



+

**City Council Committee
Meeting Agenda**

Public Works / Parks Committee

This meeting will be conducted in person at
City Of Stanwood Public Works Wastewater Treatment Plant
26729 98th DR NW, Stanwood WA 98292

July 7, 2025, at 5:30 PM

Call to Order

- 1. Multimodal Level of Service – Bike Network**
- 2. Depot Park Site Development**
- 3. Raplee Property Purchase**
- 4. 72nd / 272nd ROW Acquisition**
- 5. Project Overviews**

General updates and discussion on current and upcoming public works and parks projects.

Adjourn



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
STAFF REPORT**

ITEM: 1
DATE: July 7, 2025
SUBJECT: Multimodal Level of Service – Bike Network
CONTACT PERSON: Patricia Love, Community Development Director
ATTACHMENT(S): A – Draft Bike Route Map

PURPOSE

The purpose of this staff report is to present the draft Bicycle Route Plan, which will serve as a foundational component in determining a portion of the City's multimodal level of service.

BACKGROUND

As part of the City's 2025 Workplan, staff is actively working on the development of a Multimodal Level of Service (MMLoS) standard. This initiative responds to the State mandate and community goal to create a more inclusive and comprehensive approach to transportation planning. Rather than focusing solely on vehicular traffic, the MMLoS framework is designed to evaluate and plan for all modes of travel—including motor vehicles, pedestrians, bicyclists, and transit users. The ultimate goal is to ensure that the transportation network supports safe, efficient, and comfortable mobility for individuals of all ages and abilities.

At the Committee meeting held on June 2, 2025, staff presented a summary explaining how Level of Service (LOS) is traditionally calculated, along with an overview of the City's current vehicular LOS standards. This information was provided to illustrate how LOS metrics are used to evaluate how roadways within Stanwood function. Following the baseline review, TranspoGroup (City Transportation Consultant) introduced and discussed two proposed approaches for integrating active transportation considerations into the City's LOS framework:

1. Standards-Based LOS Approach: This method aligns transportation infrastructure requirements with the City's adopted street design standards. Under this approach, roadways are evaluated based on the presence of bicycle and pedestrian facilities compared to those required in the City's street design standards. Areas where sidewalks are not provided would be considered LOS failures, and ultimately capital projects would be needed to fill in the gaps.

2. *Traffic Stress-Based Approach*: This alternative focuses on the user experience—specifically the level of comfort and perceived safety for non-motorized users such as pedestrians and bicyclists. By analyzing traffic stress along corridors, this method offers insight into how infrastructure impacts the day-to-day usability and accessibility of the transportation system. This methodology is also sensitive to traffic volume conditions, and therefore would require minimal capital improvements along roadways with lower traffic volumes and speeds.

During the discussion, committee members expressed strong support for the traffic stress-based approach, favoring its emphasis on user comfort and accessibility. However, they also acknowledged a significant challenge: the potential cost and scope of infrastructure upgrades required to meet ideal comfort levels citywide.

Recognizing the practical limitations, the Committee supported pursuing a hybrid approach. This blended methodology would incorporate both standards-based metrics and user comfort evaluations, allowing for a more flexible and balanced application of MMLOS principles that reflects both technical requirements and community values.

ANALYSIS

Building on the discussion from the June Committee meeting, the primary focus of the July 2025 meeting will be to discuss the development of the City's bicycle network as a core component of the Multimodal Level of Service (MMLOS) framework. This next step involves identifying what a fully built out bicycle network in Stanwood would look like, knowing that roadway widening for bike lanes is outside the realm of funding reality. The goal is to establish a bike network that strikes a balance between aspiration and reality. Stanwood committed to complete streets as part of its recent adoption of a Complete Streets Ordinance but does not have sufficient right-of-way or funding to build on-street bike lanes across the city. The proposed vision of the bicycle system is a network of off-street trails and shared use paths which are supported by a network of shared roadways where speeds and traffic volumes are low enough to accommodate bicyclists in the travel lane.

Development of the Bicycle LOS

The proposed Bicycle LOS will be determined first by identifying an 'ultimate vision' of the bicycle network. The proposed vision is of the bicycle system is a network of off-street trails and shared use paths that connects the downtown to key destinations and is supported by an on-street network primarily consisting of low volume, low speed shared roadway. Once these routes are identified and categorized, a gap and needs assessment will be conducted to determine where improvements are required to achieve the desired LOS for cyclists. The outcome of this analysis will be a prioritized project list that supports bicycle mobility, safety, and connectivity across Stanwood. This list will then be formally integrated into the City's Comprehensive Plan, impact fee program, and then Capital Improvement Plan (CIP).

Bicycle Route Classifications

The proposed bicycle network has been identified based on roadway traffic volumes and operational characteristics. These classifications aim to strike a balance between cyclist safety, user comfort, and infrastructure feasibility:

1. *Off-Street Trails or Shared Use Paths*: These are designated 10-12' paved surfaces physically separated from vehicular traffic by a buffer, curb, or other barrier. They are proposed for high-volume roadways where vehicle speeds and traffic density warrant additional protection for cyclists.
 - Example: State Route 532 (SR 532)
 - Map Notation: Dark green line (solid for existing, dashed for proposed)
2. *Shared Roadways*: These low-traffic, low-speed local streets are shared by motorists and cyclists. They serve as connectors to key community destinations such as schools, parks, and commercial centers. Due to their existing characteristics, these roadways can safely accommodate both users without dedicated bike lanes.
 - Map Notation: Light blue lines (solid for existing, dashed for proposed)
3. *Further Study Needed*: These locations represent roadways where bicycle accommodation is recommended, but the construction of a shared-use path is difficult due to right-of-way or geometric constraints. Detailed engineering study of the roadway is recommended to identify the preferred bicycle facility (bike lane, shared-use path, etc.)
 - *Map Notation*: Solid pink line

This hybrid classification strategy allows the City to provide higher levels of separation and safety where needed—on major arterials and busy corridors—while utilizing existing infrastructure more efficiently in neighborhood and local commercial areas. The result is a cost-effective yet comprehensive bicycle network that aligns with community needs and funding realities.

Next Steps and Committee Review

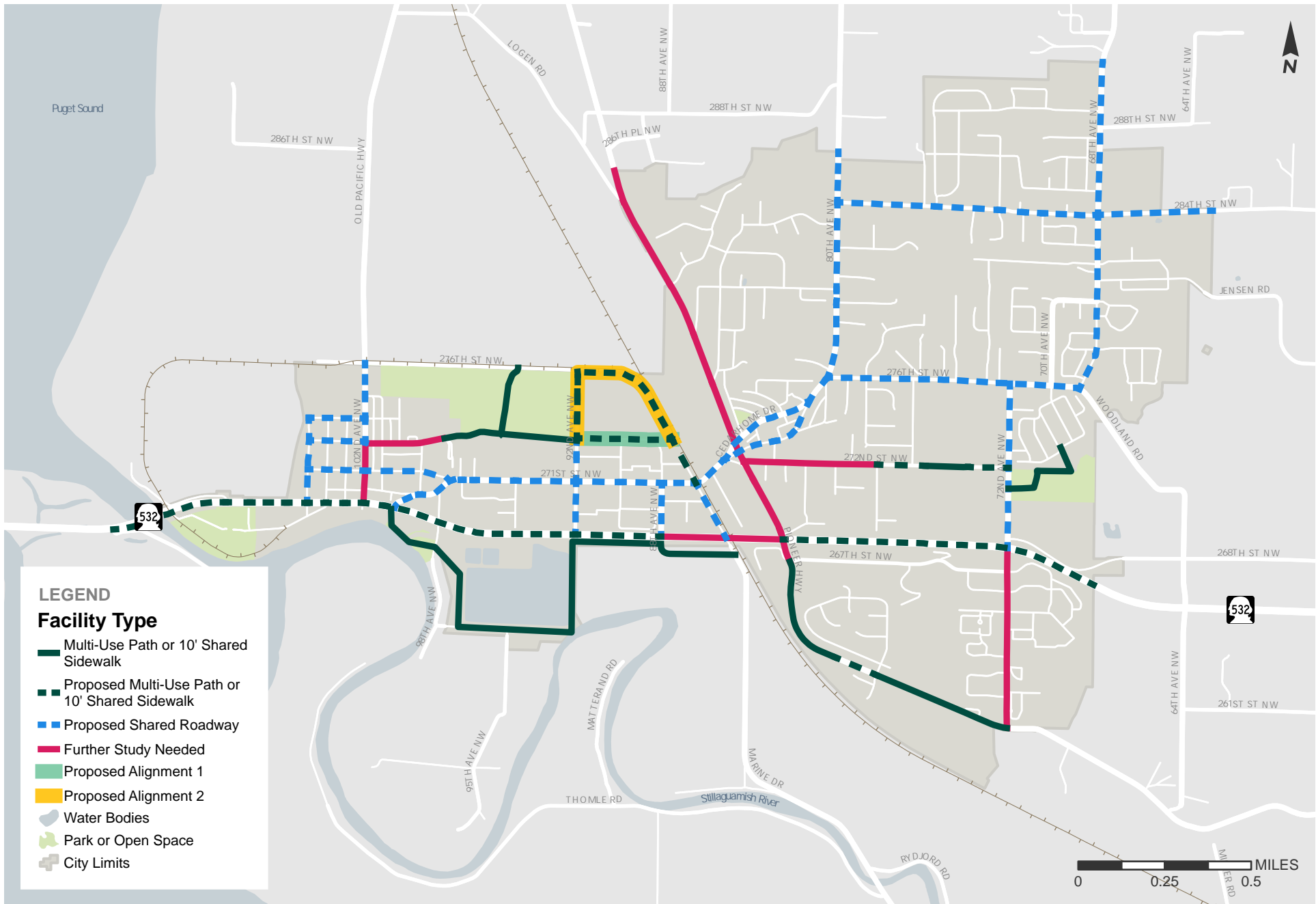
The attached draft map visually illustrates the proposed network. If the Committee supports the proposed approach, roadways will be assigned a bicycle LOS and identified bicycle deficiencies will become a list of capital improvement projects that is tied to these classifications. This list will then be incorporated into the City's Comprehensive Plan and Capital Improvement Program.

As development occurs within the City, future project proposals will be reviewed against the Bike LOS map, and any required bicycle infrastructure improvements will be determined based on the scale and impact of the development.

