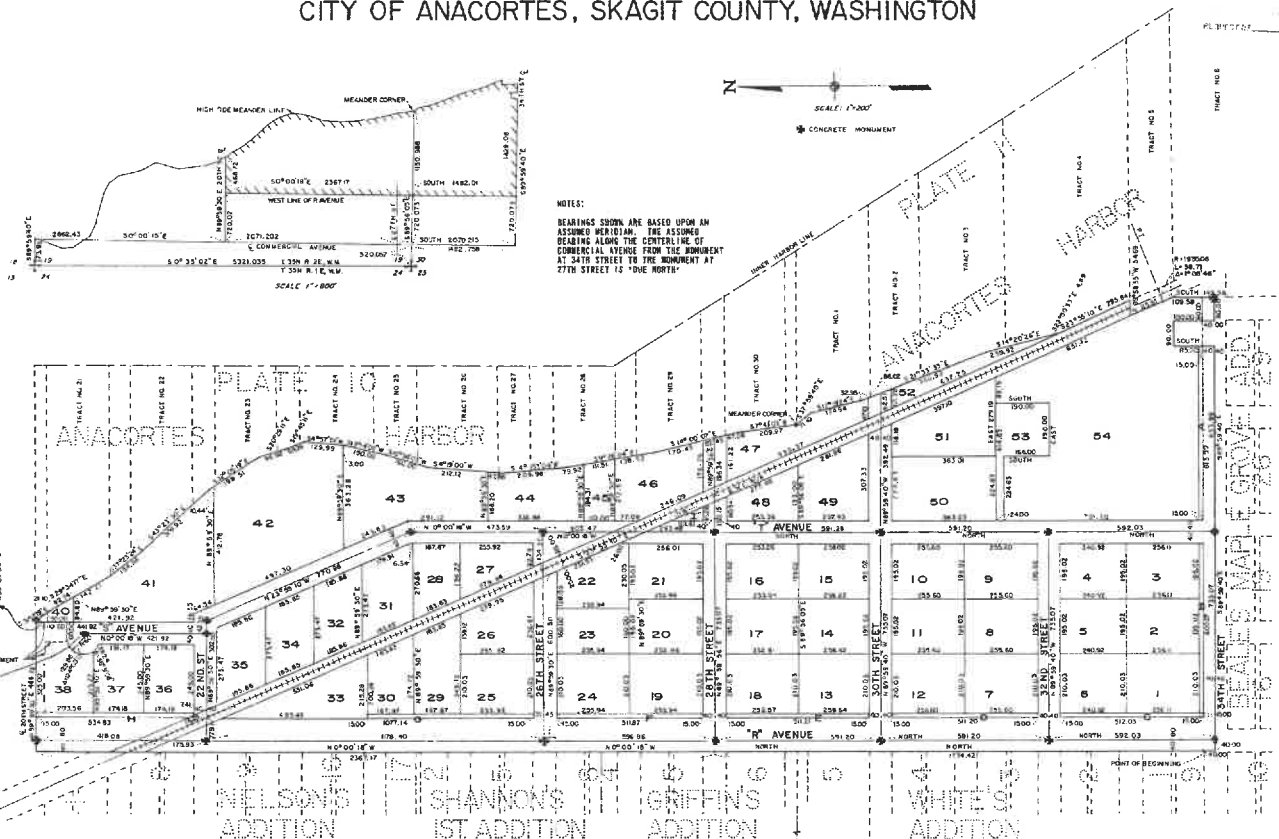
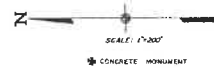
ANACORTES INDUSTRIAL PARK ADDITION

SECTIONS 19 & 30 TWP. 35N R. 2E, WM.
CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

760619
760619



NOTES:
BEARINGS SHOWN ARE BASED UPON AN ASSUMED MERIDIAN. THE ASSUMED BEARING ALONG THE CENTRAL LINE OF COMMERCIAL AVENUE FROM THE MONUMENT AT 34TH STREET TO THE MONUMENT AT 27TH STREET IS "BENE NOTED"



Vicinity Map



Addendum D

Comparable Data

Location & Property Identification

Property Name:	Lot 5C Bay Ridge Business Park
Sub-Property Type:	Commercial, Industrial
Address:	Bay Ridge Dr.
City/State/Zip:	Burlington, WA 98233
County:	Skagit
Market Orientation:	Suburban
IRR Event ID:	3257010



Source of Land Info.:

Public Records

Sale Information

Sale Price:	\$1,306,800
Effective Sale Price:	\$1,306,800
Sale Date:	02/26/2024
Sale Status:	Closed
\$/Acre(Gross):	\$435,600
\$/Land SF(Gross):	\$10.00
\$/Acre(Usable):	\$435,600
\$/Land SF(Usable):	\$10.00
Grantor/Seller:	WALLACE BAY VIEW PROPERTIES LLC
Grantee/Buyer:	FLEXENGINEERING LLC
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Document Type:	Deed
Recording No.:	202402260059
Verified By:	Lyzabeth Cui
Verification Date:	07/10/2024
Verification Type:	Secondary Verification

Comments

This transaction involves the sale of a 3.00-acre vacant parcel in Bay Ridge Business Park. The surrounding area features large industrial buildings. The site itself is level and situated at the end of a cul-de-sac. At the time of sale, no entitlements were associated with the property.

Improvement and Site Data

Acres(Usable/Gross):	3.00/3.00
Land-SF(Usable/Gross):	130,680/130,680
Usable/Gross Ratio:	1.00
Zoning Code:	BR-LI
Zoning Desc.:	Bayview Ridge Light Industrial

Location & Property Identification

Property Name: Lot 5B Bay Ridge
 Sub-Property Type: Commercial, Industrial
 Address: Bay Ridge Dr.
 City/State/Zip: Burlington, WA 98233
 County: Skagit

 Market Orientation: Suburban

 IRR Event ID: 3062397



Sale Information

Sale Price: \$2,286,900
 Effective Sale Price: \$2,286,900
 Sale Date: 01/10/2023
 Recording Date: 01/12/2023
 Listing Price: \$2,613,600
 Listing Date: 02/15/2022
 Sale Status: Closed
 \$/Acre(Gross): \$415,800
 \$/Land SF(Gross): \$9.55
 \$/Acre(Usable): \$415,800
 \$/Land SF(Usable): \$9.55
 Grantor/Seller: Wallace Industrial LLC
 Grantee/Buyer: Tacoma Glass Manufacturing
 Assemblage: No
 Portfolio Sale: No
 Assets Sold: Real estate only
 Property Rights: Fee Simple
 Exposure Time: 11 (months)
 Financing: Cash to seller - buyer obtained financing

 Conditions of Sale: Arm's-length
 Document Type: Warranty Deed
 Recording No.: 2023011120050
 Verified By: Stephanie Crowley
 Verification Date: 11/01/2023
 Confirmation Source: Jack Wallace
 Verification Type: Confirmed-Seller

Secondary Verific. Source: Assessor, CoStar

Improvement and Site Data

Legal/Tax/Parcel ID: 127386
 Acres(Usable/Gross): 5.50/5.50
 Land-SF(Usable/Gross): 239,580/239,580
 Usable/Gross Ratio: 1.00
 Shape: Rectangular
 Topography: Level
 Corner Lot: No
 Frontage Feet: 165
 Zoning Code: BR-LI
 Zoning Desc.: Light Industrial
 Flood Plain: No
 Flood Zone Designation: C
 Comm. Panel No.: 5301510250C
 Date: 01/03/1985

Source of Land Info.: Public Records

Comments

This is the January 2023 sale of 5.5 acres of industrial land for \$2,286,900 or \$415,800/acre. The sale price indicates a discount from asking of 12.50%. This is a flat, cleared lot at the end of a cul de sac. The buyer applied for a permit in August 2023 to construct a concrete tilt-up manufacturing building with parking and landscaping. The property sold without entitlements and all utilities were in the street. There were no brokers on the sale but the seller confirmed the information.

Location & Property Identification

Property Name: Industrial Land - W. Horton Road

Sub-Property Type: Commercial, Industrial

Address: W. Horton Rd.

City/State/Zip: Bellingham, WA 98226

County: Whatcom

Market Orientation: Suburban

IRR Event ID: 3065729



Sale Information

Sale Price: \$1,580,000

Effective Sale Price: \$1,580,000

Sale Date: 09/15/2022

Listing Date: 03/01/2022

Sale Status: Closed

\$/Acre(Gross): \$470,238

\$/Land SF(Gross): \$10.80

\$/Acre(Usable): \$470,238

\$/Land SF(Usable): \$10.80

Grantor/Seller: Magnificat LLC

Grantee/Buyer: CSORP LLC

Assets Sold: Real estate only

Property Rights: Fee Simple

Exposure Time: 6 (months)

Financing: Cash to seller - buyer obtained financing

Conditions of Sale: Arm's-length

Document Type: Warranty Deed

Recording No.: 20221000549

Verified By: Stephanie Crowley

Verification Date: 11/01/2023

Confirmation Source: Jeff Johnson

Verification Type: Confirmed-Seller Broker

Legal/Tax/Parcel ID: 3802014170920000,
3802014171140000

Acres(Usable/Gross): 3.36/3.36

Land-SF(Usable/Gross): 146,362/146,362

Usable/Gross Ratio: 1.00

Zoning Code: PI-FTZ

Zoning Desc.: Planned Industrial

Source of Land Info.: Public Records

Comments

This was the September 2022 sale of two parcels of industrial land for \$1,580,000 or 10.80/SF. The land was level, clear and ready to build at the time of the sale. No entitlements were in place. The seller had purchased three parcels in 2021 and resold all three in two transactions. These lots were on the market for approximately 6 months and the broker stated it was an arms-length transaction and at market.

Improvement and Site Data

MSA: Bellingham, WA

Industrial Land - W. Horton Road



Location & Property Identification

Property Name:	McCorquedale Commercial Land
Sub-Property Type:	Commercial
Address:	608 W. McCorquedale Rd.
City/State/Zip:	Burlington, WA 98233
County:	Skagit
Market Orientation:	Small Town - Non Metro
IRR Event ID:	2775749



Sale Information

Sale Price:	\$575,000
Effective Sale Price:	\$575,000
Sale Date:	01/28/2022
Recording Date:	01/18/2022
Sale Status:	Closed
\$/Acre(Gross):	\$618,280
\$/Land SF(Gross):	\$14.19
Grantor/Seller:	HILDAR ENTERPRISES LLC
Grantee/Buyer:	AMERCO REAL ESTATE COMPANY
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	202201240138
Verified By:	Riley B. Steppe
Verification Date:	02/22/2022
Confirmation Source:	Dave Nelson (425) 319-3100
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, CoStar, Deed

Topography:	Level
Vegetation:	Grass and shrubs
Corner Lot:	No
Zoning Code:	C-2
Zoning Desc.:	Heavy Commercial
Easements:	No
Environmental Issues:	No
Flood Plain:	No
Flood Zone Designation:	X
Utilities:	Electricity, Water Public, Sewer, Gas
Utilities Desc.:	in street
Source of Land Info.:	Broker

Comments

This is the January 2022 sale of 0.93 acres of heavy commercial land for \$575,000, or \$14.19 per square-foot. The generally level lot was vacant and covered with shrubs and grasses at the time of sale. The buyer also purchased the eastern and western abutting properties from a separate buyer. This second/separate transaction took place in December 2021. It included about 6.97 acres of heavy commercial land and a 2,196 square-foot auto retail building for \$5,000,000, or \$16.47 per square-foot of land area. The buyer is using the property as a U-Haul Moving and Storage location. There were no permits for new development in place at the time of sale. This property has very close proximity to I-5.

Improvement and Site Data

Legal/Tax/Parcel ID:	P24069
Acres(Gross):	0.93
Land-SF(Gross):	40,510
Shape:	Rectangular

Location & Property Identification

Property Name:	Industrial Land in Anacortes
Sub-Property Type:	Commercial, Industrial
Address:	8638 S. Marchs Point Rd.
City/State/Zip:	Anacortes, WA 98221
County:	Skagit
Market Orientation:	Suburban
IRR Event ID:	3062089



Sale Information

Sale Price:	\$425,000
Effective Sale Price:	\$425,000
Sale Date:	11/23/2021
Sale Status:	Closed
\$/Acre(Gross):	\$529,265
\$/Land SF(Gross):	\$12.15
\$/Acre(Usable):	\$529,265
\$/Land SF(Usable):	\$12.15
Grantor/Seller:	JH AND JK LLC
Grantee/Buyer:	LUEVANOS FELIPE
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Document Type:	Warranty Deed
Recording No.:	202112090053
Verified By:	Lyzabeth Cui
Verification Date:	10/20/2023
Confirmation Source:	Jean Groesbeck
Verification Type:	Confirmed-Seller Broker

Comments

This was the December 2021 sale of 34,979 SF of land for \$425,000, or \$12.15/SF. The site is generally level with 124 feet of frontage on S Marchs Point Road and was vacant at the time of sale. Per the listing broker, the buyer plans to build a dry storage facility.

Improvement and Site Data

Legal/Tax/Parcel ID:	P133587
Acres(Usable/Gross):	0.80/0.80
Land-SF(Usable/Gross):	34,979/34,979
Usable/Gross Ratio:	1.00
Zoning Code:	LM1
Zoning Desc.:	Light Manufacturing 1
Source of Land Info.:	Public Records

RESOLUTION NO. 3159

A RESOLUTION FIXING A TIME WHEN A PETITION FOR VACATION MAY BE HEARD AND DETERMINED BY THE CITY COUNCIL IN SETTING A PUBLIC HEARING DATE.

WHEREAS, MJB Properties (“MJB”) has submitted a petition to the City to vacate street rights-of-way adjacent to property owned by MJB, which it plans to develop; and

WHEREAS, the area proposed to be vacated (“Vacation Area”) is described and depicted in the attached Exhibit A; and

WHEREAS, the City currently owns a restroom and adjacent parking lot within the Vacation Area, which was funded by a grant through the Washington State Recreation and Conservation Office; and

WHEREAS, to grant MJB’s vacation petition, the City will need to replace the existing restroom and parking lot currently within the Vacation Area and move it to a new location; and

WHEREAS, MJB, in its vacation petition, proposed paying the City the sum of one million dollars to cover the costs of relocating the RCO grant-funded restroom and parking lot and provide compensation for the Vacation Area; and

WHEREAS, a petition for the vacation of the below described property has been signed by the requisite number of abutting property owners and filed with the City Clerk of the City of Anacortes; and

WHEREAS, RCW 35.79.010 requires a time to be fixed for a public hearing on said matter; now, therefore,

**BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ANACORTES,
WASHINGTON, AS FOLLOWS:**

That certain petition asking for the vacation of the street rights-of-ways described in Exhibit A shall be heard and determined by the City Council and a public hearing shall be heard thereof on the **3rd day of September 2024.**

**INTRODUCED, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY
OF ANACORTES on this 22nd day of July 2024.**



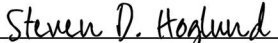
MATT MILLER, MAYOR

Approved as to form and legality:



Darcy Swetnam, WSBA #40530
City Attorney

ATTEST:



Steven D. Hoglund, City Clerk Treasurer

Exhibit A



Pacific Surveying & Engineering, Inc

land surveying • civil engineering • consulting • environmental
909 Squalicum Way, Ste 111, Bellingham, WA 98225
Phone 360.671.7387 Facsimile 360.671.4685 Email info@pseurvey.com

A) AREA A (NORTH OF 20TH STREET RIGHT OF WAY):

THE SOUTH 100.00 FEET OF PLATTED 'R' AVENUE, PER 'PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19 TOWNSHIP 35 NORTH RANGE 2 EAST W.M., ANACORTES HARBOR', ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA A CONTAINING 8,000 SQUARE FEET, MORE OR LESS.

B) AREA B (SOUTH OF 20TH STREET RIGHT OF WAY):

PLATTED AVENUE 'R', 21ST STREET, ALLEY AND PORTION OF GOVERNMENT LOT 6 ADJACENT TO BLOCKS 1, 2, AND 7, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING SOUTH OF PLATTED 20TH STREET, EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOTS 36, 37 AND 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA B CONTAINING 49,114 SQUARE FEET, MORE OR LESS.

C) AREA C (PORTION OF 20TH STREET / AVENUE 'R' RIGHT OF WAY):

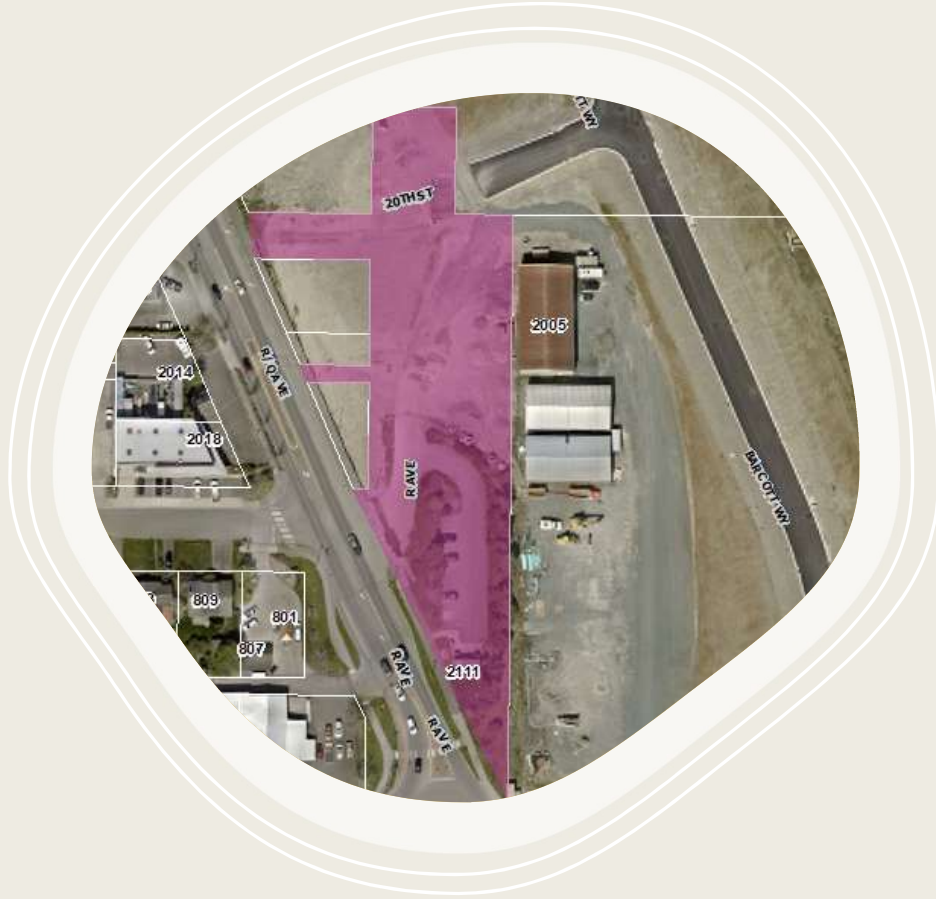
PLATTED 20TH STREET AND AVENUE 'R' NORTH OF BLOCKS 1 AND 2, PER 'PLAT OF THE NELSON ADDITION TO ANACORTES, SKAGIT COUNTY, WASHINGTON', ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE EXISTING CITY OF ANACORTES 'R' AVENUE RIGHT OF WAY AND WEST OF LOT 38, PER 'ANACORTES INDUSTRIAL PARK ADDITION' ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN A PORTION OF GOVERNMENT LOT 6, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

AREA C CONTAINING 9,246 SQUARE FEET, MORE OR LESS.

An aerial photograph of a residential neighborhood serves as the background. A large, white, rounded rectangular overlay is centered on the image. Inside this overlay, the text 'MJB Vacation Petition' and 'September 3, 2024' is displayed in a bold, black, sans-serif font. The background map shows various houses, streets, and green spaces. Some house numbers are visible, such as 813, 2044, 809, 807, 801, and 2111. A street name 'WAVE' is also partially visible.

MJB Vacation Petition September 3, 2024



Legal Standards

AMC 12.50.050 – Public Hearing

- Requires a hearing on a vacation petition proposal
- Following the hearing, Council shall determine whether to vacate the street or alley
- Must consider the factors in AMC 12.50.060

AMC 12.50.060 – Factors to Consider

- Whether a change of use or vacation of the street will provide a significant benefit to the public
- Whether the street is neither currently required for public use or access nor anticipated to be needed in the future
- Whether the substitution of a new and different public way would be more useful to the public
- Whether possible future public uses may require the right-of-way
- Whether objections to the proposed vacation are made

Compensation

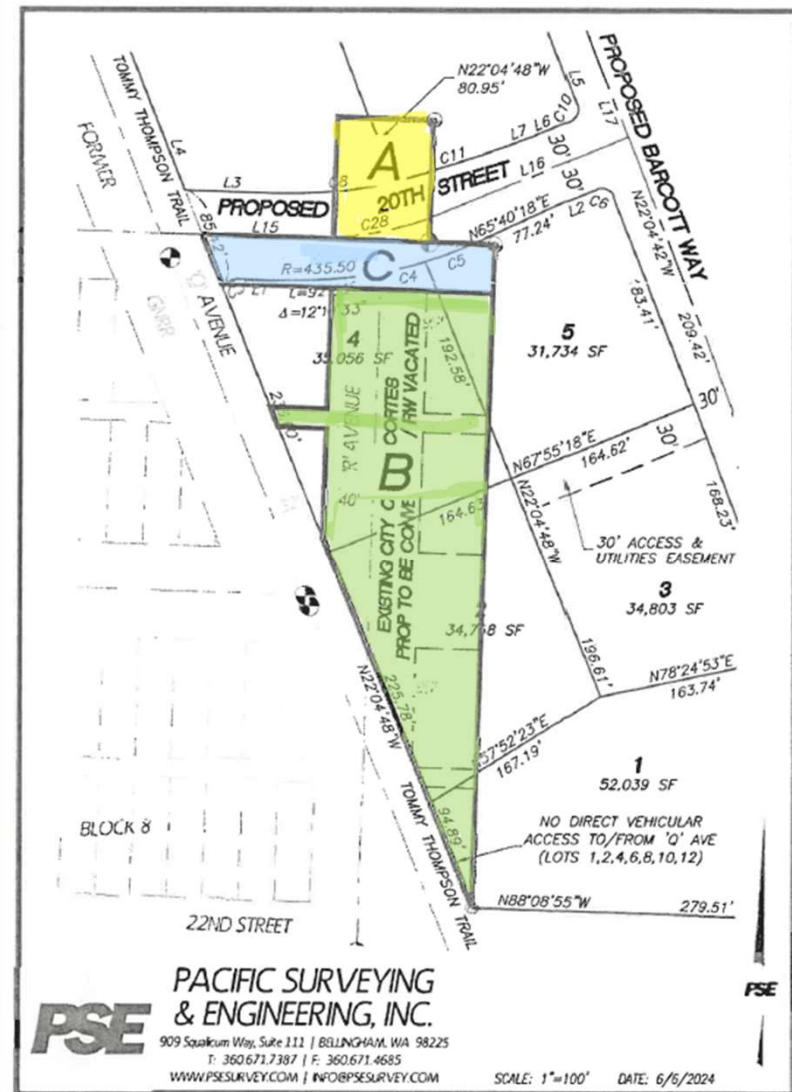
- AMC 12.50.100 – Full fair market value of the area to be vacated must be paid to the City - public street for 25 years or more
- AMC 12.50.110 – Alternative compensation is allowed to satisfy required compensation

The background of the slide is a photograph of a park. In the foreground, there are several large, colorful geometric sculptures made of wood or metal, featuring circular and triangular shapes in shades of yellow, orange, and red. The sculptures are arranged in a line across a grassy field. In the background, there are several sailboats docked at a marina, and a clear blue sky is visible. The entire image is framed by a large, semi-transparent white circle with a thin blue border.

MJB's Proposal

Overview

- MJB requests vacation of 3 portions of R Avenue and 20th Street, which would require relocation of the existing restroom
 - Area A: 8,000 ft²
 - Area B: 49,114 ft²
 - Area C: 9,246 ft²
- In exchange, MJB proposes to pay \$1,000,000 to compensate for the vacated area and costs to move the restroom





Compensation

Area to be vacated:

- 66,360 square feet in CM zone
- Value is \$730,000

Additional Compensation Considerations:

- MJB will grant temporary easement for public use of old restroom for up to 2 years
- MJB will demolish the old restroom when new one opens



Staff Recommendations



Staff Recommend Approval

- Staff have reviewed the application and recommend approval
- The public will benefit through the development of a public esplanade on the MJB property, which can proceed with this vacation
- The area to be vacated is not needed now nor anticipated to be needed in the future
- A new and improved street alignment will serve public needs
- The proposed compensation by MJB meets the requirements of the Code



Questions?



City Council Agenda Bill

Meeting Date: September 3, 2024 **Agenda Item:** 7.a.

Agenda Item Title: Partnering with the Port of Anacortes to Rebuild 2nd Street and O Avenue Intersection

Staff Contact(s): Andrew Rheume

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Andrew Rheume	Motion

Item Summary: The Port of Anacortes has received bids to build Curtis Wharf Access Improvements. Public Works was invited by the port to participate in the project, extending the improvements to include the intersection of 2nd Street and O Avenue, which needs to be rebuilt. The Port included designing the intersection as part of their project and requested a separate bid tab for the intersection improvements when they solicited bids. Attached is the bid tab for the intersection from the lowest responsive bidder . The City and the Port have an interlocal agreement (ILA) that contemplates partnering on projects.

The total cost to the city to fund the intersection improvements is \$116,780.48 (bid tab plus WA sales tax). This is less expensive than designing and constructing the intersection independently of the port and is a good example of the two local governments working together to save taxpayers money.

Budget Impact:

This project will be funded with the budgeted Asphalt Replacement Capital Facilities Project.

Previous Action: ILA #23-184-IDS-001 executed 8/8/2023

Recommended Motion: I move to authorize the Mayor to utilize ILA #23-184-IDS-001 to partner with the Port of Anacortes to rebuild the intersection of O Ave and 2nd ST.

Alternative Actions: I move to not partner with the Port of Anacortes to rebuild the intersection of O Ave and 2nd ST.

Attachments (listed in order presented):

1. 23-184-IDS-001P Interlocal Agreement
2. Pages from Granite Construction MRT-64

INTERLOCAL AGREEMENT #23-184-IDS-001

Regarding

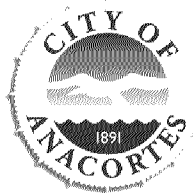
**RECIPROCAL PROPERTY ACCESS FOR PURPOSES OF
CONDUCTING PUBLIC WORKS, INFRASTRUCTURE, AND UTILITY WORK**

Between



THE PORT OF ANACORTES,
A municipal corporation of the State of Washington

and



THE CITY OF ANACORTES,
A municipal corporation of the State of Washington.

**INTERLOCAL AGREEMENT #23-184-IDS-001
REGARDING
RECIPROCAL PROPERTY ACCESS FOR PURPOSES OF
CONDUCTING PUBLIC WORKS, INFRASTRUCTURE, AND UTILITY WORK**

THIS AGREEMENT (the “**Agreement**”), dated this 8/8/2023, is made pursuant to Ch. 39.34 RCW, by and between the PORT OF ANACORTES, a Washington municipal corporation (the “**Port**”) and the CITY OF ANACORTES, a Washington municipal corporation (the “**City**”). The Port and the City are collectively known as the “**Parties**”.

WHEREAS, within the jurisdiction of the City of Anacortes, the Port owns certain real property and has been granted easements and use agreements for exclusive and non-exclusive use of real property. Collectively, the real property owned by the Port and the property rights granted to the Port through easements and use agreements is the “**Port-Owned Property**”;

WHEREAS, the Port manages certain Washington State-owned aquatic lands under Port Management Agreement No. 20-080024 entered into with the Washington State Department of Natural Resources. This is the “**Port-Managed Property**”;

WHEREAS, within the jurisdiction of the Port, the City owns certain real property and has been granted easements and use agreements for the exclusive and non-exclusive use of real property. Collectively, the real property owned by the City and the property rights granted to the City through easements and use agreements is the “**City-Owned Property**”;

WHEREAS, from time to time, the City desires access to Port-Owned Property or Port-Managed Property and the Port desires access to City-Owned Property for purposes of conducting public work projects; constructing, installing, maintaining, repairing, replacing, or removing utility infrastructure that serves the citizens of Anacortes. This is known as “**Infrastructure Work**”;

WHEREAS, it is in the interest of both Parties and the citizens of Anacortes that each Party provide reasonable access to their property to the other Party for Infrastructure Work in a timely and cost-effective manner without the imposition of any liability, claims, costs, charges, or additional obligations on the other Party;

WHEREAS, from time to time, the City desires to engage the Port in conducting Infrastructure Work on City-Owned Property and the Port desires to engage the City in conducting Infrastructure Work on Port-Owned or Port-Managed Property; and

WHEREAS, the City and Port desire to enter into this Interlocal Agreement to memorialize their agreement concerning mutual access and engagement for purposes of conducting Infrastructure Work.

THEREFORE, for and in consideration of the mutual terms and conditions contained herein, the Parties hereby agree as follows:

1. **Purpose.** This Agreement memorializes the Parties’ agreement concerning (i) the City’s access to Port-Owned Property and Port-Managed Property for purposes of Infrastructure Work conducted on the City’s behalf; (ii) the Port’s access to City-Owned Property for purposes of Infrastructure Work conducted on the Port’s behalf; (iii) limitation of liability for the Party upon whose property such Infrastructure Work is conducted; and (iv) the Parties’ engagement of one another to conduct Infrastructure Work on behalf of one another.