Looking Ahead – Integrating All Modes

The methodology used to evaluate the bicycle network will serve as a template for future MMLOS components, including Pedestrian LOS and Transit LOS. Once each mode has been individually assessed and refined, the City will consolidate the findings into a final MMLOS report. This report will include recommendations for adopting a Multimodal Level of Service standard tailored to Stanwood's unique needs and growth objectives.

Exhibit A
Multimodal Level of Service
Bike System Path



Bicycle System Plan

Stanwood Transportation Master Plan



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
STAFF REPORT**

ITEM: 2
DATE: July 7, 2025
SUBJECT: Depot Park Site Development
CONTACT PERSON: Patricia Love, Community Development Director

PURPOSE

The purpose of this staff report is threefold:

1. Accept a grant amendment from Washington Department of Commerce for an additional underground tank remediation;
2. Review a Task Order by Maul Foster and Alongi to manage the tank remediation; and
3. Present the Depot Park amenities options for consideration.

BACKGROUND

Depot Park site improvements have been incorporated into the City's 2025 budget as a key component of its ongoing downtown revitalization efforts. In preparation for redevelopment, the City has initiated a series of environmental cleanup activities to address historic contamination on the site. This work was carried out with the support of state grant funding from the Washington State Department of Commerce.

As outlined below, a few additional minor remediation actions have been identified and will be completed in the coming months. These actions are fully funded through an amendment to the existing Commerce grant, ensuring no additional cost to the City.

At the same time, the City is moving forward with final design plans for Depot Park. The design includes a variety of community-oriented amenities intended to transform the site from an open field into a fun, vibrant public gathering space. These combined efforts advance the City's broader objectives of economic development, environmental sustainability, and enhanced quality of life within the downtown area.

ANALYSIS

Site Remediation:

As part of the annual water quality monitoring requirements for Depot Park, the City's environmental consultant, Maul Foster & Alongi, identified a potential underground storage tank (UST) on the site. In response to this discovery, Maul Foster & Alongi submitted a funding request, on behalf of the City, to the Washington State Department of Commerce to cover the anticipated remediation costs associated with the UST.

The Department of Commerce has approved the request and issued an amendment to the existing remediation grant in the amount of \$42,900. This amendment brings the total grant funding secured for Depot Park site remediation to \$379,900, as detailed below:

Grant	Amount
Original Grant	\$251,300
Addendum #1	\$85,700
Addendum #2 (New)	<u>\$42,900</u>
Total Grant:	\$379,900

To facilitate the remediation of the recently identified underground storage tank (UST) at Depot Park, Maul Foster & Alongi (MFA) has prepared a Task Order outlining the full scope of cleanup activities. This Task Order has been reviewed and approved by the Washington State Department of Commerce, ensuring alignment with both state remediation standards and the requirements of the Commerce grant agreement.

The scope of work proposed under the Task Order includes project management, fieldwork, laboratory analysis, and regulatory coordination. MFA will oversee the entire remediation process to ensure that all activities meet applicable environmental and legal standards. In compliance with state contracting laws, MFA has also secured three competitive quotes for the required subcontracted services.

The following activities are included in the cleanup scope:

- Exploratory Potholing
 - One full day of field work to expose and document the dimensions of the UST.
 - The tank is anticipated to be less than 1,000 gallons in capacity.
 - Excavated soils will be stockpiled and reused as backfill where appropriate.
- In-Place UST Decommissioning
 - One day of tank inertion (rendering the tank non-explosive) followed by filling or foaming in accordance with regulatory protocols.
 - This method avoids full removal, reducing risk and cost while meeting environmental standards.

- Regulatory Coordination
 - Submission of UST decommissioning notices to the Washington State Department of Ecology.
 - Completion of all required documentation to achieve formal closure of the tank in accordance with Ecology’s regulatory guidelines.
- Schedule
 - All remediation activities are scheduled for completion prior to September 30, 2025, in alignment with the grant deadline and project development timeline.

This remediation effort is a critical step in preparing Depot Park for future construction and ensuring that the site is environmentally safe for public use. The full cost of this work is covered by the Commerce grant.

Depot Park Engineering and Construction:

In parallel with the environmental work, the City is also finalizing the engineering design plans for the Depot Park improvement project. Staff anticipates that the plans will be ready for bidding in Fall 2025, with construction projected to begin in Spring 2026.

Bandstand / Site Amenities:

As part of the final design phase for Depot Park, the selection of on-site amenities is now underway. These amenities are intended to enhance the park's functionality, aesthetics, and year-round usability. Scott Lankford, the project’s Landscape Architect, has prepared two design board options for review and consideration. These boards showcase proposed finishes, materials, and layout elements, with a particular focus on the park’s signature gathering feature—the bandstand. Based on the approved site design, the amenity package will include the following elements:

- A bandstand or performance structure serving as a focal point for public events and programming.
- Movable tables and chairs to promote flexible use of the space for events, casual gatherings, or individual enjoyment.
- A sunshade area to provide comfort during warmer months.
- Park lighting for ambiance, safety, and extended evening use.
- A small children's play area to encourage family-friendly use.
- A dual-purpose water station combining a water bottle refill spout and dog drinking bowl.

Two distinct design concepts for the bandstand have been developed to complement both the site and the surrounding architectural context:

1. Train Station-Inspired Bandstand (Metal Structure)

- Aligns well with the adjacent historic train depot, providing architectural continuity.
- Constructed primarily of metal framing and roofing materials.
- Offers durability and low maintenance, with materials that are weather-resistant and long-lasting.

STANWOOD DEPOT PARK



Furnishings Option I

TABLES & CHAIRS



BANDSTAND / PAVILIONS



SUN SHADE / SAIL



AMENITIES



AMENITIES



PLAY SURFACE



2. Norwegian-Inspired Bandstand (Wood Structure)

- Draws inspiration from Scandinavian cultural influences, which are prominent in Stanwood’s heritage.
- Features timber beams with engraved geometric patterns, adding craftsmanship and visual interest.
- Offers a more natural and rustic aesthetic, creating a warm, community-centered atmosphere.
- While visually distinctive, the wood materials may require more ongoing maintenance due to weather exposure.

STANWOOD DEPOT PARK



Furnishings Option II

TABLES & CHAIRS



BANDSTAND / PAVILIONS



SUN SHADE / SAIL



AMENITIES



AMENITIES



PLAY SURFACE



Both bandstand options are thoughtfully designed to work cohesively with the overall Depot Park vision, offering unique architectural character while supporting the park’s role as a central gathering space.

Park Swing:

Another amenity currently under consideration for Depot Park is the inclusion of a park swing, to be installed within the designated shade structure area. This swing is designed in the style of a traditional park bench, offering additional seating options—but with a gentle swinging motion that adds an element of relaxation and enjoyment for users of all ages.

The bench swing combines the charm of a porch swing with the functionality of public seating, making it an ideal addition for individuals or couples looking to enjoy the park in a peaceful, shaded setting. It also adds a nostalgic and interactive element to the overall park experience, encouraging visitors to linger and unwind.



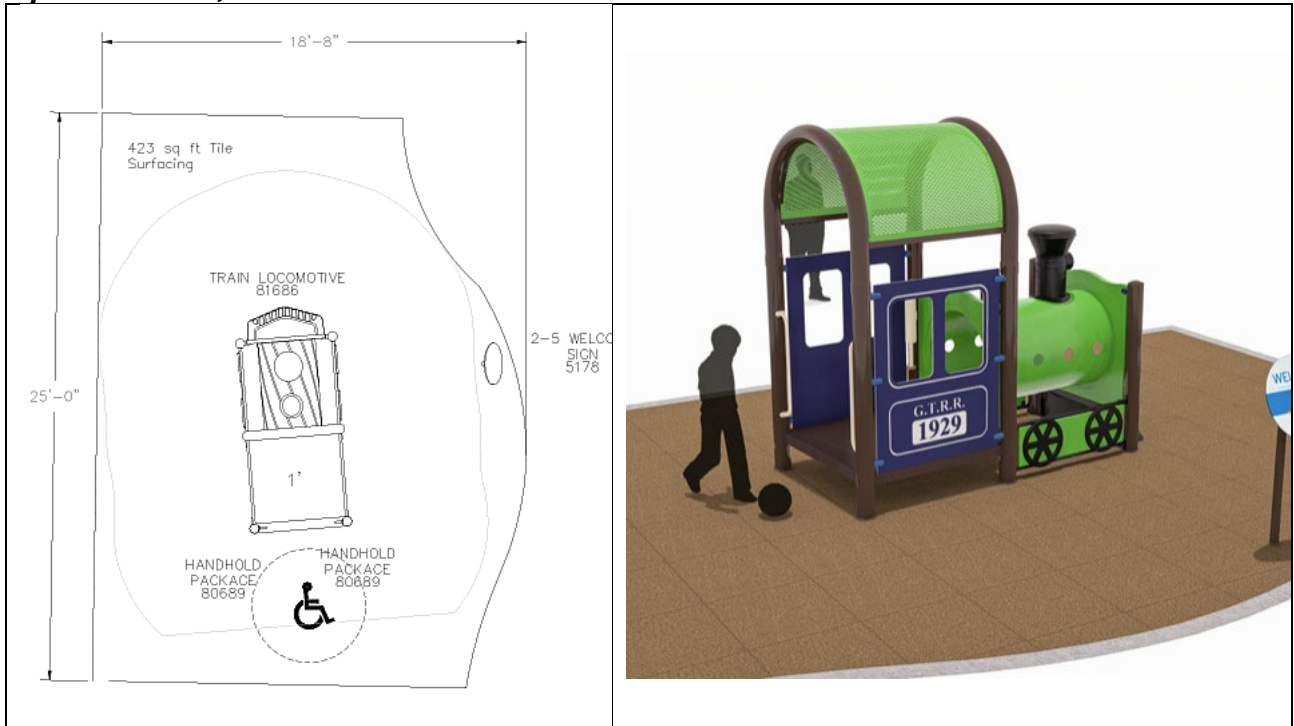
As a point of reference, a similar style of swing has been installed in downtown Ellensburg's community park, where it has become an extremely popular feature among park users. The photo above shows the Ellensburg swing.

Playground Equipment:

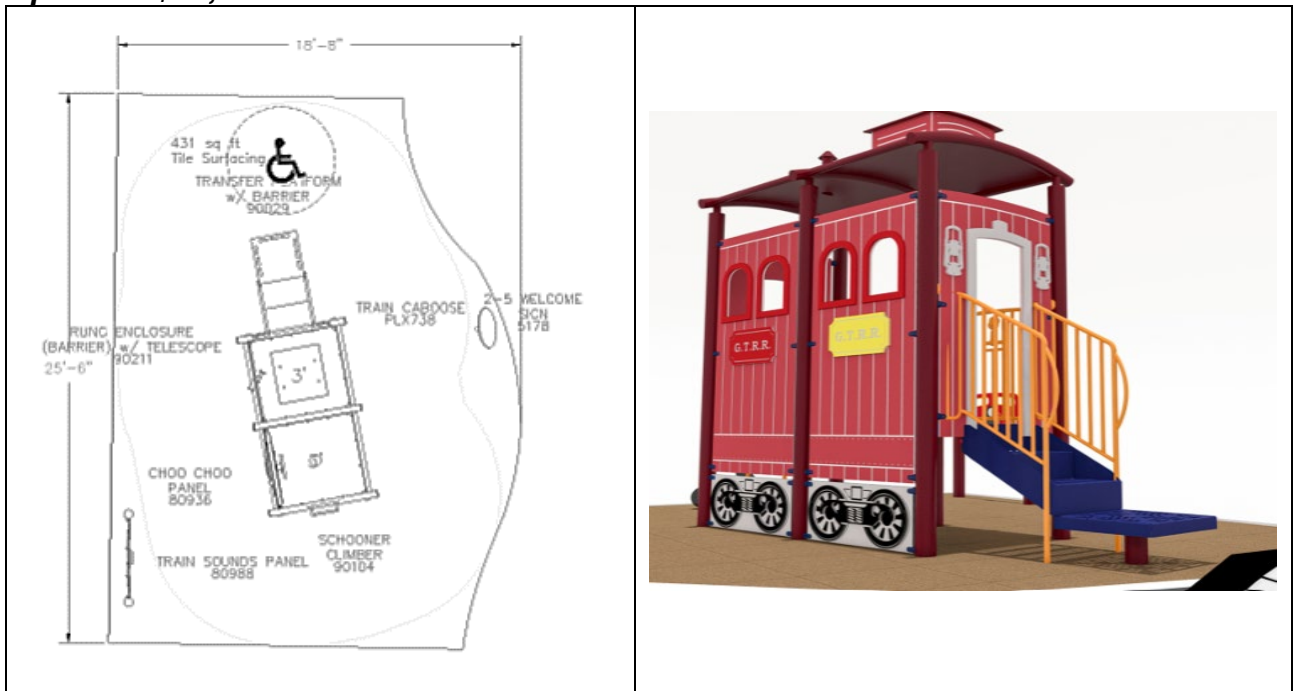
Included in the planned site amenities is a small play train structure geared towards children ages 2 to 5. This feature is designed to complement the parks proximity to the rail station while providing a safe, imaginative play opportunity for younger children.

The City is currently working with Great Western Recreation, the city's on-call park designer to develop a design and cost estimate for the play train. This includes considerations for safety, materials, accessibility, and thematic consistency with the broader park design.

Option 1: \$54,472.18



Option 2: \$74,674.95



Full copies of the proposals are attached to this report.

RECOMMENDATION

Staff is seeking input on the preferred site amenities, which will guide final material selections and construction details. Once a design direction is confirmed, the full amenity package will be finalized and integrated into the construction bid documents for release later this year.

Exhibit A
Depot Park Play Area
Option 1

Proposal for
City of Stanwood

Prepared by

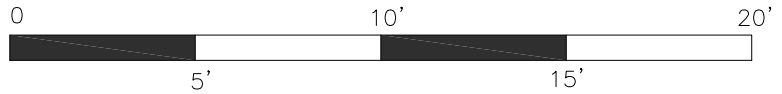
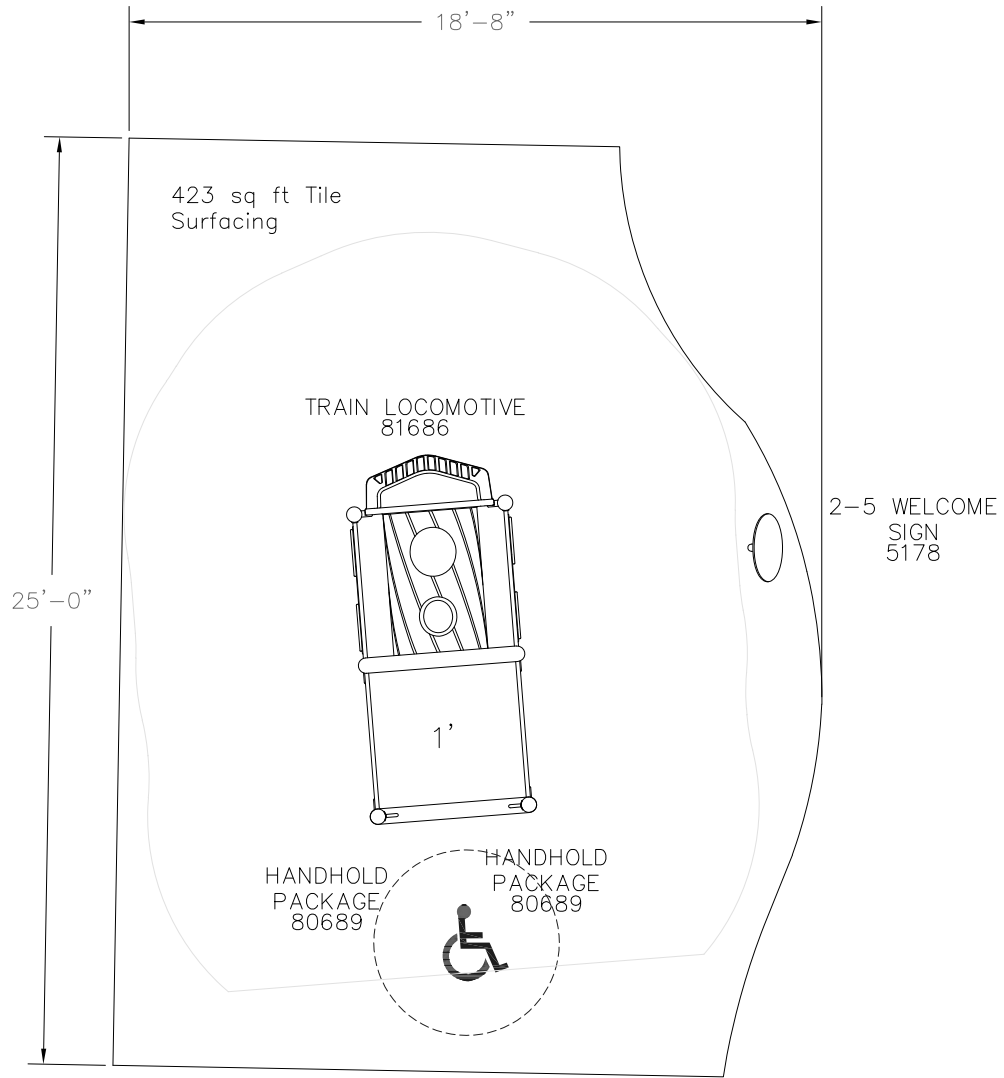


07-01-2025
Job # 115587-01

City of Stanwood - Depot Park Play Area



401-829-3306 | www.gwpark.com



City of Stanwood
 Depot Park Play Area
 Stanwood, WA
 Representative
 Great Western Recreation

This Unit includes play events and
 includes the following components:
 SALES REP
 RYAN RAKAUSKAS
 401-829-3306
 RYAN@GW.PARK.COM
Requirements of the ADA (Americans
 with Disabilities Act)

Total Elevated Play Components	1	-	-
Total Elevated Play Components Accessible By Ramp	1	Required	-
Total Elevated Components Accessible By Transfer	1	Required	1
Total Accessible Ground Level Components Shown	-	Required	-
Total Different Types Of Ground Level Components	-	Required	-

This play equipment is recommended for children ages 2-5

Minimum Area Required:
 -
 Scale: -
 This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

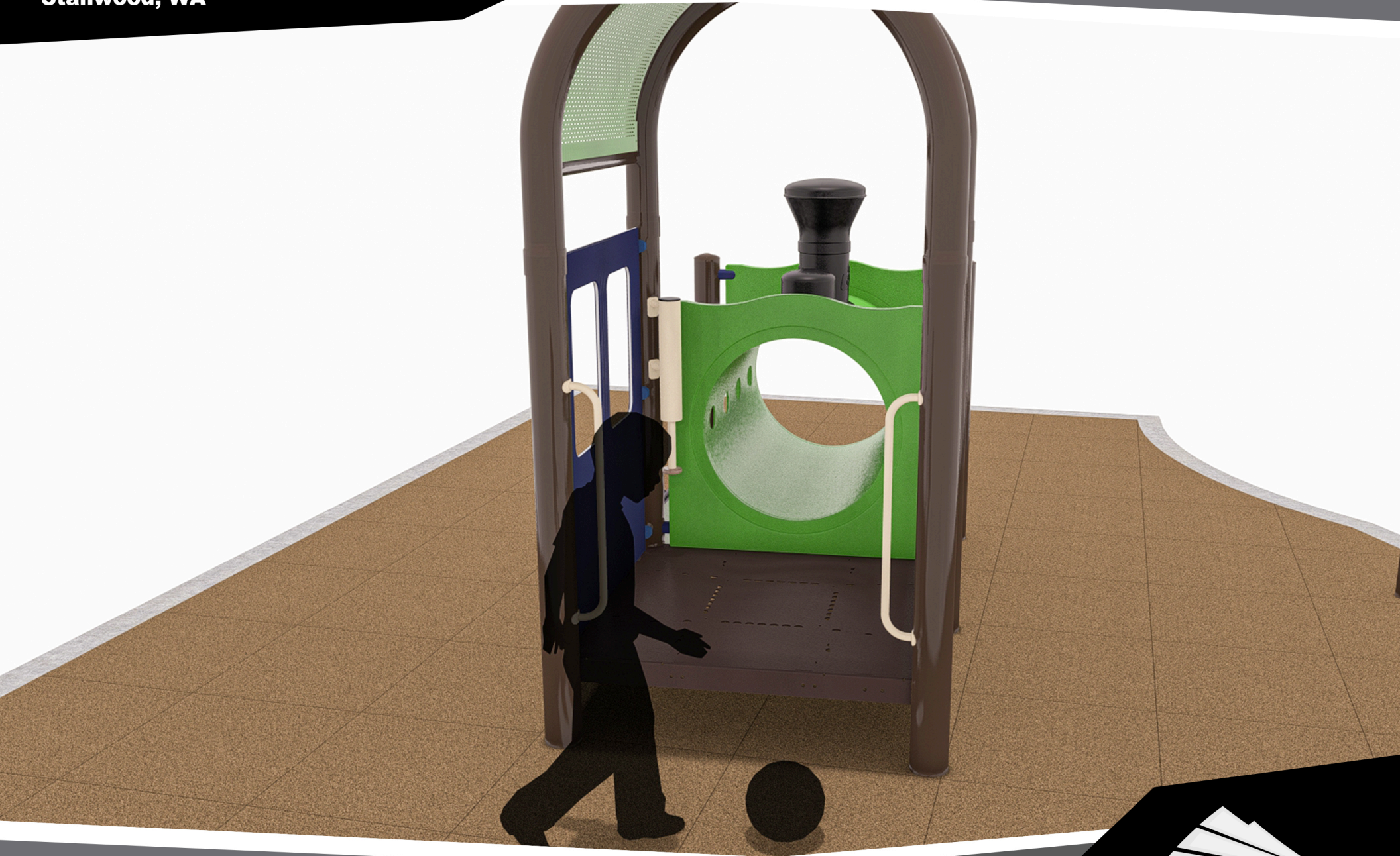
Drawn By:
 TS
 Date:
 6/18/2025
 Drawing Name:
 115587-01-Opt 1