2. **Commencement and Term.** This Agreement shall be effective and in force when signed by the duly authorized governing bodies of the Port and the City (the “**Effective Date**”) and shall remain in full force and effect until modified or terminated by mutual agreement of the Parties, unless terminated by either Party, with or without cause, on at least sixty (60) days’ written notice to the other Party of its election to terminate. If this Agreement is so terminated, the Parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

3. **Scope.** The City may, upon request and approval by the Port, have non-exclusive access to certain identified Port-Owned Property or Port-Managed Property for the purpose of the performance of Infrastructure Work on the City’s behalf, subject to this Agreement. The Port may, upon request and approval by the City, have non-exclusive access to certain identified City-Owned Property for the purpose of performance of Utility Work on the Port’s behalf, subject to this Agreement. The Infrastructure Work shall be conducted in accordance with the submittals provided as described herein. Additionally, one Party may, but shall not be required to, request that the other Party conduct Infrastructure Work on behalf of the first Party, in accordance with the terms of this Agreement.

4. **Mechanism for Requests.**
 - 4.1 Property Access. A Party may request access provided for under this Agreement for the purposes of conducting Infrastructure Work on that Parties’ behalf (the “**Party Requesting Access**”) by submitting to the other Party (the “**Property Owner**”), at least sixty (60) days prior to the anticipated start date of the Infrastructure Work, the Infrastructure Work’s: (i) plans and specifications; (ii) anticipated start date of access; (iii) anticipated end date of access; and (iv) figure depicting the Property Owner’s area to be impacted (the “**Project Access Area**”). This is a “**Request for Access**.” The Property Owner may accept or reject the Request for Access in its sole discretion. A Party’s Request for Access for Infrastructure Work shall be deemed accepted unless rejected in writing within fifteen (15) days of receipt of the request, in accordance with the Notice section herein.

 - 4.2 Request to Conduct Work. A Party may request that the other Party provide assistance related to the construction, installation, maintenance, repair, replacement, or removal of utility infrastructure on behalf of the first Party (the “**Requesting Party**”) by submitting to the other Party (the “**Performing Party**”) a completed request for Infrastructure Work substantially similar to the form attached hereto as **Exhibit “A”**, which shall list the specific services requested and the estimated costs (“**Request for Work**”). Such Request for Work must be approved by the Performing Party in writing prior to the initiation of the Infrastructure Work on behalf of the Requesting Party. The physical area where this Infrastructure Work will be performed is the “**Project Area**.”

 - 4.3 Additional Definitions.
 - 4.3.1 “**Working Party**” means either a Party Requesting Access or a Performing Party, as the case may be.

 - 4.3.2 “**Property**” means either the Project Access Area or Project Area, as the case may be.

 - 4.3.3 “**Non-Working Party**” means either the Property Owner or Requesting Party, as the case may be.

4.4 Delegation of Authority. Upon the Effective Date of this Agreement, the Parties delegate authority for approval or rejection of a Request for Access or Request for Work under this Agreement to the Port's Director of Planning, Properties, and Environmental and to the City's Director of Public Works, respectively. Any disagreements about the exercise of that delegation of authority shall be handled in accordance with the Dispute Resolution section herein.

4.4.1 Notwithstanding the above, an Individual Request for Work or a proposed change to a Request for Work that exceeds an estimated cost of Forty-Five Thousand Dollars (\$45,000) must be approved by the Performing Party's Port Commission or City Council, as the case may be. The Parties may from time to time make changes to the Request for Work in writing. These changes must be approved by the Port's Director of Planning, Properties, and Environmental and the City's Director of Public Works, respectively, prior to the initiation of the changes.

4.5 Declined Request. In any particular instance, a Party may decline a Request for Access or Request for Work in its sole discretion.

5. **Restrictions on Infrastructure Work.**

5.1 Noise or Disruption. Infrastructure Work conducted pursuant to a Request for Access that could create a noise or physical disruption with the Project Access Area must be conducted during periods agreed to by the Parties in order to minimize disruption to the Property Owner's respective tenants and/or any vessels with an accepted berth reservation near the Project Access Area.

5.2 Subject to Environmental Agreements. A Project Access Area may be subject to (i) an agreed order, consent decree, or other binding document describing environmental remedial actions to be performed or being performed at the Project Access Area ("**Environmental Agreement**"); or (ii) an environmental covenant restricting use or access to property in conjunction with environmental remedial actions ("**Environmental Covenant**"). The Party Requesting Access shall not permit any use or activity that is inconsistent with such Environmental Agreement or Environmental Covenant, or that will interfere with the remedial actions described in such Environmental Agreement or Environmental Covenant.

6. **Compensation for Request for Work.** The Requesting Party shall reimburse the Performing Party for the services performed after an approved Request for Work for the actual costs incurred by the Performing Party for said work, materials, use of Performing Party's equipment, wages for Performing Party's employees, and in addition thereto, ten percent (10%) of the total costs shall be added for overhead costs for account, billing, and administrative services, provided the Performing Party shall submit to the Requesting Party an itemized, signed statement of the costs (the "Reimbursement Detail"). Within ninety (90) days after the Performing Party sends the Reimbursement Detail to the Requesting Party in accordance with the Notice provision herein, the Requesting Party shall pay the amount of the Reimbursement Detail to the Performing Party. Upon request of the Requesting Party, the Performing Party shall provide additional support documentation for any and all amounts billed by the Performing Party pursuant to this Agreement.

7. Government Authorizations.

- 7.1 Permits for Party Requesting Access. The Party Requesting Access shall be responsible for and shall obtain and maintain all necessary permits from the relevant governing bodies and agencies, and comply with all current laws, ordinances, orders, rules, regulations, and permits with respect to the performance of the Infrastructure Work within the Project Access Area during the duration of the Infrastructure Work, including without limitation any authorizations as may be required by DNR for Infrastructure Work on Port-Managed Property. The Party Requesting Access shall provide the Property Owner with copies of all applicable permits and approval prior to conducting Infrastructure Work within the Project Access Area.
- 7.2 Requesting Party Shall Obtain Permits. The Requesting Party shall be responsible for and shall obtain and maintain all necessary permits from the relevant governing bodies and agencies, and comply with all current laws, ordinances, orders, rules, regulations, and permits with respect to the performance of the Infrastructure Work within the Project Area during the duration of the Infrastructure Work, including without limitation any authorizations as may be required by DNR for Infrastructure Work on Port-Managed Property. The Requesting Party shall provide the Performing Party with copies of all applicable permits and approval prior to conducting Infrastructure Work within the Project Area.
- 7.3 Representation and Warranty. By issuing a Request for Work, a Requesting Party represents and warrants that it has full legal right to access and conduct the Infrastructure Work on the Project Area.
- 7.4 No Waiver of Permitting Requirements. This Agreement does not constitute a waiver by the City of any permitting requirements for the Infrastructure Work, including without limitation building permits, land use permits, or stormwater requirements.
- 7.5 No Waiver of Environmental Covenant Requirements. This Agreement does not constitute a waiver of an Environmental Covenant impacting the Project Access Area.

8. **Performance of Work.** A Working Party shall ensure that Infrastructure Work conducted on its behalf shall not damage the Property, except as may otherwise be required to perform the Infrastructure Work. Except as otherwise provided in this Section, the Party Requesting Access shall, at its sole cost and expense, repair, as soon as is reasonably practicable, any damage caused to the Project Access Area resulting from the performance of its Infrastructure Work. The Party Requesting Access shall take all reasonable and necessary safety and security precautions and maintain a neat and orderly workplace at the Project Access Area in connection with the performance of the Infrastructure Work under this Agreement and shall return the Project Access Area to the same condition as it was in prior to the Infrastructure Work.

- 8.1 No Interference. In exercising its rights granted by this Agreement, each Party shall not unreasonably interfere with the other Party's (or that other Party's tenants or those with accepted berth registrations) use, occupation, or enjoyment of the Project Access Area.

9. Indemnification.

9.1 Indemnification for Access. To the extent permitted by law, the Party Requesting Access shall release, protect, indemnify, defend, and hold harmless the Property Owner, its elected officials, and employees from and against any and all claims, costs, damages, demands, disputes, expenses, liabilities, losses, obligations, actions, judgments, assessments, penalties, or causes of action (collectively, “**Claims**”) arising or resulting from the access provided for under this Agreement, except to the extent caused by the negligent acts or omissions or willful misconduct of the Property Owner, its council members, commissioners, elected officials, executives, or employees. The scope of this indemnification includes, but is not limited to, Claims: (i) for damage caused to any structure, fixture, or improvement in the Project Access Area; (ii) for bodily or personal injury, including without limitation, death; and (iii) made by third-parties alleging disruptions to such third-parties’ business operations due to the performance of the Infrastructure Work at the Project Access Area, including, without limitation, staging, mobilization, and demobilization.

9.2 Indemnification for Conducting Work. To the extent permitted by law, the Performing Party shall release, protect, indemnify, defend, and hold harmless the Requesting Party, its elected officials, and employees from and against any and all Claims arising or resulting from the Performing Party’s conduct of the Infrastructure Work pursuant to a Request for Work under this Agreement, except to the extent caused by the negligent acts or omissions or willful misconduct of the Requesting Party, its council members, commissioners, elected officials, executives, or employees. The scope of this indemnification includes, but is not limited to, Claims: (i) for damage caused to any structure, fixture, or improvement in the Project Area; (ii) for bodily or personal injury, including without limitation, death; (iii) made by third-parties alleging disruptions to such third-parties’ business operations due to the performance of the Infrastructure Work at the Project Area, including, without limitation, staging, mobilization, and demobilization; and (iv) arising or resulting from a false representation as set forth in Section 7.3.

10. LIMITED WAIVER OF IMMUNITY UNDER WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW AND OTHER SIMILAR INDUSTRIAL INSURANCE SCHEMES: For purposes of the foregoing indemnification provisions, and only to the extent of claims by one Party against another Party under such indemnification provisions, the indemnifying Party specifically waives any immunity it may be granted under the Washington State Industrial Insurance Act, Title 51 RCW, the United States Longshore and Harbor Workers Compensation Act, 33 USC §901-950, or any other similar workers’ compensation schemes. The indemnification obligations under this Agreement shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable to or for any third party under workers’ compensation acts, disability benefit acts, or other employee benefit acts. The foregoing provision was specifically negotiated and agreed upon by the Parties hereto.

11. Hazardous Substances.

11.1 Definitions. “**Hazardous Substance**” means any substance that now or in the future becomes regulated or defined under any federal, state, or local statute, ordinance, rule, regulation, or other law relating to human health, environmental protection, contamination, pollution, or cleanup, including without limitation Ch. 70A.305 RCW, (collectively, “**Environmental Laws**”).

- 11.2 Use of Hazardous Substances. A Working Party shall not use, store, generate, process, transport, handle, release, arrange for disposal, or dispose of Hazardous Substances within the Property, except in accordance with all applicable laws and regulations.
- 11.3 Remediation. If a Working Party or their agent's use of Hazardous Substances results in a violation of law or exceedance of applicable cleanup levels at, on, in, or under the Property, the Working Party shall be liable at its sole cost and expense for remedying the violation or exceedance to meet remediation standards set forth in the applicable Environmental Laws for unrestricted land use.
- 11.4 Waste Generator. The Working Party shall be the designated generator of any waste produced in conducting the Infrastructure Work and shall be fully responsible for preparation and execution of any manifests required for the management of such waste and for the disposal of such waste, including without limitation the costs and expenses for the same.
- 11.5 Discovery of Hazardous Substances. In the event that a release of Hazardous Substances is encountered at, on, in, or under the Property during the Infrastructure Work, the Working Party shall notify the Non-Working Party of the discovery within twenty-four (24) hours of such discovery. Those conducting Infrastructure Work on behalf of a Working Party shall exercise due care and professional judgment to prevent the spread, migration, or movement of Hazardous Substances, should any be encountered.
12. **Insurance.** Anyone conducting (a) a Party Requesting Access's Infrastructure Work within a Project Access Area; or (b) a Performing Party's Infrastructure Work within a Project Area, shall maintain during the period of the Infrastructure Work (i) commercial general liability ("**CGL**") insurance with coverage for bodily injury, including without limitation death, and property damage, with not less than Two Million Dollars (\$2,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate; (ii) auto liability insurance with a combined single limit of One Million Dollars (\$1,000,000) for bodily injury, including, without limitation, death, and property damage; and (iii) workers' compensation insurance with statutory limits.
- 12.1 Contractor Insurance. Either Party using hired contractors to perform (i) a Party Requesting Access's Infrastructure Work within a Project Access Area; or (ii) a Performing Party's Infrastructure Work within a Project Area, shall cause each and every such contractor to provide insurance coverage that complies with all applicable requirements of the insurance requirements as set forth herein, except the Working Party shall have sole responsibility for determining the limits of coverage required to be obtained by its contractors. The Working Party shall ensure that the Non-Working Party is an additional insured ("**Additional Insured**") on each and every contractor's CGL insurance policy using an endorsement at least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations, for the full available limits, irrespective of whether such limits are greater than those required under this Agreement or whether any certificate of insurance furnished to the Additional Insured evidences the lower limits of liability as set forth herein. Furthermore, the policy of such insurance shall: (i) be written as a primary policy; (ii) contain a cross-liability provision such that the policy will be construed as if separate policies were issued to the entity performing the Infrastructure Work and Additional Insured; (iii) expressly provide that such insurance may not be materially changed, amended, or canceled except upon forty-five (45) days' prior written notice from the insurance company to the

Additional Insured; (iv) contain an express waiver of any right of subrogation by the insurance company against the Additional Insured and its elected officials and employees; (v) expressly provide that the defense and indemnification of the Additional Insured will not be affected by any act or omission of the entity conducting the Infrastructure Work which might otherwise result in a forfeiture of such insurance; (vi) contain a separation of insureds provision such that the policy applies separately to each insured that is the subject of a claim or suit; (vii) not contain a cross-claim, cross-suit, or other exclusion that eliminates coverage by one insured against another; and (viii) provide coverage for damage to the Additional Insured's property caused by the entity conducting the Infrastructure Work. Failure of the Working Party to have its contractors comply with the insurance requirements contained herein does not limit the Working Party's liability or responsibility.

13. **No Partnership or Joint Venture.** No partnership and/or joint venture exist between the Parties, and no partnership and/or joint 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.
14. **Agreement Administration.** This Agreement shall be administered by the Port's Director of Planning, Properties & Environment, and the City's Director of Public Works.
15. **Notices.** Any notice, demand, request, consent, or approval that either Party desires or is required to give to the other Party shall be in writing addressed to the other Party and may be hand delivered or mailed via U.S. postal services. If delivered by messenger or courier (including overnight air courier), they shall be deemed delivered when received at the street addresses listed below. All notices whether sent by regular post or by certified or registered mail, shall be deemed to have been given on the second business day following the date of mailing, if properly mailed to the mailing addresses provided below, and shall be conclusive evidence of the date of mailing. Notices shall be addressed to the Parties as follows:

To Port: Port of Anacortes
Director of Planning, Properties, and Environmental
100 Commercial Avenue
Anacortes, WA 98221

Copy to: CSD Attorneys at Law P.S.
Attn: Holly Stafford
1500 Railroad Avenue
Bellingham, WA 98225

To City: City of Anacortes
Attn: Director of Public Works
904 6th St
P.O. Box 547
Anacortes, WA 98221

Copy to: Darcy Swetnam
City Attorney
904 6th St
P.O. Box 547
Anacortes, WA 98221

The Parties may designate new or additional addresses for mail or delivery by providing notice to the other party as provided in this section.