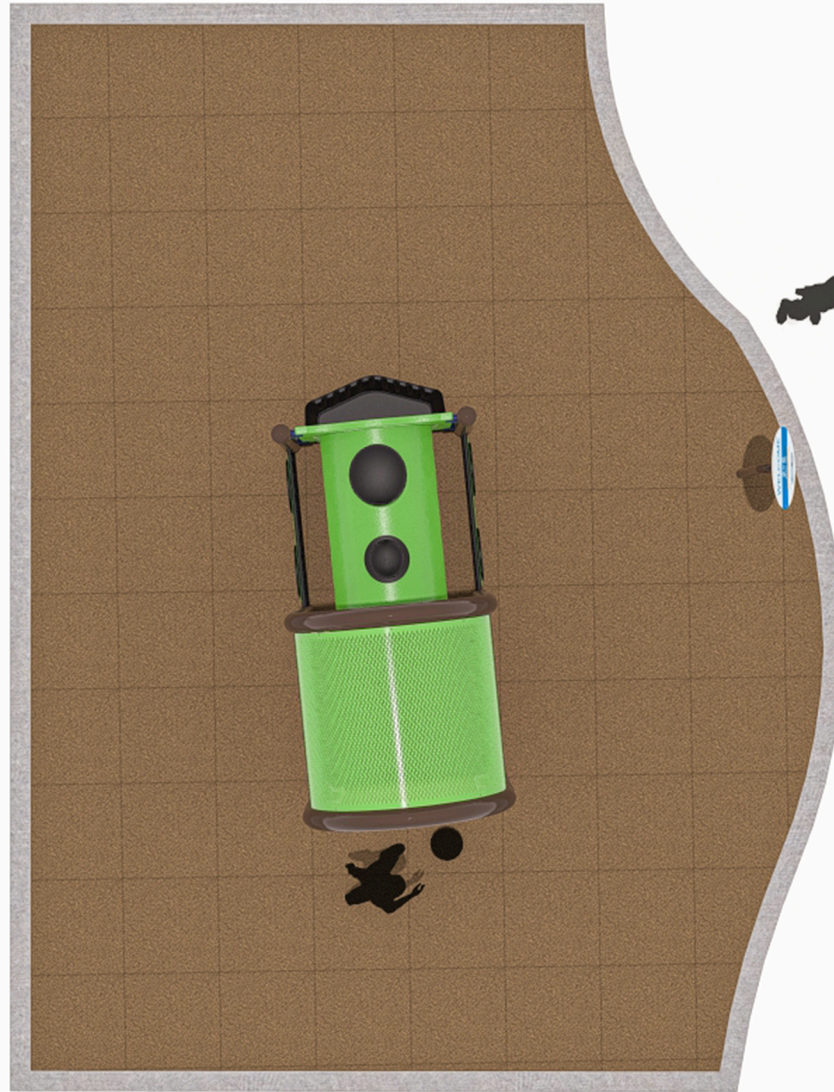














GameTime C/O Great Western Recreation
 P.O. Box 680121
 Fort Payne, AL 35967
 Office: 435-245-5055 Fax: 435-245-5057
 www.gwpark.com

07/01/2025
 Quote #
 115587-01-01

City of Stanwood - Depot Park Play Area

City of Stanwood
 Attn: Patricia Love
 10220 270th Street NW
 Stanwood, WA 98292
 United States
 Phone: (360) 454-5206

Ship to Zip 98292

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	5178	GameTime - Welcome Sign (2-5)	\$774.00	\$727.56	\$727.56
2	80689	GameTime - Handhold Package	\$260.00	\$197.60	\$395.20
1	81686	GameTime - Locomotive	\$20,851.00	\$15,846.76	\$15,846.76
2	90266	GameTime - 8' Upright, Alum	\$547.00	\$415.72	\$831.44
1	Tile	GT-Impax - Recycled Rubber Tile- Includes: QTY 120: Interlocking Tile 2'X2' QTY 13: Filler Stick QTY 9: Tube Glue 30oz Standard Color	\$6,410.00	\$6,410.00	\$6,410.00
1	INSTALL	Install - Install of Tile and Play Equipment- Prevailing Wage	\$17,140.00	\$17,140.00	\$17,140.00
				Sub Total	\$41,350.96
				Material Surcharge	\$697.17
				Freight	\$7,880.54
				Tax	\$4,543.51
				Total	\$54,472.18





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-01

City of Stanwood - Depot Park Play Area

Comments

Your Sales Rep is Ryan Rakauskas. Please reach out to Ryan at 401-829-3306 if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order.

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

****Material Surcharge reflects raw material price increase. Subject to change at time of order.****

*****OPTIONAL-To include a Payment and Performance Bond, please add \$835.**

Shipping to Site Address:

Depot Park
northwest corner of 271st Street and 84th Avenue
Stanwood, WA 98292
Patricia Love
Office (360) 454-5206
stanwoodwa.org

*Freight charges are based on listed zip code and are subject to change if shipping information changes.

*Deposit may be required.

Permitting not included, unless otherwise noted.

Customer is responsible for offloading.

Prevailing wage





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-01

City of Stanwood - Depot Park Play Area

Remit Payment to:

GameTime
P.O. Box 680121
Fort Payne, AL 35968

Taxes:

All applicable taxes will be added at time of invoicing unless otherwise included or a tax-exempt certificate is provided.
If sales tax exempt, you must provide a copy of certificate to be considered exempt.

Prices:

FOB Factory.

Orders:

All orders shall be in writing by purchase order, contract, or similar document made out to PlayCore Wisconsin Inc., dba GameTime.
Standard GameTime equipment orders over \$100,000 may require a deposit of 25% at the time of order and an additional 25% at or before order ships.
Standard orders with equipment, installation and surfacing are requested to be split billed.
Equipment, Taxes & Freight as noted above
Installation and Surfacing billed as completed and Due Upon Receipt.

Terms:

Cash With Order Discount (CWO): Orders for GameTime equipment paid in full at time of order via check, Electronic Funds Transfer (ACH or wire) are eligible for a three percent (3%) cash with order discount.
Payment via credit card: If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.
Credit terms are Net 30 days, subject to approval by the GameTime Credit Manager. A completed credit application must be submitted and approved prior to the order being received. Please allow at minimum 2 days for the credit review process. GameTime may also require:
Completed Project Information Sheet (if applicable)
Copies of Payment and Performance Bonds (if applicable)
A 1.5% per month finance charge will be imposed on all past due invoices.
Retainage not accepted.
Orders under \$5,000 require payment with order.





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-01

City of Stanwood - Depot Park Play Area

ACCEPTANCE OF QUOTATION:

Billing and Shipping information will be as stated on quote unless indicated below.

Change billing information to:

Address: _____

Contact: _____

Change shipping information to:

Address: _____

Contact: _____

Colors: Per Renderings Yes or No

Palette _____

Per Submittals _____

Other Colors, please specify _____

Purchase Amount: **\$54,472.18**

Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-01

City of Stanwood - Depot Park Play Area

INSTALLATION CONDITIONS:

- **ACCESS:** Site should be clear, level and allow for unrestricted access of trucks and machinery.
- **STORAGE:** Customer is responsible for providing a secure location to off-load and store the equipment during the installation process. Once equipment has delivered to the site, the owner is responsible should theft or vandalism occur unless other arrangements are made and noted on the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only. Customer shall be responsible for unknown conditions such as buried utilities (public & private), tree stumps, rock, or any concealed materials or conditions that may result in additional labor or materials cost.
- **UTILITIES:** Owner is responsible for locating any private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise noted. Price includes ONLY what is stated in this quotation. If additional site work or specialized equipment is required, pricing is subject to change.



2025 PALETTE COLOR SELECTION

PROJECT:



ARLINGTON

Fabric Shade—Navy Blue
 Plastic Roof—Red
 Basic—Sky Blue
 Accent—Sky Blue
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Red
 Tube—Red
 Rock—Deep Granite
 Decks—Blue



AURORA

Fabric Shade—Bottle Green
 Plastic Roof—Azure
 Basic—Ice Butter
 Accent—Champagne
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Gray



BACKYARD

Fabric Shade—Turquoise
 Plastic Roof—Azure
 Basic—Butterscotch
 Accent—Sea Mist
 HDPE—Yellow
 2 Color HDPE—Yellow/Black
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Brown



BAY VIEW

Fabric Shade—Bottle Green
 Plastic Roof—Azure
 Basic—Ice Mint
 Accent—Ocean
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Blue



BEE HIVE

Fabric Shade—Silver
 Plastic Roof—Yellow
 Basic—Black
 Accent—Ice Butter
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Yellow
 Tube—Yellow
 Rock—Deep Granite
 Decks—Brown



BLOOM BAY

Fabric Shade—Lime
 Plastic Roof—Spring Green
 Basic—Champagne
 Accent—Spring Green
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Sky Blue
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Brown



BLUEBELL

Fabric Shade—True Blue
 Plastic Roof—Blue
 Basic—Ice Butter
 Accent—Sea Mist
 HDPE—Azure
 2 Color HDPE—Azure/White
 Roto Plastic—Blue
 Tube—Blue
 Rock—Deep Granite
 Decks—Blue



DEEP SPACE

Fabric Shade—Dove Blue
 Plastic Roof—Sky Blue
 Basic—Starlight Black
 Accent—Yellow
 HDPE—Red
 2 Color HDPE—Red/White
 Roto Plastic—Sky Blue
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Blue



EMERALD

Fabric Shade—Navy Blue
 Plastic Roof—Spring Green
 Basic—Metallic
 Accent—White
 HDPE—Yellow
 2 Color HDPE—Red/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Blue



FORESTER

Fabric Shade—Forest Green
 Plastic Roof—Green
 Basic—Brown
 Accent—Beige
 HDPE—Beige
 2 Color HDPE—Beige/Green
 Roto Plastic—Green
 Tube—Green
 Rock—Deep Granite
 Decks—Brown



FOXGLOVE

Fabric Shade—Turquoise
 Plastic Roof—Azure
 Basic—Royal Purple
 Accent—Ice Mint
 HDPE—Purple
 2 Color HDPE—Spring Green/White
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Blue



GECKO

Fabric Shade—Lime
 Plastic Roof—Spring Green
 Basic—Vanilla
 Accent—Beige
 HDPE—Spring Green
 2 Color HDPE—Spring Green/White
 Roto Plastic—Green
 Tube—Green
 Rock—Deep Granite
 Decks—Chocolate



GUM DROP

Fabric Shade—Navy Blue
 Plastic Roof—Blue
 Basic—Burgundy
 Accent—Butterscotch
 HDPE—Blue
 2 Color HDPE—Red/White
 Roto Plastic—Blue
 Tube—Blue
 Rock—Deep Granite
 Decks—Blue



HONEYSUCKLE

Fabric Shade—Silver
 Plastic Roof—Periwinkle
 Basic—Spring Green
 Accent—Champagne
 HDPE—Blue
 2 Color HDPE—Spring Green/White
 Roto Plastic—Periwinkle
 Tube—Periwinkle
 Rock—Deep Granite
 Decks—Gray



IMAGINATION

Fabric Shade—Orange
 Plastic Roof—Azure
 Basic—Periwinkle
 Accent—Butterscotch
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Gray



INDEPENDENCE

Fabric Shade—Navy Blue
 Plastic Roof—Champagne
 Basic—Burgundy
 Accent—White
 HDPE—Blue
 2 Color HDPE—Blue/White
 Roto Plastic—Champagne
 Tube—Champagne
 Rock—Deep Granite
 Decks—Blue



JOYFUL

Fabric Shade—Navy Blue
 Plastic Roof—Spring Green
 Basic—Burgundy
 Accent—Butterscotch
 HDPE—Blue
 2 Color HDPE—Blue/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Blue



JURASSIC

Fabric Shade—Sun Blaze
 Plastic Roof—Champagne
 Basic—Sage
 Accent—Butterscotch
 HDPE—Dolphin Gray
 2 Color HDPE—Burgundy/White
 Roto Plastic—Champagne
 Tube—Champagne
 Rock—Sandstone
 Deck—Brown



LAGOON

Fabric Shade—Lime
 Plastic Roof—Chartreuse
 Basic—Ocean
 Accent—Ice Mint
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Blue



ROCK MOSS

Fabric Shade—Silver
 Plastic Roof—Chartreuse
 Basic—Metallic
 Accent—Beige
 HDPE—Brown
 2 Color HDPE—Beige/Green
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Brown



TURTLE

Fabric Shade—Cedar
 Plastic Roof—Brown
 Basic—Chartreuse
 Accent—Sea Mist
 HDPE—Dolphin Gray
 2 Color HDPE—Azure/White
 Roto Plastic—Brown
 Tube—Brown
 Rock—Deep Granite
 Decks—Chocolate



LEMONADE

Fabric Shade—Yellow
 Plastic Roof—Azure
 Basic—Vanilla
 Accent—Ocean
 HDPE—Azure
 2 Color HDPE—Azure/White
 Roto Plastic—Yellow
 Tube—Yellow
 Rock—Deep Granite
 Decks—Blue



ROLLING WAVE

Fabric Shade—True Blue
 Plastic Roof—Sky Blue
 Basic—Sky Blue
 Accent—Azure
 HDPE—Orange
 2 Color HDPE—Orange/White
 Roto Plastic—Sky Blue
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Blue



VERANO

Fabric Shade—Turquoise
 Plastic Roof—Azure
 Basic—Ocean
 Accent—Vanilla
 HDPE—Azure
 2 Color HDPE—Azure/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Blue



MACAW

Fabric Shade—Yellow
 Plastic Roof—Yellow
 Basic—Orange
 Accent—Chartreuse
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Red
 Tube—Red
 Rock—Deep Granite
 Decks—Blue



SHINE

Fabric Shade—True Blue
 Plastic Roof—Orange
 Basic—Sky Blue
 Accent—Spring Green
 HDPE—Orange
 2 Color HDPE—Spring Green/White
 Roto Plastic—Orange
 Tube—Orange
 Rock—Sandstone
 Decks—Gray



WEST PALM

Fabric Shade—Lime
 Plastic Roof—Orange
 Basic—Sky Blue
 Accent—Spring Green
 HDPE—Blue
 2 Color HDPE—Spring Green/White
 Roto Plastic—Orange
 Tube—Orange
 Rock—Sandstone
 Decks—Gray



MALIBU

Fabric Shade—Forest Green
 Plastic Roof—Spring Green
 Basic—Bronze
 Accent—Beige
 HDPE—Spring Green
 2 Color HDPE—Spring Green/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Sandstone
 Decks—Brown



SUCCULENT

Fabric Shade—Forest Green
 Plastic Roof—Spring Green
 Basic—Black
 Accent—Vanilla
 HDPE—Black
 2 Color HDPE—Black/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Gray



WHIMSY WAY

Fabric Shade—Navy Blue
 Plastic Roof—Orange
 Basic—White
 Accent—Blue
 HDPE—Orange
 2 Color HDPE—Spring Green/White
 Roto Plastic—Periwinkle
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Gray



OCEANSCAPE

Fabric Shade—True Blue
 Plastic Roof—Azure
 Basic—Chartreuse
 Accent—Royal Purple
 HDPE—Dolphin Gray
 2 Color HDPE—Spring Green/White
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Brown



SUMMER SLICE

Fabric Shade—Lime
 Plastic Roof—Spring Green
 Basic—White
 Accent—Chartreuse
 HDPE—Green
 2 Color HDPE—Spring Green/White
 Roto Plastic—Spring Green
 Tube—Red
 Rock—Red
 Decks—Blue



WOODLANDS

Fabric Shade—True Blue
 Plastic Roof—Spring Green
 Basic—Bronze
 Accent—Vanilla
 HDPE—Blue
 2 Color HDPE—Blue/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Chocolate



OLD DOMINION

Fabric Shade—Deep Ochre
 Plastic Roof—Burgundy
 Basic—Ocean
 Accent—Champagne
 HDPE—Blue
 2 Color HDPE—Gray/Black
 Roto Plastic—Burgundy
 Tube—Burgundy
 Rock—Deep Granite
 Decks—Gray



TIMBERLAND

Fabric Shade—True Blue
 Plastic Roof—Sky Blue
 Basic—Brown
 Accent—Spring Green
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Sky Blue
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Blue

Exhibit B
Depot Park Play Area
Option 2

Proposal for
City of Stanwood

Prepared by

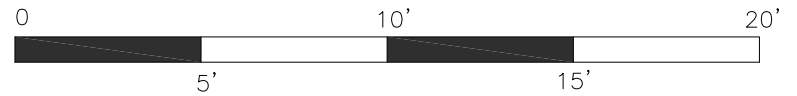
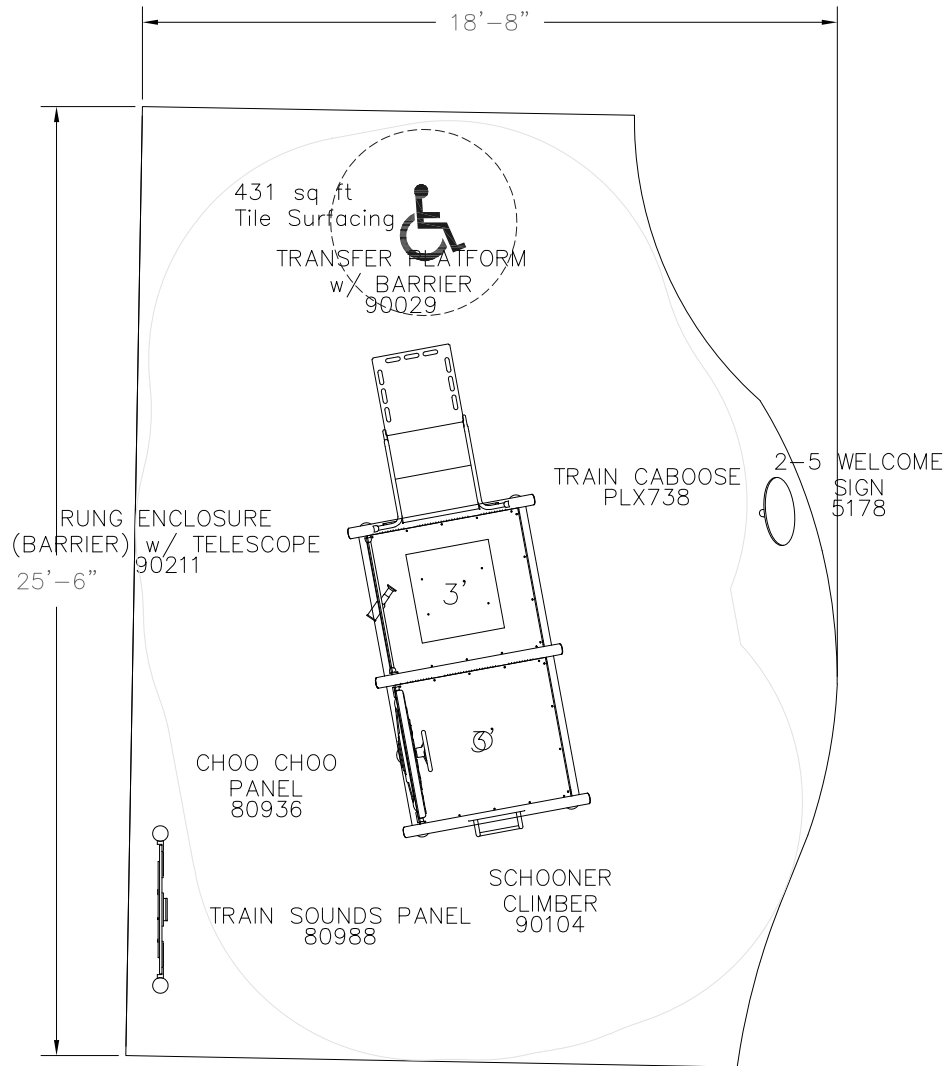