16. **Treatment of Assets and Property.** No fixed assets or personal or real property will be jointly or cooperatively acquired, held, used, or disposed of pursuant to this Agreement.
17. **Mechanics Lien.** A Working Party shall keep the Property free from any mechanic's or other liens arising out of any work performed, materials furnished, or obligations incurred by or on behalf of that Party. If such a lien is placed or recorded, the Working Party shall cause it to be discharged of record, at its own expense, within ten (10) days of the Non-Working Party's demand.
18. **Dispute Resolution.** The Parties shall attempt to resolve all claims, disputes, and other matters in question arising out of or related to this Agreement, first through informal discussions and then through formal written notification and cure, before resorting to litigation. The first step of the dispute resolution process is that the Port's Director of Planning, Properties, and Environmental and the City's Director of Public Works directors shall meet to attempt to resolve the dispute within thirty (30) days from receipt of notice of a dispute. If they are unable to resolve the dispute within forty-five (45) days from receipt of notice, the Port's Executive Director and the City's Mayor shall meet to attempt to resolve the dispute within sixty (60) days from the original notice of dispute. If they are unable to resolve the dispute within ninety (90) days from the original notice of dispute, the Parties are free to litigate the matter.
19. **Attorneys' Fees.** Should any dispute commence between the Parties concerning the rights and duties arising out of this Agreement, the prevailing party in such dispute, whether the dispute be resolved by litigation or other proceeding, shall be entitled, in addition to such other relief as may be granted to it, its reasonable attorneys' fees and costs.
20. **Waiver.** No failure by a Party to insist upon the strict performance of any term or condition of this Agreement, or to exercise any right or remedy upon a breach thereof, shall constitute a waiver or breach of any other term or condition of this Agreement.
21. **Limitation of Waiver.** No waiver of any term, provision, or condition of this Agreement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or construed to be a further continuing waiver of, any such term, provision, or condition or any other term, provision, or condition of this Agreement.
22. **Choice of Law.** This Agreement and the rights of the Parties shall be governed by and construed in accordance with the laws of the State of Washington, and the Parties agree that in any such action, venue shall lie exclusively in Skagit County, Washington.
23. **Severability.** In the event any term or condition contained in this Agreement or application thereof to any person or circumstances is held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other term or condition hereof, and the Parties will reasonably cooperate to modify this Agreement to achieve the purposes set forth herein.
24. **Modifications.** This Agreement may be amended and modified by a written agreement signed by the Parties, in the same manner as the signing of the original Agreement.

25. **No Third-Party Beneficiaries.** This Agreement is intended to be enforceable only by the Port and the City. There are no third-party beneficiaries to this Agreement.
26. **Headings and Titles.** The captions of the paragraphs of this Agreement are only to assist the Parties in reading and understanding this Agreement and shall have no effect upon the construction or interpretation of any part thereof.
27. **Successors and Assigns.** This Agreement shall benefit and bind the Parties and their respective successors and assigns.
28. **Time of the Essence.** Time is of the essence of this Agreement and all of the terms, provisions, covenants, and conditions thereof.
29. **Counterparts.** This Agreement may be signed in any number of counterparts, each of which shall be an original, and all of which shall constitute one and the same Agreement.
30. **Entire Agreement.** This Agreement contains all terms and conditions agreed upon by the Parties on the issues covered by it, except as supplemented by subsequent written agreements the Parties make. All prior negotiations and draft written agreements are merged into and superseded by this Agreement. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind either of the Parties hereto.
31. **Execution.** The persons signing below represent and warrant that they have the requisite authority to bind the Party on whose behalf they are signing.

IN WITNESS HEREOF, the Port and the City have caused this Agreement to be executed in their names and to be attested by their duly authorized officers this 8/8/2023.

PORT OF ANACORTES


By: Dan Worra
Its: Executive Director
Date: 8/7/2023

CITY OF ANACORTES

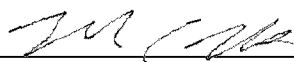

By: Matt Miller
Its: Mayor
Date: 8/8/2023

EXHIBIT “A”

REQUEST FOR INFRASTRUCTURE WORK

Requesting Party:

☐ City of Anacortes

☐ Port of Anacortes

Performing Party:

☐ City of Anacortes

☐ Port of Anacortes

Description of Requested Infrastructure Work: _____

Estimated Date of Project Completion: _____

Estimated Cost of Services: _____

Approved By:

CITY OF ANACORTES

PORT OF ANACORTES

By: _____
Its: Director of Public Works
Date: _____

By: _____
Its: Director of Planning,
Properties, and Environmental
Date: _____

If requested Infrastructure Work to be performed is estimated to cost Forty-Five
Thousand Dollars (\$45,000):

Approved By:

CITY OF ANACORTES

PORT OF ANACORTES

By: _____
Its: _____
Date: _____

By: _____
Its: _____
Date: _____

CURTIS WHARF ACCESS IMPROVEMENTS, PROJECT #MRT-64

BID ADDITIVE: INTERSECTION WORK

Item No.	Pay Item Identification	Estimated Quantity	Unit	Unit Price or Lump Sum Amount*		Total Bid* (Estimated Quantity x Unit Price or Lump Sum Amount) <i>Words</i> (i.e. One Dollar and Twenty-Three Cents)	Figure	
				Dollars	Cents		Dollars	Cents
A1	INTERSECTION WORK - REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS	10,000	00	Ten Thousand Dollars and Zero Cents	10,000	00
A2	INTERSECTION WORK - ROADWAY EXCAVATION INCL. HAUL	390	CY	43	00	Sixteen Thousand Seven Hundred Seventy Dollars and Zero Cents	16,770	00
A3	INTERSECTION WORK - IMPORT, PLACE AND COMPACT CRUSHED SURFACING TOP COURSE	80	TON	98	00	Seven Thousand Eight Hundred Forty Dollars and Zero Cents	7,840	00
A4	INTERSECTION WORK - IMPORT, PLACE AND COMPACT CRUSHED SURFACING BASE COURSE	350	TON	40	00	Fourteen Thousand Dollars and Zero Cents	14,000	00
A5	INTERSECTION WORK - IMPORT, PLACE AND COMPACT HMA CL 1/2 IN. PG 64-22	215	TON	115	00	Twenty Four Thousand Seven Hundred Twenty Five Dollars and Zero Cents	24,725	00
A6	INTERSECTION WORK - ADJUST CATCH BASIN	7	EA	1,000	00	Seven Thousand Dollars and Zero Cents	7,000	00
A7	INTERSECTION WORK - ADJUST MANHOLE	5	EA	1,100	00	Five Thousand Five Hundred Dollars and Zero Cents	5,500	00

CURTIS WHARF ACCESS IMPROVEMENTS, PROJECT #MRT-64

BID ADDITIVE: INTERSECTION WORK

Item No.	Pay Item Identification	Estimated Quantity	Unit	Unit Price or Lump Sum Amount*		Total Bid* (Estimated Quantity x Unit Price or Lump Sum Amount) (i.e. One Dollar and Twenty-Three Cents)	Figure	
				Dollars	Cents		Dollars	Cents
A8	INTERSECTION WORK - HMA SAWCUT AND SEAL	300	LF	5	00	One Thousand Five Hundred Dollars and Zero Cents	1,500	00
A9	INTERSECTION WORK - CEMENT CONCRETE CURB RAMP	4	EA	5,000	00	Twenty Thousand Dollars and Zero Cents	20,000	00
BID ADDITIVE SUBTOTAL AMOUNT, EXCLUDING SALES TAX:							107,335	00

* Sales Tax Not Included

CY = Cubic Yard
EA = Each
LF = Linear Foot
LS = Lump Sum

BID ADDITIVE SUBTOTAL AMOUNT, EXCLUDING SALES TAX (IN WORDS) One Hundred Seven Thousand Three Hundred Thirty Five

Dollars and Zero Cents



City Council Agenda Bill

Meeting Date: September 3, 2024 **Agenda Item:** 7.b.

Agenda Item Title: Contract Award: 2024 Non-Arterial Roadway Project #24-215-TRN-001

Staff Contact(s): Andrew Rheume

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Tiffany Matson	Contract Award
Andrew Rheume	

Item Summary: City staff seeks City Council consent to award a contract in the amount of \$508,280.00 to Lakeside Industries, Inc. to perform the 2024 Non-Arterial Roadway Project. The project provides for improvements within the right-of-way of the following streets including but not limited to asphalt planing, pavement repair, asphalt paving, plastic traffic markings and other work.

The project includes the following streets:

- Cay Way from Kingsway to Cul-De-Sac
- San Juan Avenue from Glasgow Way to Glasgow Way
- Guemes View from Glasgow Way to San Juan Avenue
- O Avenue from Fidalgo Avenue to Longview Avenue

Background:

1. **History:** These roadways were selected for overlay based on the City Pavement Management Plan. The Pavement Condition Index (PCI) ratings along this corridor range from 69 to 0. The project will include milling existing asphalt, pavement repair of damaged pavement sections and asphalt overlay of existing pavement. Utility and pedestrian improvements have been reviewed and any required improvements will be completed along this corridor prior to beginning this paving project. The Access fiber system has been completed in this area and the water mains in this area have been updated.
2. **Key Terms:**
 - Contract is for a fixed price of \$508,280.00.
 - Work shall start the working day following the date of the Notice to Proceed, and Physical completion shall be achieved within Forty-Five (45) Working days after work commences.
3. **Competitive Bidding:** On August 2, 2024 the City [solicited bids](#) for the subject

project and on August 14, 2024 a bid opening was conducted and 2 bids were received. Lakeside Industries, Inc. was determined to be the lowest responsible bidder. The Engineer's Estimate for this project was \$540,000. Bid results are provided as an attachment hereto.

Budget Impact:

Contractor	Lakeside Industries, Inc.
Contract Amount	\$508,280.00
Earmarked Funds	\$1,800,000.00
BARS #	104.720.542.30.41
Budget Amendment Required?	No
Start Date	Notice to Proceed
End Date	45 working days

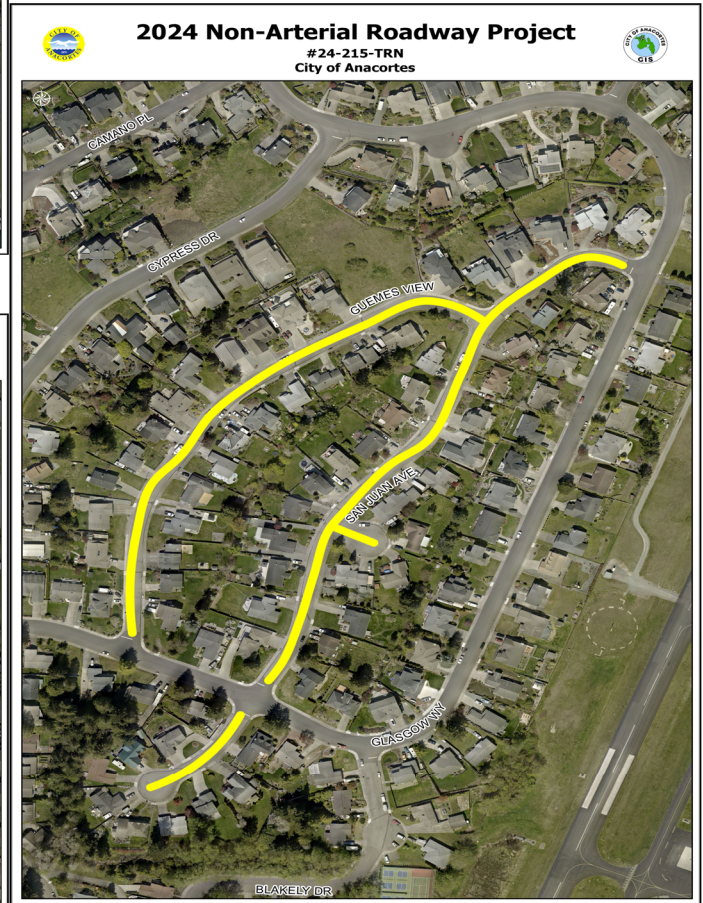
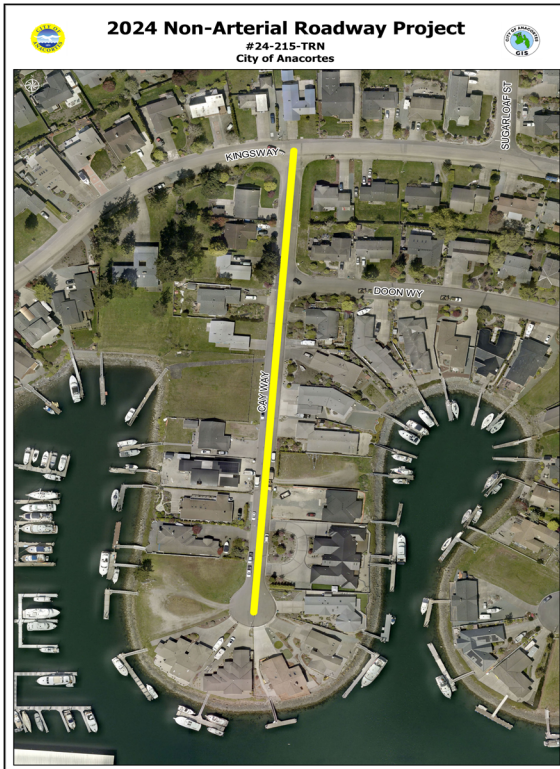
Previous Action: N/A

Recommended Motion: I move that City Council authorize the Mayor to sign contract 24-215-TRN-001 with Lakeside Industries, Inc. in the amount of \$508,280.00 to perform the 2024 Non-Arterial Roadway Project.

Alternative Actions: Not award the contract.