07-01-2025
Job # 115587-01

City of Stanwood - Depot Park Play Area Option 2



401-829-3306 | www.gwpark.com



City of Stanwood
 Depot Park Play Area
 Stanwood, WA
 Representative
 Great Western Recreation

This Unit includes play panels and components as shown on this drawing.
 SALES REP
 RYAN RAKAUSKAS
 401-829-3306
 RYAN@GWPARK.COM
Representative of the manufacturer with Disabilities Act

Total Elevated Play Components	3	Required	-
Total Elevated Play Components Accessible By Ramp	1	Required	1
Total Elevated Components Accessible By Transfer	3	Required	2
Total Accessible Ground Level Components Shown	1	Required	1
Total Different Types Of Ground Level Components	1	Required	1

This play equipment is recommended for children ages
 2-5

Minimum Area Required:
 -
 Scale: -
 This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:
 TS
 Date:
 6/18/2025
 Drawing Name:
 115587-01-Opt 2







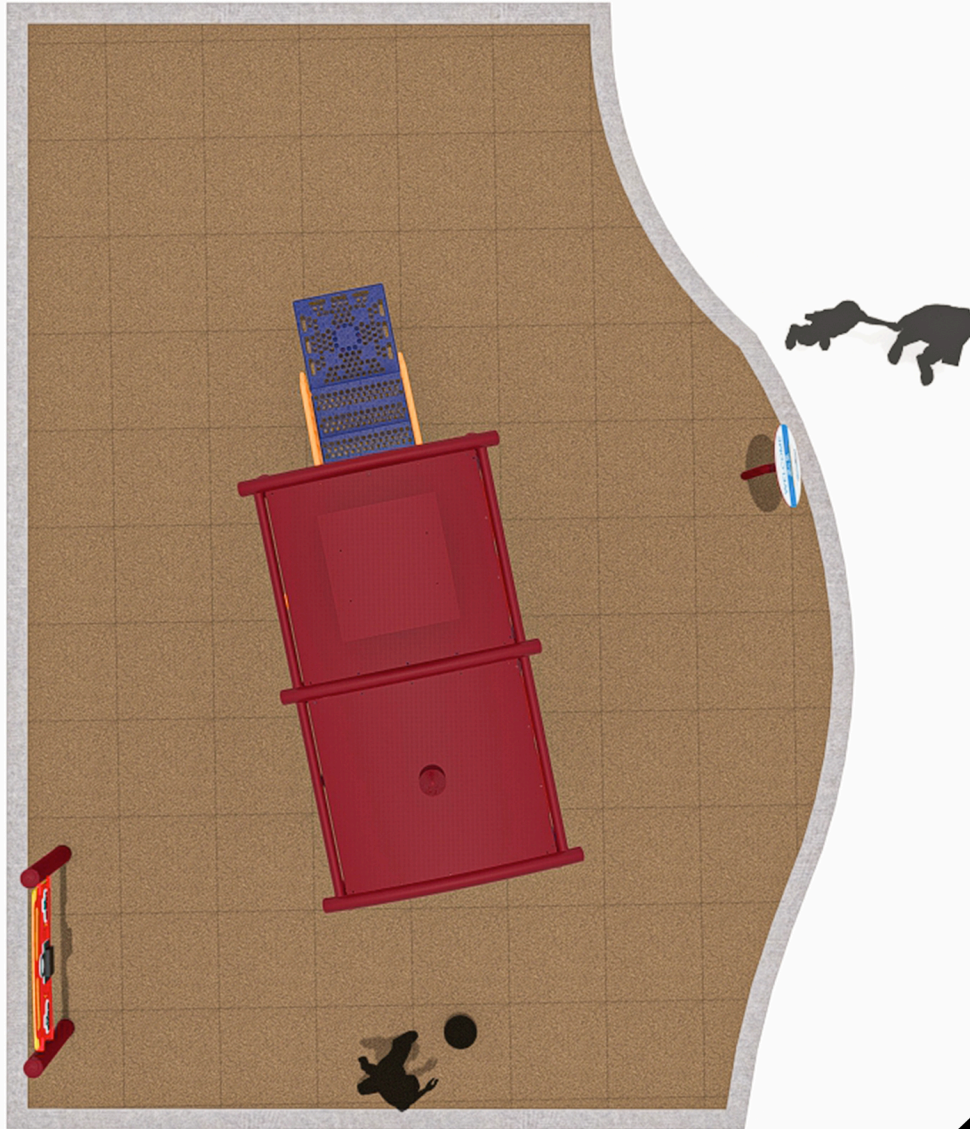














GameTime C/O Great Western Recreation
 P.O. Box 680121
 Fort Payne, AL 35967
 Office: 435-245-5055 Fax: 435-245-5057
 www.gwpark.com

07/01/2025
 Quote #
 115587-01-02

City of Stanwood - Depot Park Play Area Option 2

City of Stanwood
 Attn: Patricia Love
 10220 270th Street NW
 Stanwood, WA 98292
 United States
 Phone: (360) 454-5206

Ship to Zip 98292

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	5178	GameTime - Welcome Sign (2-5)	\$774.00	\$727.56	\$727.56
1	80936	GameTime - Choo Choo Panel	\$1,533.00	\$1,165.08	\$1,165.08
1	80988	GameTime - Train Half Panel	\$5,078.00	\$3,859.28	\$3,859.28
1	90029	GameTime - 3' Transfer Platform W/Barrier	\$5,350.00	\$4,066.00	\$4,066.00
1	90104	GameTime - 2'-6"/3' Schooner Climber	\$518.00	\$393.68	\$393.68
1	90211	GameTime - Rung Encl Telescope & Barrier,Above Dk	\$1,549.00	\$1,177.24	\$1,177.24
2	90265	GameTime - 7' Upright, Alum	\$488.00	\$370.88	\$741.76
1	PLX738	GameTime - Train Caboose	\$24,688.00	\$24,688.00	\$24,688.00
1	Tile	GT-Impax - Recycled Rubber Tile- Includes: QTY 120: Interlocking Tile 2'X2' QTY 13: Filler Stick QTY 9: Tube Glue 30oz Standard Color	\$6,410.00	\$6,410.00	\$6,410.00
1	INSTALL	Install - Install of Tile and Play Equipment- Prevailing Wage	\$17,140.00	\$17,140.00	\$17,140.00
				Sub Total	\$60,368.60
				Material Surcharge	\$1,213.98
				Freight	\$6,863.75
				Tax	\$6,228.62
				Total	\$74,674.95





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-02

City of Stanwood - Depot Park Play Area Option 2

Comments

Your Sales Rep is Ryan Rakauskas. Please reach out to Ryan at 401-829-3306 if you should have any questions regarding this quote.

Due to the volatility of freight costs, the freight pricing is subject to change at the time of order.

Pricing is subject to change. Request updated pricing when purchasing from quotes more than 30 days old.

****Material Surcharge reflects raw material price increase. Subject to change at time of order.****

*****OPTIONAL-To include a Payment and Performance Bond, please add \$1145.**

Shipping to Site Address:

Depot Park
northwest corner of 271st Street and 84th Avenue
Stanwood WA 98292
Patricia Love
Office (360) 454-5206
stanwoodwa.org

*Freight charges are based on listed zip code and are subject to change if shipping information changes.

*Deposit may be required.

Permitting not included, unless otherwise noted.

Customer is responsible for offloading.

Prevailing wage





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-02

City of Stanwood - Depot Park Play Area Option 2

Remit Payment to:

GameTime
P.O. Box 680121
Fort Payne, AL 35968

Taxes:

All applicable taxes will be added at time of invoicing unless otherwise included or a tax-exempt certificate is provided. If sales tax exempt, you must provide a copy of certificate to be considered exempt.

Prices:

FOB Factory.

Orders:

All orders shall be in writing by purchase order, contract, or similar document made out to PlayCore Wisconsin Inc., dba GameTime. Standard GameTime equipment orders over \$100,000 may require a deposit of 25% at the time of order and an additional 25% at or before order ships. Standard orders with equipment, installation and surfacing are requested to be split billed. Equipment, Taxes & Freight as noted above. Installation and Surfacing billed as completed and Due Upon Receipt.

Terms:

Cash With Order Discount (CWO): Orders for GameTime equipment paid in full at time of order via check, Electronic Funds Transfer (ACH or wire) are eligible for a three percent (3%) cash with order discount.

Payment via credit card: If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.

Credit terms are Net 30 days, subject to approval by the GameTime Credit Manager. A completed credit application must be submitted and approved prior to the order being received. Please allow at minimum 2 days for the credit review process. GameTime may also require:

Completed Project Information Sheet (if applicable)

Copies of Payment and Performance Bonds (if applicable)

A 1.5% per month finance charge will be imposed on all past due invoices.

Retainage not accepted.

Orders under \$5,000 require payment with order.





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-02

City of Stanwood - Depot Park Play Area Option 2

ACCEPTANCE OF QUOTATION:

Billing and Shipping information will be as stated on quote unless indicated below.

Change billing information to:

Address: _____

Contact: _____

Change shipping information to:

Address: _____

Contact: _____

Colors: Per Renderings Yes or No

Palette _____

Per Submittals _____

Other Colors, please specify _____

Purchase Amount: **\$74,674.95**

Signature: _____ **Date:** _____

Printed Name: _____ **Title:** _____

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.





GameTime C/O Great Western Recreation
P.O. Box 680121
Fort Payne, AL 35967
Office: 435-245-5055 Fax: 435-245-5057
www.gwpark.com

07/01/2025
Quote #
115587-01-02

City of Stanwood - Depot Park Play Area Option 2

INSTALLATION CONDITIONS:

- **ACCESS:** Site should be clear, level and allow for unrestricted access of trucks and machinery.
- **STORAGE:** Customer is responsible for providing a secure location to off-load and store the equipment during the installation process. Once equipment has delivered to the site, the owner is responsible should theft or vandalism occur unless other arrangements are made and noted on the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only. Customer shall be responsible for unknown conditions such as buried utilities (public & private), tree stumps, rock, or any concealed materials or conditions that may result in additional labor or materials cost.
- **UTILITIES:** Owner is responsible for locating any private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise noted. Price includes ONLY what is stated in this quotation. If additional site work or specialized equipment is required, pricing is subject to change.



2025 PALETTE COLOR SELECTION

PROJECT:



ARLINGTON

Fabric Shade—Navy Blue
 Plastic Roof—Red
 Basic—Sky Blue
 Accent—Sky Blue
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Red
 Tube—Red
 Rock—Deep Granite
 Decks—Blue



AURORA

Fabric Shade—Bottle Green
 Plastic Roof—Azure
 Basic—Ice Butter
 Accent—Champagne
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Gray



BACKYARD

Fabric Shade—Turquoise
 Plastic Roof—Azure
 Basic—Butterscotch
 Accent—Sea Mist
 HDPE—Yellow
 2 Color HDPE—Yellow/Black
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Brown



BAY VIEW

Fabric Shade—Bottle Green
 Plastic Roof—Azure
 Basic—Ice Mint
 Accent—Ocean
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Blue



BEE HIVE

Fabric Shade—Silver
 Plastic Roof—Yellow
 Basic—Black
 Accent—Ice Butter
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Yellow
 Tube—Yellow
 Rock—Deep Granite
 Decks—Brown



BLOOM BAY

Fabric Shade—Lime
 Plastic Roof—Spring Green
 Basic—Champagne
 Accent—Spring Green
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Sky Blue
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Brown



BLUEBELL

Fabric Shade—True Blue
 Plastic Roof—Blue
 Basic—Ice Butter
 Accent—Sea Mist
 HDPE—Azure
 2 Color HDPE—Azure/White
 Roto Plastic—Blue
 Tube—Blue
 Rock—Deep Granite
 Decks—Blue



DEEP SPACE

Fabric Shade—Dove Blue
 Plastic Roof—Sky Blue
 Basic—Starlight Black
 Accent—Yellow
 HDPE—Red
 2 Color HDPE—Red/White
 Roto Plastic—Sky Blue
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Blue



EMERALD

Fabric Shade—Navy Blue
 Plastic Roof—Spring Green
 Basic—Metallic
 Accent—White
 HDPE—Yellow
 2 Color HDPE—Red/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Blue



FORESTER

Fabric Shade—Forest Green
 Plastic Roof—Green
 Basic—Brown
 Accent—Beige
 HDPE—Beige
 2 Color HDPE—Beige/Green
 Roto Plastic—Green
 Tube—Green
 Rock—Deep Granite
 Decks—Brown



FOXGLOVE

Fabric Shade—Turquoise
 Plastic Roof—Azure
 Basic—Royal Purple
 Accent—Ice Mint
 HDPE—Purple
 2 Color HDPE—Spring Green/White
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Blue



GECKO

Fabric Shade—Lime
 Plastic Roof—Spring Green
 Basic—Vanilla
 Accent—Beige
 HDPE—Spring Green
 2 Color HDPE—Spring Green/White
 Roto Plastic—Green
 Tube—Green
 Rock—Deep Granite
 Decks—Chocolate



GUM DROP

Fabric Shade—Navy Blue
 Plastic Roof—Blue
 Basic—Burgundy
 Accent—Butterscotch
 HDPE—Blue
 2 Color HDPE—Red/White
 Roto Plastic—Blue
 Tube—Blue
 Rock—Deep Granite
 Decks—Blue



HONEYSUCKLE

Fabric Shade—Silver
 Plastic Roof—Periwinkle
 Basic—Spring Green
 Accent—Champagne
 HDPE—Blue
 2 Color HDPE—Spring Green/White
 Roto Plastic—Periwinkle
 Tube—Periwinkle
 Rock—Deep Granite
 Decks—Gray



IMAGINATION

Fabric Shade—Orange
 Plastic Roof—Azure
 Basic—Periwinkle
 Accent—Butterscotch
 HDPE—Dolphin Gray
 2 Color HDPE—Gray/Black
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Gray



INDEPENDENCE

Fabric Shade—Navy Blue
 Plastic Roof—Champagne
 Basic—Burgundy
 Accent—White
 HDPE—Blue
 2 Color HDPE—Blue/White
 Roto Plastic—Champagne
 Tube—Champagne
 Rock—Deep Granite
 Decks—Blue



JOYFUL

Fabric Shade—Navy Blue
 Plastic Roof—Spring Green
 Basic—Burgundy
 Accent—Butterscotch
 HDPE—Blue
 2 Color HDPE—Blue/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Blue



JURASSIC

Fabric Shade—Sun Blaze
 Plastic Roof—Champagne
 Basic—Sage
 Accent—Butterscotch
 HDPE—Dolphin Gray
 2 Color HDPE—Burgundy/White
 Roto Plastic—Champagne
 Tube—Sandstone
 Rock—Sandstone
 Deck—Brown



LAGOON

Fabric Shade—Lime
 Plastic Roof—Chartreuse
 Basic—Ocean
 Accent—Ice Mint
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Blue



ROCK MOSS

Fabric Shade—Silver
 Plastic Roof—Chartreuse
 Basic—Metallic
 Accent—Beige
 HDPE—Brown
 2 Color HDPE—Beige/Green
 Roto Plastic—Chartreuse
 Tube—Chartreuse
 Rock—Deep Granite
 Decks—Brown



TURTLE

Fabric Shade—Cedar
 Plastic Roof—Brown
 Basic—Chartreuse
 Accent—Sea Mist
 HDPE—Dolphin Gray
 2 Color HDPE—Azure/White
 Roto Plastic—Brown
 Tube—Brown
 Rock—Deep Granite
 Decks—Chocolate



LEMONADE

Fabric Shade—Yellow
 Plastic Roof—Azure
 Basic—Vanilla
 Accent—Ocean
 HDPE—Azure
 2 Color HDPE—Azure/White
 Roto Plastic—Yellow
 Tube—Yellow
 Rock—Deep Granite
 Decks—Blue



ROLLING WAVE

Fabric Shade—True Blue
 Plastic Roof—Sky Blue
 Basic—Sky Blue
 Accent—Azure
 HDPE—Orange
 2 Color HDPE—Orange/White
 Roto Plastic—Sky Blue
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Blue



VERANO

Fabric Shade—Turquoise
 Plastic Roof—Azure
 Basic—Ocean
 Accent—Vanilla
 HDPE—Azure
 2 Color HDPE—Azure/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Blue



MACAW

Fabric Shade—Yellow
 Plastic Roof—Yellow
 Basic—Orange
 Accent—Chartreuse
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Red
 Tube—Red
 Rock—Deep Granite
 Decks—Blue



SHINE

Fabric Shade—True Blue
 Plastic Roof—Orange
 Basic—Sky Blue
 Accent—Spring Green
 HDPE—Orange
 2 Color HDPE—Spring Green/White
 Roto Plastic—Orange
 Tube—Orange
 Rock—Sandstone
 Decks—Gray



WEST PALM

Fabric Shade—Lime
 Plastic Roof—Orange
 Basic—Sky Blue
 Accent—Spring Green
 HDPE—Blue
 2 Color HDPE—Spring Green/White
 Roto Plastic—Orange
 Tube—Orange
 Rock—Sandstone
 Decks—Gray



MALIBU

Fabric Shade—Forest Green
 Plastic Roof—Spring Green
 Basic—Bronze
 Accent—Beige
 HDPE—Spring Green
 2 Color HDPE—Spring Green/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Sandstone
 Decks—Brown



SUCCULENT

Fabric Shade—Forest Green
 Plastic Roof—Spring Green
 Basic—Black
 Accent—Vanilla
 HDPE—Black
 2 Color HDPE—Black/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Gray



WHIMSY WAY

Fabric Shade—Navy Blue
 Plastic Roof—Orange
 Basic—White
 Accent—Blue
 HDPE—Orange
 2 Color HDPE—Spring Green/White
 Roto Plastic—Periwinkle
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Gray



OCEANSCAPE

Fabric Shade—True Blue
 Plastic Roof—Azure
 Basic—Chartreuse
 Accent—Royal Purple
 HDPE—Dolphin Gray
 2 Color HDPE—Spring Green/White
 Roto Plastic—Azure
 Tube—Azure
 Rock—Deep Granite
 Decks—Brown



SUMMER SLICE

Fabric Shade—Lime
 Plastic Roof—Spring Green
 Basic—White
 Accent—Chartreuse
 HDPE—Green
 2 Color HDPE—Spring Green/White
 Roto Plastic—Spring Green
 Tube—Red
 Rock—Red
 Decks—Blue



WOODLANDS

Fabric Shade—True Blue
 Plastic Roof—Spring Green
 Basic—Bronze
 Accent—Vanilla
 HDPE—Blue
 2 Color HDPE—Blue/White
 Roto Plastic—Spring Green
 Tube—Spring Green
 Rock—Deep Granite
 Decks—Chocolate



OLD DOMINION

Fabric Shade—Deep Ochre
 Plastic Roof—Burgundy
 Basic—Ocean
 Accent—Champagne
 HDPE—Blue
 2 Color HDPE—Gray/Black
 Roto Plastic—Burgundy
 Tube—Burgundy
 Rock—Deep Granite
 Decks—Gray