Attachments (listed in order presented):

1. Vicinity Maps
2. Bid Tabulation 2024 Non-Arterial Roadways 24-215-TRN-001
3. 24-215-TRN-001



CITY OF ANACORTES
Bid Tabulation
2024 Non-Arterial Roadways #24-215-TRN-001
San Juan Ave/Guemes View/Cay Way/O Ave/King St
DATE: 8/14/24
Prepared By: John Norris

					Lakeside Industries, Inc		Granite Construction Company	
ITEM NO.	ITEM DESCRIPTION	SPEC.	QTY	UNIT	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	1-09.7	1	LS	\$18,000.00	\$18,000.00	\$49,968.00	\$49,968.00
2	Force Account - Unanticipated Site Work	1-09.6SP	1	EST.	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
3	Temporary Traffic Control	1-10.5SP	1	LS	\$52,000.00	\$52,000.00	\$44,000.00	\$44,000.00
4	SPCC Plan	1-07.15(1)	1	LS	\$500.00	\$500.00	\$1,500.00	\$1,500.00
5	Inlet Protection	8-01.5	22	EA	\$85.00	\$1,870.00	\$105.00	\$2,310.00
6	Crushed Surfacing Top Course	4-04.5	10	CY	\$250.00	\$2,500.00	\$300.00	\$3,000.00
7	Planing Bituminous Pavement	5-04.5SP	6,990	SY	\$5.50	\$38,445.00	\$7.50	\$52,425.00
8	HMA CL. 1/2 In. PG58H-22 for Prelevel	5-04.5SP	645	TON	\$138.00	\$89,010.00	\$124.00	\$79,980.00
9	HMA CL. 1/2 In. PG58H-22	5-04.5SP	1,975	TON	\$128.00	\$252,800.00	\$124.00	\$244,900.00
10	Adjust Manhole	7-05.5	9	EA	\$825.00	\$7,425.00	\$850.00	\$7,650.00
11	Adjust Valve Casing to Grade	7-12.5SP	8	EA	\$625.00	\$5,000.00	\$650.00	\$5,200.00
12	Adjust Monument Casing to Grade	8-13.5SP	22	EA	\$625.00	\$13,750.00	\$650.00	\$14,300.00
13	Plastic Stop Line	8-22.5	132	LF	\$15.00	\$1,980.00	\$25.00	\$3,300.00
Total Estimated Project Cost:						\$508,280.00		\$533,533.00



This Contract is between the City of Anacortes, Washington, a Municipal Corporation (herein after referred to as "City") and Lakeside Industries, Inc. a private contractor at PO Box 729, Anacortes, WA 98221 (herein after referred to as "Contractor").

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

- I. **WORK.** The Contractor shall do all work and furnish all tools, materials, equipment, and transportation required for the "**2024 NON-ARTERIAL ROADWAY PROJECT**", in accordance with and as described in the Invitation for Bid entitled the same, Project No. 24-215-TRN-001. Incorporated by reference, and made a part hereof, are the Invitation for Bid aforementioned, current edition of the Washington State Department of Transportation *Standard Specifications for Road, Bridge, and Municipal Construction M 41-10* and Amendments, except as modified by the Special Provisions included in this Invitation to Bid. Any changes to the work contracted herein shall be subject to contract modification signed by the Parties.

The City hereby promises and agrees with the Contractor to retain and does retain the Contractor to provide the materials and to do and cause to be done the above-described work and to complete and finish the same according to the attached plans and specifications and the terms and conditions herein contained, and hereby contracts to pay for the same according to the attached specifications and the schedule of prices bid and hereto attached, at the time and in the manner and upon the conditions provided for in this contract.

The Contractor for themselves, and for their heirs, executors, administrators, successors, and assigns, does hereby agree to full performance of all covenants required of the Contractor in the contract.

- II. **PRICE.** The Total Contract Price is **Five Hundred Eight Thousand Two Hundred Eighty Dollars (\$508,280.00)**. The Contractor's bid schedule is incorporated by reference and attached hereto as Exhibit A.
- III. **TIME.** Unless otherwise stated in the Invitation for Bid, all physical construction activities shall be completed **Forty-Five (45) working days** from the first working day following the Notice to Proceed. The Contractor shall supply the materials within the specified period of time after Notice to Proceed has been issued by the City.
- IV. **LIQUIDATED DAMAGES.** Under 1-08.9 of the current WSDOT *Standard Specifications for Road, Bridge, and Municipal Construction*, the City is entitled to liquidated damages for each and every calendar day said work remains uncompleted after expiration of the specified time. However, rather than using the Liquidated Damages Formula, the Contractor agrees to pay the City \$500.00 per day for each and every calendar day said work remains uncompleted. All other terms of WSDOT 1-08.9 remain unchanged.
- V. **INDEMNIFICATION/HOLD HARMLESS.**
The Contractor shall defend, indemnify and hold the City, its appointed and elective officers, officials, employees and volunteers harmless from any and all claims, injuries, including death at any time resulting there from, damages, losses or suits including attorney fees, to the extent caused by negligent acts, errors or omissions of the Contractor in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the

extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this Clause shall survive the expiration or termination of this Agreement.

- VI. **INSURANCE.** The Contractor shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Contractor, their agents, representatives, employees or subcontractors.

Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

The parties acknowledge that there has been an opportunity to negotiate the terms and conditions of this Agreement and agree to each bind itself, its partners, successors, assigns, and legal representatives to the other party hereto, in respect of all covenants, agreements, and obligations contained in the Contract Documents. Each of the persons signing below on behalf of any party hereby represents and warrants that they are signing with full and complete authority to bind the party on whose behalf of whom they are signing, to each and every term of this Agreement.

Owner:

City of Anacortes

Mayor

Date

Contractor:

Lakeside Industries, Inc.

Title

Date

TO: City of Anacortes
City Hall
904 Sixth Street
Anacortes, WA 98221

Attention: City Clerk

The undersigned, hereinafter called the bidder, declares that the only persons or parties interested in this proposal are those named herein; that this proposal is in all respects fair and without fraud; that it is made without collusion with any official of the City of Anacortes; and that the proposal is made without any connection or collusion with any person making another proposal of this contract. **Moreover, the Bidder declares by signing the signature page of this Proposal that the following statement is true and correct:**

My firm, association or corporation has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with the project for which this proposal is submitted.

The bidder declares that they have carefully examined the contract documents for the construction of the project; that they have personally inspected the site; that they have satisfied themselves as to the quantities involved, including materials and equipment and conditions of work involved, including the fact that the description of the quantities of work and materials, as included herein, is brief and is intended only to indicate the general nature of the work and to identify the said quantities with the detailed requirements of the contract documents and that this proposal is made according to the provisions and under the terms of the contract documents, which documents are hereby made a part of this proposal.

The bidder declares that they have exercised their own judgment regarding the interpretation of subsurface information and has utilized all data, which they believe pertinent from the Engineer, Owner and other sources in arriving at his/her conclusions.

The bidder agrees that if this proposal is accepted, they will, within ten calendar days after Notification of Award, execute the contract with the City of Anacortes in the form of contract included in the contract documents, and will, prior to the time of execution of the contract, deliver to the City of Anacortes the Performance and Payment Bonds and all Certificates of Insurance required therein and will, to the extent of their proposals, furnish all necessary labor, tools, materials, equipment, and services required to do the work in the manner, in the time, and according to the methods as specified in the contract documents and required by the Engineer or other Project Manager designated thereunder.

The bidder further agrees, if awarded the contract, to begin work the working day following the date of the Notice to Proceed and to achieve **Physical Completion within Forty-Five (45) working days** after the date of the Notice to Proceed.

In the event the bidder is awarded the contract and shall fail to complete the work within the time limit agreed upon as more particularly set forth in the contract documents, liquidated damages shall be paid to the owner per the specifications contained in the contract documents.

The bidder proposes to accept as full payment for the work proposed herein the amount computed under the provisions of the contract documents and based upon the unit price, it being expressly understood that the unit price is independent of the exact quantities involved. Bidder agrees that the unit prices shown represent a true measure of the labor and materials required to perform the work, including all allowances for overhead and profit for each type of work called for in these contract documents.

The undersigned bids for complete construction of the following described project:

The project provides for improvements within the right-of-way of streets and alleys and easements including but not limited to asphalt planning, pavement repair, asphalt paving, painted and plastic traffic markings and other work, all in accordance with the Contract Plans, Contract Provisions, and the Standard Specifications.

This project is located:

- Cay Way
- San Juan Avenue
- Guemes Way
- O Avenue

CITY OF ANACORTES 2024 NON-ARTERIAL ROADWAY PROJECT

ITEM NO.	QTY	UNIT OF MEASURE	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
1	1	LS	MOBILIZATION 1-09.7	At \$ <u>18,000.00</u> Per Lump Sum	\$ <u>18,000.00</u>
2	1	FA	FORCE ACCOUNT 1-09.6SP	At \$25,000 Per Force Account	\$25,000
3	1	LS	TEMPORARY TRAFFIC CONTROL 1-10.5SP	At \$ <u>52,000.00</u> Per Lump Sum	\$ <u>52,000.00</u>
4	1	LS	SPCC PLAN 1-07.15(1)	At \$ <u>500.00</u> Per Each	\$ <u>500.00</u>
5	22	EA	INLET PROTECTION 8-01.5	At \$ <u>85.00</u> Per Lump Sum	\$ <u>1,870.00</u>
6	10	CY	CRUSHED SURFACE TOP COURSE 4-04.5	At \$ <u>250.00</u> Per Lump Sum	\$ <u>2,500.00</u>
7	6990	SY	PLANING BITUMINOUS PAVEMENT 5-04.5SP	At \$ <u>5.50</u> Per Square Yard	\$ <u>38,445.00</u>
8	645	TON	HMA CL. 1/2 IN. PG58H-22 FOR PRE-LEVEL 5-04.5SP	At \$ <u>138.00</u> Per Ton	\$ <u>89,010.00</u>

2024 NON-ARTERIAL ROADWAY PROJECT #24-215-TRN-001
ATTACHMENT C - BID PROPOSAL
PAGE 3 OF 4

ITEM NO.	QTY	UNIT OF MEASURE	ITEM DESCRIPTION	UNIT PRICE (Figures)	TOTAL AMOUNT (Figures)
9	1,975	TON	HMA CL. 1/2 IN. PG58H-22 5-04.5SP	At \$ <u>128.00</u> Per Ton	\$ <u>252,800.00</u>
10	9	EA	ADJUST MANHOLE 7-05.5	At \$ <u>825.00</u> Per Each	\$ <u>7,425.00</u>
11	8	EA	ADJUST VALVE CASING TO GRADE 7-12.5SP	At \$ <u>625.00</u> Per Each	\$ <u>5,000.00</u>
12	22	EA	ADJUST MONUMENT CASE TO GRADE 8-13.5SP	At \$ <u>625.00</u> Per Each	\$ <u>13,750.00</u>
13	132	LF	PLASTIC STOP LINE 8-22.5	At \$ <u>15.00</u> Per Linear Foot	\$ <u>1,980.00</u>
RULE 171 APPLIES TO ALL BID ITEMS IN THIS PROJECT. SEE SPECIAL PROVISION 1-07.2(1) FOR CLARIFICATION.				TOTAL BID	\$ <u>508,280.00</u>

ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

Addendum _____, Initial _____

Addendum _____, Initial _____

Addendum _____, Initial _____

Addendum _____, Initial _____

NOTE: Failure to acknowledge any issued Addenda may render proposal non-responsive and therefore void. It is the sole responsibility of the Bidder to learn of Addendum, if any. Such information may be obtained from the Builders Exchange website at www.bxwa.com.

BID DEPOSIT

A proposal deposit in an amount of five percent (5%) of the total bid is attached here in the form indicated below:

☒ Bid Bond

☐ Cashier's Check

☐ Postal Money Order

NOTICE TO ALL BIDDERS

To report bid rigging activities call: **1-800-424-9071**. The U.S. Department of Transportation (USDOT) operates the above toll-free "hotline" Monday through Friday, 8:00 a.m. to 5:00 p.m., Eastern time. Anyone with knowledge of possible bid rigging, Bidder collusion, or other fraudulent activities should use the "hotline" to report activities. The "hotline" is part of USDOT's continuing effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the USDOT Inspector General. All information will be treated confidentially, and caller anonymity will be respected.

BIDDER CERTIFIES

- They have examined the work site and all existing conditions;
- They fully understand the manner in which payment is proposed;
- They propose to furnish all labor, equipment, and materials required to perform and complete specified work within the time fixed, and for the price proposed;
- They will observe the national, Washington State, and local codes; and
- They have the insurance coverage required for this Contract, which includes: Commercial General Liability Insurance, Business Auto Liability, Worker's Comp

Name of Bidder: Lakeside Industries, Inc.
Contact Name: Justin Blouin
Mailing Address: P.O. Box 729
City, State, Zip: Anacortes, Wa. 98221
Business Telephone: 360.293.2168 Cell Phone: 360.661-3155
Email Address: justin.blouin@lakesideindustries.com
Contractor's State License No: LAKESI * 274JD
UBI Number: 601 106 847

By signing this proposal, the bidder agrees to all requirements contained in the contract documents.

(Corporate Seal)

Lakeside Industries, Inc. Operation Manager
Name of Bidder Title

8-13-2024
Date


Signature of Bidder

Justin Blouin
Print Name



City Council Agenda Bill

Meeting Date: September 3, 2024 **Agenda Item:** 7.c.

Agenda Item Title: Interlocal Agreement #24-234-APD-001 with Skagit County for Public Safety Technology Services (Spillman)

Staff Contact(s): DAVE FLOYD

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Tiffany Matson	Contract Award
DAVE FLOYD	

Item Summary: City staff seeks City Council consent to execute Interlocal Agreement 24-234-APD-001 with Skagit County. This agreement addresses the Spillman Records Management System services provided by the County to the City.

Background: Skagit County Central Services administers the Spillman Records Management System for law enforcement, Fire, EMS, and Skagit 911. Interlocal Agreement 24-234-APD-001 provides for the technical assistance, system maintenance, licensing fees, CJIS compliance for mobile data terminal software as well as the reporting software by Skagit County Central Services for the City. The City has had agreements for this service dating back to 2008.

Key Terms:

- Term of agreement is from execution through December 31, 2027.
- Charges for products and services provided by the County will be based on actual costs incurred by County. All billing will be on a quarterly basis based on the actual expenditures for the previous quarter. Estimating +/- \$81,000 per year.
- For each service there is a metric that is defined that is used to determine the allocation of costs to the City. Each service has a unique metric defined and can be found in the exhibit attached describing the service.
- Any party may terminate the Agreement upon 30 days notice in writing.

Budget Impact:

Estimated cost +/- \$81,000 per year. The projected budget for 2025 is attached.

Previous Action: N/A

Recommended Motion: I move that City Council authorize the Mayor to execute Interlocal Agreement 24-234-APD-001 between City of Anacortes and Skagit County.

Alternative Actions: Not approve the interlocal.

Attachments (listed in order presented):

1. 24-234-APD-001
2. APD 2025 Projected Budget

INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN
SKAGIT COUNTY
AND
CITY OF ANACORTES

THIS AGREEMENT is made and entered into by and between City of Anacortes ("Agency") and Skagit County ("County") pursuant to the authority granted by Chapter 39.34 RCW, INTERLOCAL COOPERATION ACT.

Agency agrees to the terms of each service as set forth in this agreement, including:

General Conditions for Service – Technology Services; Exhibit A
Specific Terms and Conditions - Technical Services; Exhibit B
Data Sharing Agreement; Exhibit C

Copies of which are attached hereto and incorporated herein by this reference as if set forth herein.

1. PURPOSE: This agreement shall address Public Safety services provided by the County to Agency. Each service is attached as an exhibit to this agreement as stated above.
2. TERM OF AGREEMENT: The term of this Agreement shall be upon execution by both parties through December 31, 2027.
4. 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 this Agreement. In the event such representatives are changed, the party making the change shall notify the other party.
 - 4.1 The County's representative shall be the Central Services Director.
 - 4.2 The Agency's representative shall be the Anacortes Police Chief.
5. TREATMENT OF ASSETS AND PROPERTY: No fixed assets or personal or real property will be jointly or cooperatively, acquired, held, used, or disposed of pursuant to this Agreement.
6. 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 agrees 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.

7. TERMINATION: Any party hereto may terminate this Agreement upon thirty (30) days notice in writing either personally delivered or mailed postage-prepaid by certified mail, return receipt requested, to the party's last known address for the purposes of giving notice under this paragraph. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in accordance with the terms of this Agreement prior to the effective date of termination.

7.1 Termination of Agreement – Events of Default

This Agreement may be immediately terminated without notice upon an event of default, which events of default include but are not limited to the following:

- a) The Agency wrongfully uses the data provided by the County per terms of this agreement including all attachments.
- b) The Agency sells, gives, leases, or loans access to the screens or the data contained therein to any person or in any way, directly or indirectly, allows copies to be made by any person without the express written approval of the County.
- c) The Agency uses a service to process information whose rated security classification is higher than the rated security classification of the service. Classification levels are described in Exhibit A. Each service described in Exhibit B will have a classification level assigned to it.
- d) The Agency intentionally performs an action that will result in damage to data, software or hardware used to perform services as described in this agreement including all attachments.
- e) The Agency provides access to confidential or proprietary information to unauthorized individuals, third parties, software programs or interfaces, without prior written permission of the County or in violation of the Data Sharing Agreement.
- f) The Agency intentionally or unintentionally bypasses security controls, policies, or processes, which would allow or create the possibility of allowing unauthorized access to confidential or proprietary information.

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. RECORDS REQUEST – PUBLIC RECORDS ACT: As a public agencies, County and Agency are subject to public disclosure laws. Both parties agree pursuant to the Washington State Public Records Act, Chapter 42.56 of the Revised Code of Washington, either party may receive a disclosure request for information that is owned by the other, hereinafter known as the Owner. Upon receipt of a request for information owned by the other party, the receiving party shall notify the Owner of the request. The Owner shall be responsible and bear the costs of taking legal action to prevent disclosure of relevant documents and electronic information. In no event shall the receiving party be liable to the Owner for disclosure of documents and electronic information the Receiving Party

deems necessary to disclose under the law. Each party waives any claims against the other party for such disclosure.

10. **VENUE AND CHOICE OF LAW:** In the event that any litigation should arise concerning the construction or interpretation of any of the terms of this Agreement, the venue of such action of litigation shall be in the Superior Court of the State of Washington in and for the County of Skagit. This Agreement shall be governed by the laws of the State of Washington.

11. **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.

12. **CONFIDENTIALITY:** Information that accessed, created or modified under this agreement may be very sensitive in nature and subject to federal or state regulations. Unauthorized disclosure of this data could seriously and adversely impact the County or Agency or the interests of individuals and organizations associated with the County.

Agency acknowledges that some of the material and information that may come into its possession or knowledge in connection with the services performed under this agreement may consist of Confidential Information. Agency agrees to hold such Confidential Information in strictest confidence and not to make use of Confidential Information for any purpose other than the performance of this Contract. Agency agrees to release Confidential Information only to authorized employees requiring such information for the purposes of carrying out their job function; and not to release, divulge, publish, transfer, sell, disclose, or otherwise make the information known to any other party without County's express written consent or as provided by law. Agency agrees to implement the same standard of care as it uses to protect its own Confidential Information but no less than reasonable standard of care.

The County has the right to refuse acceptance of proprietary or confidential information supplied by the Agency.

In the event of a Public Disclosure Request for Agency Information, Section 9 Public Disclosure shall control.

13. **WAIVER:** Waiver of any breach or condition of this contract shall not be deemed a waiver of any prior or subsequent breach. No terms or conditions of this contract shall be held to be waived, modified or deleted except by an instrument, in writing, signed by the parties hereto.

14. **SURVIVAL:** The provisions of paragraphs 6 (Indemnification), 7 (Termination), 10 (Venue and Choice of Law), 12 (Confidentiality), 13 (Waiver), shall survive, notwithstanding the termination or invalidity of this Agreement for any reason.

15. 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.

DATED this _____.

CITY OF ANACORTES

Mayor

Mailing Address:

PO Box 547
904 6th Street
Anacortes, WA 98221

Approving Management Control Agreement

Anacortes Police Chief

DATED this _____ day of _____, 2024.

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

Peter Browning, Chair

Lisa Janicki, Commissioner

Attest:

Ron Wesen, Commissioner

Clerk of the Board

Approving Management Control Agreement
Per Criminal Justice Information Services (CJIS)
Security Policy Interagency and Management Control
Agreements

Recommended:

County Administrator, Russell O. Walker
Central Services Director

Skagit County Sheriff

Approved as to form:

Civil Deputy Prosecuting Attorney

Approved as to indemnification:

Risk Manager

Approved as to budget:

Budget & Finance Director

Exhibit A

General Terms and Conditions – Technology Services

1 DEFINITIONS

DIRECT TECHNICAL SERVICE

A Direct Technical Service is a service used by and billed directly to agencies. An example of a direct technical service would be a service such as electronic messaging. This service is billed based on the number of accounts and each agency that uses the service can expect to see a bill based on the total cost of delivering the service. All services below will identify if they are a direct technical service.

INDIRECT TECHNICAL SERVICE

An indirect technical service is a service that other services utilize in order to accomplish their scope of work. The Skagit County Data Center is a good example of an indirect technical service. Many services rely on the Skagit County Data Center for facilities, physical security and redundant power, however there is no direct billing to any agency for its use.

REGIONAL INTER-GOVERNMENTAL NETWORK (RIGN)

The Regional Inter-Governmental Network is a shared inter-connecting network between the municipalities of Skagit County. The network resides fully within the boundaries of Skagit County and is administered by the partner members of the network.

2 SERVICE AVAILABILITY

County will strive to provide service available twenty-four (24) hours per day, seven (7) days a week unless stated otherwise in Technology Services, Exhibit “B”. The following items are exceptions to Service Availability.

SCHEDULED MAINTENANCE

The County reserves the right to schedule preventative maintenance on all systems. When possible, preventative maintenance will be scheduled a minimum two weeks in advance and attempt to minimize impacts to each user agency. The Agency will have three (3) business days after getting notification of scheduled maintenance to inform the County if the scheduled maintenance will cause an undue burden on the Agency. County and Agency will discuss the issue and work to resolve a mutually agreeable time to conduct the maintenance if the maintenance can be delayed.

Scheduled maintenance may result in loss of service for a period of time.

SOFTWARE AND HARDWARE UPGRADES

Software and Hardware upgrades differ from normally scheduled maintenance, in that systems will be unavailable for the duration of the upgrade. It is conceivable that an upgrade may take a couple of days. When possible, the Agency will be informed a month prior to the scheduled upgrade time. Skagit County will make every reasonable attempt to schedule the upgrade to minimize impacts to each Agency; however, both parties agree that due to the wide use of this system and the minimal amount of support personnel, there will be Agency impacts.

EMERGENCY MAINTENANCE

Emergency maintenance will be coordinated with the Agency when possible.

Exhibit A

General Terms and Conditions – Technology Services

SYSTEM FAILURE

It is possible that the system may fail due to unforeseen hardware, software, security or network failure. In the event of a failure, County will work to restore services as soon as practical. County reserves the right to move services to backup systems if needed but is not required to do so.

3 AUTHORIZED USE

This agreement is intended for use by the Agency's authorized agents only. All accounts must be approved by the County.

4 SERVICE CHARGES

Charges for products and services provided by the County will be based on actual costs incurred by County. All billing will be on a quarterly basis based on the actual expenditures for the previous quarter.

CALCULATIONS FOR TECHNOLOGY SERVICES

For each service there is a metric that is defined that is used to determine the allocation of costs to the Agency. Some examples of metrics, include, but are not limited, to number of accounts, workstations, disk space used, and physical space used. Each service has a unique metric defined and can be found in the exhibit attached describing the service.

The formula for determining the cost per agency for Services Billing shall be:

$$(TC - S) * (AM/TA)$$

Where;

TC = Total cost of support for systems required to support the service inclusive of Help Desk Expenditure within a fiscal quarter.

S = Other external revenues (including grants)

AM = Number of items used to calculate the Metric for an Agency

TA = Total number of Metric items of all Agencies.

TECHNICAL AND ADMINISTRATIVE SERVICE COSTS

Many services offered by County utilize other technology services in order to accomplish the scope of work. Each service described in Technical Services, Exhibit B, shall identify other technology services required for use. These currently consist of, but are not limited to;

- Administrative Services – Those expenses and labor that support all services provided by Skagit County Information Services.
- File Transfer Services – The expenses and labor required to support secure Internet file transfer of data to other agencies or companies.

Exhibit A

General Terms and Conditions – Technology Services

Each of these technical services use the same cost allocations model as described previously.

PROFESSIONAL SERVICES

Professional Services shall be incorporated into this agreement as an amendment. Each service shall address scope and compensation of the work to be performed.

Professional Services shall not be initiated under any circumstance unless approved by the Skagit County Board of Commissioners.

COUNTY PAYMENT OF TAXES

If the County is required to pay sales or use tax in order to provide service under this Agreement to Agency, such taxes will be added to the total cost of the service being provided.

INVOICES AND LATE PAYMENT

The County will invoice Agency quarterly detailing charges for services rendered during the preceding quarter. Payment is due upon receipt of invoice by Agency and becomes delinquent 30 days thereafter.

A late payment charge may be applied to any remaining balance 60 days after invoice. Late payment charges, if any, will be imposed on the unpaid balance at the rate of 1% per month. Agreements with balances more than 90 days past due may be terminated under the TERMINATION FOR CAUSE provision of this Agreement, and services discontinued.

5 SOFTWARE

Computer applications programs and other software systems furnished to Agency by the County at no charge to Agency are furnished on an "as is" basis with no representations or warranties regarding use or results.

OWNERSHIP OF SOFTWARE

All software required to operate services as defined in exhibit "B", shall be provided by County and shall not be jointly or cooperatively, acquired, held, or disposed of.

In the event that software can be separately licensed by Agency and such license allows use with County's service offering, Agency shall have responsibility to acquire and dispose of this form of licensed software. Software of this type shall be identified in the services section in Exhibit B.

6 TERMINATION

BUYBACK OF EQUIPMENT

On contract termination the Agency may opt to buy any equipment in use by Agency to perform their business functions that is owned by County. County agrees to sell the equipment based on the depreciated value which is calculated as the cost of the equipment times the ratio of the current equipment life divided by the anticipated life of the equipment in months.

Exhibit A

General Terms and Conditions – Technology Services

Depreciated Value = Cost * (Months of use / total anticipated life in months)

SOFTWARE

In the event of contract termination, the County will transfer licenses/subscription to Agency if the license or subscription agreement with the vendor supports such a transfer.

In the event that the license agreement does not support the transfer of the license, the Agency will be responsible for the costs of the software to the end of the subscription or license agreement term as applicable.

7 AGENCY FIELD OFFICE ENVIRONMENT AND COMPUTING DEVICES

Agency is responsible to provide computing devices for its authorized agents that comply with Vendor's published standards as applicable for each technology service utilized.

AGENCY MAINTENANCE DEMARCATION POINT

County will repair, configure and maintain the services provided and defined in Exhibit B and specifically owned by County.

County shall have no responsibility to repair, configure or maintain Agency own equipment or software, including but not inclusive of, workstations, network equipment, network transmission lines, printing devices, smart devices, or any other equipment or software application resident on Agency's network.

Skagit County shall have no responsibility or incur any liability in regard to the delivery of telecommunications by third parties unless elsewhere specified in this agreement.

AGENCY EQUIPMENT COSTS AND MANAGEMENT

The Agency shall be totally responsible and liable for all costs incurred in the acquisition of its own equipment, including telephone lines and other supplemental equipment and the costs of connecting that equipment with the County's equipment, if necessary. The Agency will be responsible for trouble shooting, maintaining and managing their equipment and network to the County demarcation point.

Agency equipment that is located in County facilities shall be tagged with an inventory tag identifying that equipment as Agency owned.

8 CONFIGURATION MANAGEMENT

All configuration changes to County provided services will be made by Skagit County Information or Geographic Information Services or by system support vendors with County approval/coordination. The Agency will provide County with a primary and alternate contact name of authorized personnel for requests for and coordination with County staff for changes to the system.

Exhibit A

General Terms and Conditions – Technology Services

9 DISASTER RECOVERY

Where applicable, County shall implement a disaster recovery capability consisting of creating a secondary copy of systems used in support of County provided services. Disaster recovery is intended to restore data in the case of a catastrophic event. The secondary copy is only maintained for a short period of time and then refreshed and is intended only to restore County provided services and data.

10 GRANTS

County has no obligation to support any grant award received by Agency unless specifically agreed to by the County as part of the service scope of work, as described in Exhibit "B".

11 SECURITY AND INTEGRITY

The Skagit County network is protected from the Internet with firewall security to prevent unauthorized access from the Internet. The Agency is responsible for securing their organization's computer resources against all unauthorized access.

If the service utilized by the Agency requires an RIGN connection and the Agency determines to disconnect from (RIGN), Agency agrees to notify County immediately. This action will terminate delivery of the affected service to Agency.

The County, in conjunction with the Agency, shall work to comply with Federal, State and Local security requirements. Each Technical Service may have specific security requirements that are defined in the Technical Services, Exhibit B.

12 SUPPORT COVERAGE

SKAGIT COUNTY SERVICE DESK COVERAGE

The Skagit County service desk is staffed approximately 8 hours per day, five days a week, excluding holidays and County closure days. Support hours are generally from 8:00 AM - 4:30 PM. The phone number is:

(360) 416 - 1111

Guaranteed availability of the Service Desk personnel is not possible due to staffing constraints. The Service desk will log computer and network problems and dispatch problems to the responsible engineer. If the service desk technician is away from the phone for any reason, the caller will be asked to leave a voice mail message. The service desk will return the call as soon as possible.

The Agency may also send electronic mail to us regarding problems at **HELPDESK@CO.SKAGIT.WA.US**.

The Agency is responsible for providing a current contact list of employees who are authorized to request services from Skagit County.

Exhibit A

General Terms and Conditions – Technology Services

AFTER HOURS COVERAGE

After hours support is not part of this agreement. There is no support offered outside of service desk hours.

13 LIMITATION OF LIABILITY

NON-CONFORMING SERVICES

For any services which fail to conform to the specification(s) detailed in this Agreement and such failure is caused solely caused by the negligence of Skagit County, the County's liability shall be limited to reimbursement of the quarterly charges in which the service(s) failed to conform.

If both parties are negligent, they agree to apportion between them the damage attributable to the actions of each. Agency is solely responsible for any damage caused in whole or in part by inaccurate or inadequate data, programs, or software furnished to the Agency by County.

Neither party will be liable for any failure to comply with or delay in performance of this Agreement where failure or delay is caused by or results from any events beyond its control, including but not limited to, fire, flood, earthquake, accident, civil disturbances, acts of any governmental entity, war, shortages, embargoes, strikes (other than those occurring in the workforce of the party claiming relief, or the workforces of its subcontractors), transportation delays, or acts of God.

County is not liable for system failure, power loss, loss of Internet, loss of network connectivity, software system failure, security breach/failure or other unforeseeable conditions that result in the unavailability of service to Agency.

LOSS OR DAMAGE TO AGENCY SUPPLIED DATA

For any loss or damage to Agency supplied data or programs due to negligence of the County, Agencies liability shall be limited to reasonable attempts by County to replace or regenerate lost or damaged data from the County's supporting material. County shall limit reasonable attempts to restore information to 40 hours of staff time per incident per service.

DAMAGES

Neither party will seek damages, either direct, consequential, or otherwise against the other in addition to the remedies stated herein.

THIRD PARTY CLAIMS

In the event that either party is found liable for damages to third parties as a result of the performance of services under this Agreement, each party will be financially responsible for the portion of damages attributable to its own acts and responsibilities under this Agreement.

14 OWNERSHIP OF ITEMS PRODUCED

All writings, programs, data, public record or other materials prepared by the County and/or its consultants or subcontractors, in connection with performance of this Agreement shall be the sole and absolute property of the County.

All writings, programs, data, public records or other materials prepared by the Agency and/or its consultants or subcontractors, in connection with the performance of this Agreement shall be the sole and absolute property of the Agency.

Exhibit A

General Terms and Conditions – Technology Services

Vendors providing software, hardware or services shall retain all intellectual property rights for programs, documentation or other optional materials to County or Agency.

15 DATA CLASSIFICATION

Each service described in Exhibit B will have a security rating associated with it that specifies the type of information that the system is rated to process. Data is classified as follows:

Category 1 – Public Information

Public information is information that can be or currently is released to the public. It does not need protection from unauthorized disclosure but does need integrity and availability protection controls.

Category 2 – Sensitive Information

Sensitive information may not be specifically protected from disclosure by law and is for official user only. Sensitive information is generally not released to the public unless specifically requested.

Category 3 – Confidential Information

Confidential information is information that is specifically protected from public disclosure by law. It may include but is not limited to:

- a. Personal information about individuals, regardless of how that information is obtained.
- b. Information concerning employee personnel records.
- c. Information regarding Information Technology infrastructure and security of computer and telecommunications systems.

Category 4 – Confidential Information Requiring Special Handling

Confidential information requiring special handling is information that is specifically protected from disclosure by law or contract and for which:

- a. Especially strict handling requirements are dictated, such as by statutes, regulations, or agreements.
- b. Serious consequences could arise from unauthorized disclosure, such as threats to health and safety, or legal sanctions.

Each service will have a data classification rating. Agency shall interpret the rating to mean that the service is authorized to process the level of data category specified and below. A system rated at Category 3 is also rated to process Category 1 and 2 data classifications.

FEDERALLY PROTECTED INFORMATION

Federally Protected Information shall be considered Category 4. In the cases where a service is rated to process Category 4 information it shall also state what federally protected data it has

Exhibit A

General Terms and Conditions – Technology Services

been certified to process as well.

16 CRIMINAL JUSTICE INFORMATION SYSTEM MANAGEMENT CONTROL AGREEMENT

Public Safety Services that contain Criminal Justice Information (CJI) are provided to Agency as part of the scope of this agreement as defined in Exhibit B. Delivery of services as provided by the Skagit County Central Services Department that contain CJI are required to have a Management Control Agreement as required Criminal Justice Information System Security Policy.

For the purposes of this section, the Criminal Justice Agency (CJA) shall be the Agency.

Pursuant to the CJIS Security Policy, it is agreed that with respect to administration of that portion of computer systems and network infrastructure interfacing directly or indirectly with A Central Computerized Enforcement Service System (ACCESS) for the interstate exchange of criminal history/criminal justice information, the Criminal Justice Agency shall have the authority, via managed control, to set and enforce:

- (1) Priorities
- (2) Standards for the selection, supervision, and elimination of access to personnel who may be tasked with working on or interfacing with any of the telecommunication systems or criminal justice systems/computers enumerated in paragraph three below.
- (3) Policy governing operation of justice systems, computers, access devices, circuits, hubs, routers, firewalls, and any other components, including encryption, that comprise and support a telecommunications network and related criminal justice systems to include but not limited to criminal history record/criminal justice information, insofar as the equipment is used to process or transmit criminal justice systems information guaranteeing the priority, integrity, and availability of service needed by the criminal justice community.
- (4) Restriction of unauthorized personnel from access or use of equipment accessing the State network.
- (5) Compliance with all rules and regulations of the criminal justice agency policies and CJIS Security Policy in the operation of all information received.

Responsibility for management control of the criminal justice function remains solely with the criminal justice agency, as required by the CJIS Security Policy.

This agreement covers the overall supervision of all criminal justice agency systems, applications, equipment, systems design, programming, and operational procedures associated with the development, implementation, and maintenance of any criminal justice agency system to include NCIC Programs that may be subsequently designed and/or implemented within the criminal justice agency.

The Agency agrees to work with the Skagit County Sheriff's office in the event of conflict between the MCA and services provided by Skagit County. This agreement may be terminated by Agency in the event that a conflict in the implementation of the MCA is not resolved.

Exhibit B

Specific Terms and Conditions – Technical Services

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Exhibit B

Specific Terms and Conditions – Technical Services

1. Secure File Transport Service (SFTS)

1.1 Service Scope

The Secure File Transport Service is a **direct technical service**. It is also used by other services as an Indirect Technical Service with costs being apportioned between all uses. Secure Internet File Transfer Services are intended to provide the capability to encrypt transmission of files across the Internet to the intended receiver of the file.

This service shall:

- Provide a password protected account for the agency to upload/download files for transfer across networks.
- Provide a password protected account for the user of the service for which the agency wishes to share files.
- Instruction to Agency and file sharing partners on how to correctly use this service.
- Encrypt files sent across the Internet to the intended receiver.
- Provide management, troubleshooting and support of the hardware and software used to operate this service.

1.2 Service Compensation

The metric for the Secure Internet File Transfer Service will be the number of County and/or Agency employees, Contractors or Service Accounts provided accounts to utilize this service.

For agencies providing electronic discovery to the Skagit County Prosecutor's office, Skagit County will pay for one seat of this service for this purpose.

1.3 Service Specific Terms and Conditions

1.3.1 Provision of SFTS Accounts

Each account provisioned will need to meet the security needs of the agency. As such, there are cases where many accounts may be needed by an agency to meet their security needs. Agency shall discuss security options with County prior to provisioning of any SFTS accounts.

1.3.2 Agency Responsible for Data Preservation

All files that are transferred by this service are considered transitory. As such there is no backup or disaster recovery processes that run on this system. In the event of a disaster, Information Services will rebuild the system to its initial state. All data will be lost. The Agency is responsible to ensure it has a copy of the primary record that will be transferred through this service.

Exhibit B

Specific Terms and Conditions – Technical Services

1.4 Agency Responsibilities

The agency shall be responsible to:

- 1) Provide all hardware and software to connect to the SFTS service.
- 2) Provide high speed Internet access to employees that will utilize this service
- 3) Provide all desktop support and client software support for Agency employees.
- 4) Provide staff or support contracts with knowledge of File Transport Protocol, desktop computers and the Internet to configure and support their systems that will access County's service.

1.5 Indirect Technical Services

This service does not utilize any indirect technical services.

1.6 Security Level of this Service

This service is rated to process up to Category 3 information.

2. Motorola Module Subscription Maintenance

1.1 Service Scope

The Motorola Subscription Service is used to allocated Motorola module maintenance costs across different agencies based on the agency's use of the particular module used.

This service shall:

- Allocate the Motorola software subscription across each agency that uses the specific module for which maintenance is being paid.

2.1 Service Compensation

The maintenance expense for each module shall be allocated across agencies by the number of accounts each agency is licensed for. As an example, if an agency uses the Driver's License Scanning module and Motorola charges the County \$5,000 per year for the module and the agency has 10 accounts, then the agency cost will be 10 accounts divided by the total number of agency accounts that use the module times \$5,000:

Agency accounts = 10
Total number of accounts = 100
Agency cost is: $10/100 * \$5,000 = \500

Exhibit B

Specific Terms and Conditions – Technical Services

2.2 Service Specific Terms and Conditions

There are no specific terms and conditions for this service. This service is governed by the Motorola licenses associated with each module of the Public Safety system.

2.3 Agency Responsibilities

The agency shall be responsible to:

- 1) Notify the County in advance if Agency wishes to procure a license to operate a Motorola module.

2.4 Indirect Technical Services

This service does not utilize any indirect technical services.

2.5 Security Level of this Service

This service is rated to process up to Category 4 CJIS information.

3. Motorola Public Safety System Shared Services

3.1 Service Scope

The Motorola Public Safety System (MPSS) Shared service is an ***indirect technical service*** used by all other Motorola services. The service consists of all expenses and labor associated with the operation, maintenance, design, procurement, capital recovery of hardware, software, technical services, contractual labor, or employee labor in performance of support of hardware, software, or networking that is shared between all other MPSS services. The MPSS shared service includes but is not limited to the following activities:

- Disaster Recovery and Backup Systems
- Training of County Staff on Motorola software and systems
- Procurement, training, installation, and management of hardware platforms used to operate the MPSS
- Encryption hardware and software service
- Procurement, training, installation, and management of network equipment used to support MPSS shared service
- Support of software modules shared between all services
- Support and maintenance of Geographic Information System Information into the Motorola modules including GEO Validation, FLEX CAD Map, Classic Mobile. FLEX Mobile.
- MPSS Account Management

Exhibit B

Specific Terms and Conditions – Technical Services

- Regional Inter-Governmental Network operation and support
- Motorola HUB module
- Digital Electronic Document Management to include:
 - Configuration of MPSS to provide the capability to attach digital files to Motorola records.
 - Train the trainer support for the Agency
 - Capacity management to ensure adequate storage exists for this service
 - Backup and disaster recovery support of this service
 - On-going normal support of this service
- Regional Inter-Governmental Service
 - Configuration, installation and troubleshooting of network devices resident on the RIGN and owned by Skagit County
 - Configuration of Skagit County Firewall(s) and Switches for the purposes of providing transport of data for services offered by the County that utilize the RIGN.
- Research and troubleshoot system problems
- Spatial data management
- Automation utilizing software scripts
- Supporting failover systems
- System updates, patching and configuration
- Data preparation, configuration, and data conversion
- System documentation and customer correspondence
- System testing
- Correspondence with vendors
- Cyber Security Program

3.2 Compensation

Compensation for this service shall be as defined in the General Terms and Conditions.

3.3 Service Metric

The current metric utilized to determine cost per agency shall be the sum of the number of authorized accounts for Law Enforcement agencies and the number of Motorola licensed apparatus' with access to the MPSS for fire and medical agencies.

3.4 Specific Service Terms and Conditions

3.4.1 Agency Responsibilities

The Agency shall be responsible for:

Exhibit B

Specific Terms and Conditions – Technical Services

- The installation and maintenance of all equipment owned by the agency to use this service, this may include photographic devices, video devices, audio devices, computer and/or network equipment.
- Ensuring all hardware is compliant with published Motorola and County standards.
- Ensure files attached are compliant with published Motorola standards.
- To protect the confidentiality, integrity and accessibility of the MPSS, Agencies processing Criminal Justice Information Systems (CJIS) information shall comply with section 5.10.4 and 5.5.5 System and Information Integrity Policy and Procedures of the Criminal Justice Information Systems Version currently released version as follows:
 - 5.5.5 Session Lock
 - 5.10.4.1 Patch Management
 - 5.10.4.2 Malicious Code Protection
 - 5.10.4.3 Spam and Spyware Protection
- Ensuring the file names are less than 128 characters for both the file path and file name.
- Ensuring that computer systems processing file attachments have the appropriate CODECs or software required to read, process, or visualize attachments.
- For Access to RIGN:
 - Procure, configure, support, and maintain any equipment it needs to access the RIGN.
 - Take proper actions to ensure the integrity and security if it's private network.

3.5 Indirect Technical Services

This service relies on the following indirect technical services to support the scope of work as defined within this section:

- Disaster Recovery Services

Each indirect technical service will be included in the total billing for this service.

3.6 System Policies

Agency agrees to adhere to the MPSS Policies and Procedures Manual which shall be used for policies and procedures that are specific to the operation and management of the MPSS system.

3.7 Security Level of this Service

This service is rated to process up to Category 4 information.

This service is not rated to support federally protected Medical Information covered under the Health Insurance Portability and Accountability Act (HIPAA).

Exhibit B

Specific Terms and Conditions – Technical Services

4. Motorola Law Services

4.1 Scope

The Law Service shall consist of, but not limited to the following activities in support of Authorized Law Enforcement agencies utilizing the MPSS as follows;

- Access to the Motorola Records Management Module
- State Link (State Returns)
- Flex Client
- Flex Mobile Mapping
- Export of data to an agencies body camera vendor
- Support of and access to Domestic Violence Protection Orders System
- USB Security device management, replacement, and configuration
- Processing of Law Enforcement Reports
- Linx data export according to agency's configuration instructions.
- Training as applicable
- On-going normal support of above services

4.2 Compensation

Compensation for this service shall be as defined in the General Terms and Conditions.

4.3 Service Metric

The current metric utilized to determine cost per agency is based on the type of access to the MPSS. This shall be the sum of agency accounts.

4.4 Specific Terms and Conditions

4.4.1 County Responsibilities

Transfer law enforcement agencies data, with the exception of tribal nations, to the Naval Criminal Investigative Service (NCIS) Law Enforcement Information Exchange (LiNX) system. Data transferred then becomes part of the National Data Exchange Program (N-DEx) system

4.4.2 Agency Responsibilities

The Agency shall be responsible for:

Exhibit B

Specific Terms and Conditions – Technical Services

- The installation and maintenance of all equipment owned by the agency to use this service, this may include photographic devices, video devices, audio devices, computer and/or network equipment.
- Ensuring all hardware is compliant with published Motorola and County standards.
- Ensure files attached are compliant with published Motorola standards.
- Access to the Regional Inter-Governmental Network or Skagit County Private's network.
- The agency is responsible to partition Flex data records, or request configuration changes in the LiNX export, according to their needs.

4.5 Indirect Technical Services

The following indirect technical services are utilized by this service:

- a) Secure File Transfer Service

As such an allocation of the cost of the service will be part of the billing.

4.6 Security Level of this Service

This service is rated to process up to Category 4 information.

This service is not rated to support federally protected Medical Information covered under the Health Insurance Portability and Accountability Act (HIPAA)

Exhibit B

Specific Terms and Conditions – Technical Services

5. Administrative Service

This service is primarily an *indirect technical service* that supports all other services.

5.1 Service Scope

This service pays for costs that are used by all services.

5.2 Service Compensation

Compensation shall be the percentage of the cost for an agency in a quarter divided by the total cost incurred by Skagit County Information Services. This is multiplied by the expense incurred for administrative costs.

5.3 Service Classification

This service has no data classification rating.

5.4 Service Specific Terms and Conditions

There are no specific terms and conditions for this service.

Exhibit C

Data Sharing Agreement (DSA)

The revised Code of Washington (RCW) 39.34.240 requires a written agreement for information that is identified as Category 3 or higher. For the purpose of this agreement, this is known as a Data Sharing Agreement (DSA).

Purpose and Justification for Sharing of Data

The purpose of this DSA is to provide the requirements and authorization for the Agency to have access to disparate datasets captured through the County's Motorola Public Safety System (MPSS) with capabilities to search the Federal Bureau of Investigation and Washington State criminal databases, including data that is derived from the Federal Government and called Criminal Justice Information (CJI). The Criminal Justice Information Services (CJIS) Security Policy written and administered by the United States Department of Justice and Federal Bureau of Investigation (FBI) identifies controls and policies required for the dissemination of the CJIS information.

This information is considered Category 4 data.

DEFINITIONS

"Confidential Information" means information that may be exempt from disclosure to the public or other unauthorized persons under either chapter 42.56 RCW or other state and federal statutes and data defined as more sensitive than "public" and requires security protection. Confidential Information includes, but is not limited to, social security numbers, credit card information, drivers license numbers, personal information, law enforcement records, agency security data, and data derived from Criminal Justice Systems.

"Criminal History Data" shall mean data defined by the Criminal Justice Security Policy as Criminal History Record Information as "information collected by criminal justice agencies on individuals consisting of identifiable descriptions and notations of arrests, detentions, indictments, or other formal criminal charges, and any disposition arising therefrom, including sentencing, correctional supervision, and release."

"Data" means information obtained from the MPSS operated and maintained by Skagit County Government.

"Data Access" refers to rights granted to Agency to access the MPSS which contains disparate datasets related to systems, networks and /or applications with required information needed to implement these rights.

"Data Encryption" refers to ciphers, algorithms or other encoding mechanisms that will encode data to protect its confidentiality. Data encryption can be required during data transmission or data storage depending on the level of protection required for this data.

“Data Transmission” refers to the methods and technologies to be used to move a copy of the data between systems, networks and/or employee workstations.

“Data Security” means defending information from unauthorized access, use, disclosure, disruption, modification, perusal, inspection, recording or destruction. This applies regardless of the form the Data may take (electronic, physical, etc.).

“Data Security Breach” means unauthorized acquisition of Confidential Information that compromises the security, confidentiality or integrity of the Confidential Information maintained by the person or business as defined in RCW 19.255.010.

“Data Storage” refers to the Data’s state when at rest. Data can be stored on off-line devices such as compact disks or on-line on County or Agency servers or employee workstations.

“Permissible Use” means only those uses authorized in this Agreement and as specifically defined.

“Personal Information” means information identified to any person, including, but not limited to information that relates to a person’s name, health, finances, education, business, use or receipt of governmental services or other activities, addresses (except 5-digit zip code), telephone numbers, social security numbers, driver license numbers, e-mail addresses, credit card information, law enforcement records or other identifying numbers or Protected Health Information, any financial identifiers, and other information that may be exempt from disclosure to the public or other unauthorized persons under either RCW 42.56.360, chapter 42.56 RCW, or other state and federal statutes.

PERIOD OF PERFORMANCE

The Period of Performance shall be as defined in Section 2, Term of Agreement.

JUSTIFICATION FOR DATA SHARING

Local law enforcement in Skagit County may elect to share confidential information with other law enforcement agencies or other entities in order to protect the lives of the citizens that they support. Data sharing is done via two methods, direct access to information in the MPSS as directed by the agency that creates the data or via interfaces to other systems as approved by the County Sheriff in conjunction with other law enforcement agencies.

DESCRIPTION OF DATA TO BE SHARED

Data shared will include data received from State, Federal, other Washington Counties and locally created data as approved by each agency of the MPSS. Data defined below may be shared by written authorization.

Skagit County and the City of Anacortes agree to share confidential information to include:

Category 4: Criminal History Data as defined in the Criminal Justice Security Policy and derived from federal, state or local law enforcement agencies.

- Arrests
- Detentions
- Indictments

- Formal criminal charges
- Dispositions
- Sentencing
- Correctional supervision
- Release

DATA ACCESS

Agency shall access the MPSS via approved encrypted transport methods as approved by Skagit County Government.

ACCESS SECURITY

Agency shall use MPSS access controls to access MPSS Data.

The Agency authorizes the County to set up permission for the following agencies to view Criminal History Data. County staff shall configure access permissions based on this document or with specific written direction by Agency. The Agency is responsible for any data sharing agreements required under 39.34.240 for the agencies listed following:

- The City of Burlington Police Department
- The City of Mount Vernon Police Department
- The City of Sedro-Woolley Police Department
- The Swinomish Tribal Nation Police Department
- The Upper Tribal Nation Police Department

DATA STORAGE AND HANDLING REQUIREMENTS

All data derived from the MPSS by Agency shall comply with Criminal Justice Security System Policy requirements if stored on Agency workstations or Mobile Device Terminals (MDT). No Data at any time may be processed on or transferred to any portable storage medium, with the exception of County provided USB drives used to create encrypted sessions to the MPSS. MDT computing devices are not considered portable storage medium in this context provided it is installed with end point encryption and malware detection and resides in a physically secured area.

Data derived from the MPSS and turned over to courts shall be encrypted in transit.

PROTECTION OF DATA IN TRANSIT

All data shall be transferred via FIPS 140-2 compliant encryption protocols. County shall provide encryption to access the MPSS.

DATA DISPOSAL

When the Agency no longer has a use for data that is stored externally to the MPSS, then it shall dispose of the data as follows:

1. Category 4 CHRI shall be disposed using sanitation methods as described in the CJIS Security Policy.

2. Category 3 data shall be sanitized via National Institute of Standards (NIST) Special Publication 800-88.

INCIDENT NOTIFICATION

The compromise or potential compromise of Confidential Information of the MPSS, that may be via breach that requires notice to affected individuals under RCW 42.56.590, RCW 19.255.010, or any other applicable breach notification law or rule must be reported by the Agency to the County Sheriff within one (1) business day of discovery.

If the Agency does not have full details about the incident, it will report what information it has and provide full details within 15 business days of discovery. To the extent possible, these initial reports must include at least:

- a) The nature of the unauthorized use or disclosure, including a brief description of what happened, the date of the event(s) and the date of discovery;
- b) A description of the types of information involved;
- c) The investigative and remedial actions the Agency or its Subcontractor took or will take to prevent and mitigate harmful effects and protect against recurrence;
- d) Any details necessary for a determination of whether the incident is a breach that requires notification under RCW 19.255.010, RCW 42.56.590, or any other applicable breach notification law or rule; or
- e) Any other information County reasonably requests.

The Agency must also take actions to mitigate the risk of loss and comply with any notification or other requirements imposed by law or County.

Notification: If notification to individuals must, in the sole judgement of County, be made, the Agency will further cooperate and facilitate notification to required parties, which may include notification to affected individuals, the media, the Attorney General's Office, or other authorities based on the applicable law.

At County's discretion, Agency may be required to directly fulfill notification requirements, or if County elects to perform the notifications Agency must reimburse County for all associated costs.

AWARENESS AND/OR TRAINING

The Agency shall ensure that all staff with access to the MPSS described in this Agreement receive CJIS security awareness training as required by the CJIS Security Policy.

2025 PROJECTED BUDGET

Skagit County Central Services

1700 E. College Way
Mount Vernon, WA 98273



BILL TO

ANACORTES POLICE DEPARTMENT (APD)

DATE

8/6/2024

Description	Metric	Qty	Amount
FTP [File Transfer]	# OF USERS	1	\$ 34.26
SPELLMAN [Shared services for all agencies]	# OF USERS	37	\$ 38,271.49
SPELLMAN INSIGHT	# OF USERS	0.25	\$ 419.53
SPELLMAN LAW [Shared services for law enforcement]	# OF USERS	37	\$ 15,527.83
SPELLMAN MAINTENANCE	# OF USERS	37	\$ 26,685.49
PLEASE NOTE THAT THE MAILING ADDRESS HAS CHANGED:			
Skagit County Central Services			
Attn: Amy Gundersen			
1700 E. College Way			
Mount Vernon, WA 98273			
Thank you for your business!	TOTAL	\$	80,938.60

If you have any questions about this invoice, please contact
Amy Gundersen | **360-416-1125** | **amyg@co.skagit.wa.us**



City Council Agenda Bill

Meeting Date: September **Agenda Item:** 7.d.
3, 2024

Agenda Item Title: Resolution 3164: Use of Lodging Tax Funds for Skagit Valley Tulip Festival

Staff Contact(s): Stephanie Snyder, John Coleman

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

Stephanie Snyder

Resolution

John Coleman

STEVE HOGLUND

DARCY SWETNAM

Item Summary: In pursuit of long-term financial stability, the Skagit Valley Tulip Festival seeks to secure extra funding for strategic marketing, data expenses, organizational costs, and acquiring new sponsors while also maintaining the support of existing sponsors. These funds will be allocated towards developing promotional materials that showcase compelling data on the economic impact and significant value to all businesses in Skagit County. The festival attracts thousands of tourists throughout April, making it a key tourist draw in the region.

Budget Impact:

\$7500

Previous Action:

Recommended Motion: I move to approve the use of Lodging Tax Grant Funds for the Skagit Valley Tulip Festival as recommended by the Lodging Tax Advisory Committee in the amount of \$7500.

Alternative Actions: Please send the recommendation back to the Lodging Tax Advisory Committee to discuss (increasing/decreasing/denying) the amount of the request by The Skagit Valley Tulip Festival organization for reconsideration.

Attachments (listed in order presented):

1. RESOLUTION 3164

RESOLUTION 3164

A RESOLUTION AUTHORIZING DISTRIBUTION OF TOURISM PROMOTION FUNDS TO THE SKAGIT VALLEY TULIP FESTIVAL FOR NEW PROMOTIONAL STRATEGIC COSTS TO OBTAIN NEW AND RETAIN CURRENT SPONSORSHIPS FOR THE LONG-TERM FINANCIAL STABILITY OF THE TULIP FESTIVAL ORGANIZATION.

WHEREAS, the below listed organizations have been selected by the City to undertake projects designed to advertise, publicize, or distribute information or undertake other activities specifically authorized by RCW 67.28.180 for the purpose of attracting visitors to the City of Anacortes; and

WHEREAS, the City of Anacortes wishes to provide certain monies to this organization, which monies have been collected or will be collected as part of the Motel/Hotel Tax; and

WHEREAS, the City of Anacortes Lodging Tax Advisory Committee recommends approval of the funding for project application.

NOW, THEREFORE, BE IT RESOLVED BY THE ANACORTES CITY COUNCIL to authorize the distribution of tourism promotion funds to the following organization, at the award amount listed below as the official act and deed of the City of Anacortes:

Project	Agency	Request amount	Award Amount
Sponsorship Strategy	Skagit Valley Tulip Festival	\$10,000	\$7,500

PASSED AND APPROVED by the City Council this 3rd day of September 2024.

CITY OF ANACORTES

Matt Miller, Mayor

ATTEST:

Steven D. Hoglund, City Clerk/Treasurer

APPROVED AS TO FORM:

By:_____

Darcy Swetnam, WSBA# 40530 City Attorney



City Council Agenda Bill

Meeting Date: September **Agenda Item:** 7.e.
3, 2024

Agenda Item Title: Resolution 3166: Authorizing a Noise Variance for the Wastewater Treatment Plant (WWTP) Outfall Relocation Project

Staff Contact(s): Andrew Rheume

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

Greg Francioch
Andrew Rheume
STEVE HOGLUND
DARCY SWETNAM

Resolution

Item Summary: The City of Anacortes, on behalf of the WWTP Outfall Relocation Project requests a noise variance from Washington Administrative Code (WAC) Chapter 173-60, "Maximum Environmental Noise Levels" which are adopted into City Code. This application is consistent with WAC Section 173-60-080 which provides for variances "due to special circumstances rendering immediate compliance unreasonable in light of economic or physical factors." The provisions of WAC 173-060-050 allow for this work between the hours of 7:00am and 10:00pm. The regular work hours for this project have been contractually limited to 7:00am and 7:00pm.

Background:

The WWTP Outfall Relocation Project required marine dredging in Guemes Channel and excavation in the intertidal zone at the north end of "U" Avenue to allow for the installation of a new 42" HDPE outfall pipe. The installation of approximately 1,075 linear feet of pipeline in Guemes Channel has been completed.

The work required for the project was heavily dependent on weather, favorable Neap tides, and the un-interruptible nature of the submergence process. Every effort was made to perform the required tasks within the allowable hours of 7:00am to 10:00pm and the project extended into the evening or earlier morning hours on only 5 occasions.

The project experienced challenging weather conditions and due to the nature of the work being heavily dependent on this, the project was unable to complete the required work in the intertidal area of the project and is requesting to utilize a set of

favorable tides in September to complete this work.

The project is requesting a noise variance to utilize the early morning low tide hours from September 9th to September 13th to perform the intertidal excavation and back-filling activities between the hours of 10:00pm to 7:00am.

Impacts if Action Not Taken:

Intertidal dredging and back-filling activities are all project activities dependent on favorable weather and extreme low tide conditions. Impacts of being unable to work in favorable conditions include increased impacts on Endanger Species Act (ESA) listed species, water quality and reduction in the quality of the product. Increasing the risk of having a project permit violation.

Budget Impact:

Potential increase in contract costs due to delays in regard to the requirement of the specific weather and tidal conditions to perform this work.

Previous Action: At the [July 22nd Council Meeting](#), the Council authorized the project to utilize the hours of 7:00pm to 7:00am from August 1st to the 28th.

Recommended Motion: Authorize Resolution 3166 granting a noise variance for intertidal excavation and back-filling activities on the WWTP Outfall Relocation Project as required from 10:00pm to 7:00am from September 9th to September 13th, 2024.

Alternative Actions:

Attachments (listed in order presented):

1. Resolution 3166

RESOLUTION NO. 3166

**A RESOLUTION OF THE CITY OF ANACORTES CITY COUNCIL
GRANTING A NOISE VARIANCE FOR THE WASTEWATER
TREATMENT PLANT OUTFALL PIPE RELOCATION PROJECT**

WHEREAS, Anacortes Municipal Code 19.69.020 locally adopts Washington Administrative Code (WAC) 173-60; and

WHEREAS, WAC 173-60 establishes Maximum Environmental Noise Levels pursuant to the intent of the Noise Control Act of 1974; and

WHEREAS, WAC 173-60-080 establishes how a local government can grant a variance to any requirements of WAC 173-60.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Anacortes, Washington, that the Anacortes City Council grants a variance to the time in which maximum permissible environmental noise levels will be allowed for the Wastewater Treatment Plant Outfall Project. The City Council finds a variance is necessary due to physical factors including weather and tidal conditions. The project proponent has specific weather and tidal conditions needed to complete the intertidal portion of the project. The marine portion of the project is complete and also required a variance for the same physical factors.

The variance granted is for the project to continue work outside of the allowed 7AM-7PM work hours from September 9th, 2024, through September 13th, 2024.

INTRODUCED, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this ____ day of _____, 20__.

Matt Miller, Mayor

Approved as to form:

Attest:

Darcy Swetnam, WSBA #40530
City Attorney

Steven D. Hoglund, City Clerk Treasurer