TIMBERLAND

Fabric Shade—True Blue
 Plastic Roof—Sky Blue
 Basic—Brown
 Accent—Spring Green
 HDPE—Sky Blue
 2 Color HDPE—Sky Blue/White
 Roto Plastic—Sky Blue
 Tube—Sky Blue
 Rock—Deep Granite
 Decks—Blue



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
STAFF REPORT**

ITEM:

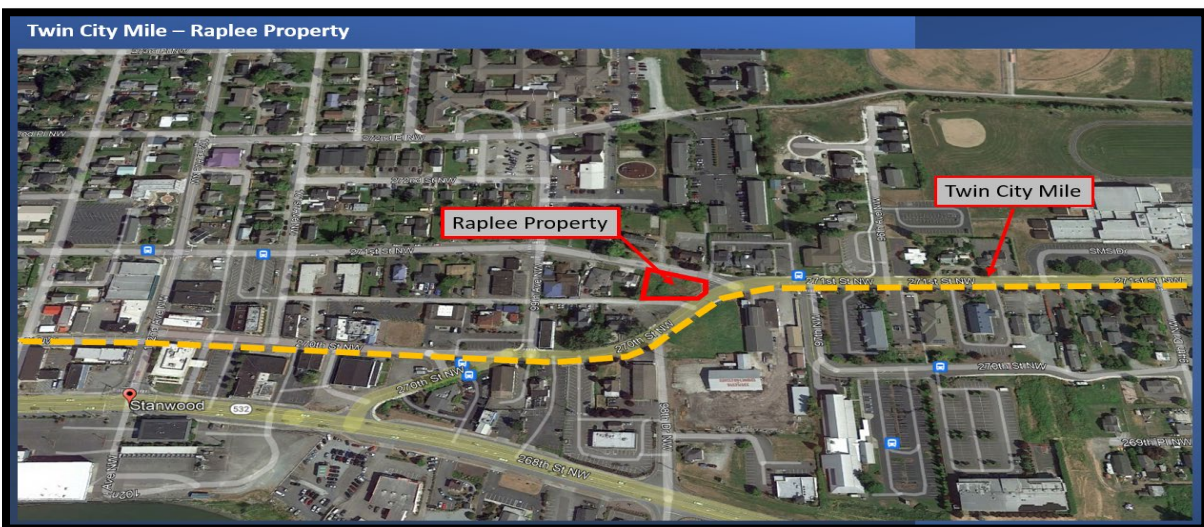
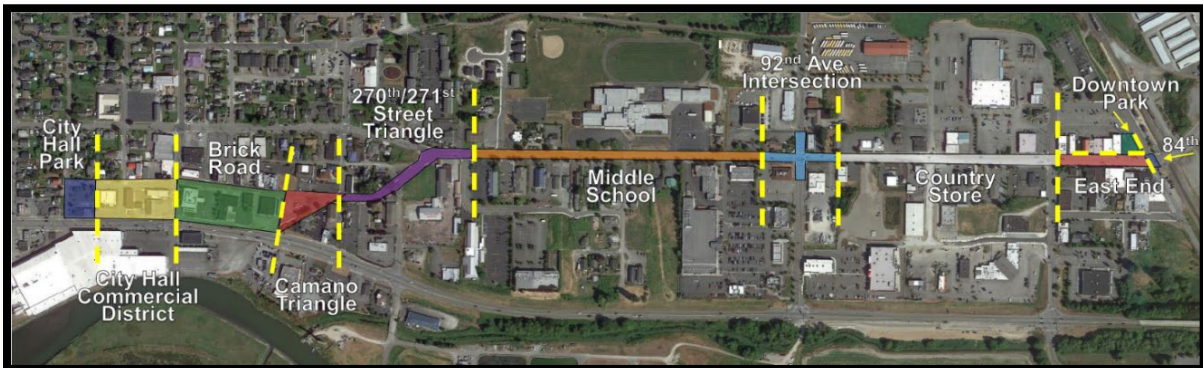
DATE: July 7, 2025

SUBJECT: Raplee Property Purchase

CONTACT PERSON: Patricia Love, Community Development Director

PURPOSE

The purpose of this staff report is to request consideration for the purchase of the Raplee Property, located at the intersection of 271st Street and 270th Street in downtown Stanwood. The property is currently owned by Kathleen Raplee, and its acquisition is being explored as part of the City's Twin City Mile – Downtown Beautification Project.



BACKGROUND

The City of Stanwood, with the assistance of a grant from the Washington State Department of Ecology, recently conducted environmental testing on the Raplee Property to assess the presence and extent of environmental contamination. The site has long been identified as a potentially contaminated area due to past land uses.

At the June 2025 Public Works Committee meeting, staff presented the findings of the environmental assessment, which confirmed the presence of contaminants and identified a preliminary cleanup cost estimate of approximately \$400,000.

Following a detailed discussion of the environmental and financial implications, the Committee expressed support for proceeding with a property acquisition strategy, contingent on the parcel being obtained at minimal cost due to the substantial remediation expenses the City would be undertaking.

ANALYSIS

Property Acquisition

Subsequent to the Committee's direction, City staff met with Kathleen Raplee to explore cleanup options and potential acquisition terms. These conversations resulted in a tentative agreement under which:

- Ms. Raplee is willing to sell the property to the City for \$100.00, and
- She is requesting a waiver of any future environmental liability associated with the site following the sale.

The City Attorney is currently preparing a draft Purchase and Sale Agreement that incorporates the negotiated terms, including necessary legal protections and liability waivers for both the City and the property owner. This proposed acquisition represents a strategic opportunity for the City to secure ownership of the site—an essential requirement for eligibility for state and federal environmental cleanup grants.

Once environmental remediation is complete, the property may be positioned for redevelopment in alignment with the City's broader goals for downtown revitalization and economic growth, as outlined in the Twin City Mile – City Beautification Project. Acquiring this property supports the City's long-term vision of creating a vibrant, accessible, and economically thriving downtown.

Phase I Environmental Assessment

Prior to finalizing the property acquisition, it is recommended—per the guidance of the City's environmental consultant—that a Phase I Environmental Site Assessment (ESA) be completed. This assessment is a critical prerequisite to obtain state and federal environmental cleanup grants. It also provides a formal record of existing site conditions at the time of purchase. Completion of this assessment will help protect the City from future liability and support a clear pathway to funding assistance.

Maul Foster and Alongi has prepared a Task Order to prepare the Phase 1 Environmental Assessment and provide grant assistance after the property is purchased. This Task Order includes:

Phase 1 Environmental Assessment: \$3,335.00
Environmental Clean Up Grant Support: \$6,510.00
Total: \$9,845.00

The 2025 City Budget has sufficient funds to cover these costs in the Raplee Park Line Item without needing a budget amendment.

There are multiple funding options available to support cleanup at the Raplee property:

1. State and Federal Grant/Loan Programs

Washington State Department of Commerce – Brownfield Revolving Loan Fund (BRLF)

- Currently offers low- to no-interest loans for eligible cleanup activities.
- Loans may qualify for up to 50% reimbursement (capped at \$250,000) upon successful completion of the remediation.
- Grant funding through this program is anticipated to become available in late 2025 or early 2026.
- When available, Commerce grants typically do not require a local match and are capped at \$500,000.

U.S. Environmental Protection Agency (EPA) – Brownfield Cleanup Grant Program

- Annual grant solicitations open in Fall 2025.
- Applications are competitive and require detailed project and community impact documentation.
- No local match is currently required for these federal grants.

Washington State Department of Ecology – Independent Remedial Action Grant (IRAG)

- Applications are accepted on a rolling basis and are awarded in the spring of each year.
- This program funds up to 50% of eligible cleanup costs, with awards capped at \$300,000.
- This grant complements other state and federal funding options and can serve as a matching source for other programs.

2. Potential Chevron Cost-Sharing:

- Chevron (as the successor of the former operator on the Property) indicated in 2006 a “willingness” to share cleanup costs. Specifically, 30 percent of costs associated with soil remediation.
- City to coordinate with their attorney to initiate conversations with Chevron.

RECOMMENDATION

City staff recommends accepting the proposed terms for acquisition of the Raplee Property and moving forward with the Phase I Environmental Site Assessment, as well as authorizing a grant assistance Task Order with Maul Foster & Alongi to support environmental due diligence and funding strategy development.

Staff further recommends that this proposal be presented to the full City Council for formal consideration and approval at its regularly scheduled meeting on July 10, 2025. Proceeding with these actions will position the City to secure funding, mitigate liability, and support future redevelopment opportunities in alignment with the City's downtown revitalization goals.



**CITY OF STANWOOD
PUBLIC WORKS COMMITTEE
AGENDA STAFF REPORT**

ITEM NUMBER: 4

DATE: July 7, 2025

SUBJECT: Right-of-Way Acquisition for Sidewalk Project at 27312 72nd Ave NW

CONTACT PERSON: Alan Lytton

ATTACHMENTS:

1. Offer Letter to Middleton Property Owners
2. Purchase and Sale Agreement

DISCUSSION

The City of Stanwood is working on a sidewalk improvement project along 72nd Avenue NW, which includes the construction of approximately 3,667 square feet of new sidewalk, buffer, and curb. To complete this project, the City needs to acquire a portion of private property located at 27312 72nd Ave NW (Tax Parcel No. 32042000301100).

The City has offered the property owners, Wallace and Lillian Middleton, \$17,834.50 for the needed right-of-way. The purchase price was based on the cost per square foot of a similar recent acquisition. A Purchase and Sale Agreement has been drafted and reviewed.

The property will be acquired under the threat of eminent domain, as authorized by the Stanwood City Council, should negotiations not result in a voluntary sale.

This acquisition is essential to complete the public sidewalk project.

Staff recommends approving the Purchase and Sale Agreement and moving forward with the acquisition.



June 26, 2025

WALLACE R. MIDDLETON LILLIAN L. MIDDLETON, Trustees
27312 72ND AVE NW,
STANWOOD, WA 98292-7409

RE: ROW Acquisition over a portion of 27312 72ND AVE NW
Tax Parcel Number 32042000301100

Dear Wallace and Lillian Middleton,

The City of Stanwood is seeking to expand its right-of-way along 72nd Avenue NW by adding approximately 3,667 feet of sidewalk, buffer and curb to the west side of the right-of-way. As part of the project, the City needs to purchase a portion of the property that you own, identified above.

The City's offer is \$17,834.50 for the purchase of the right-of-way as described in the documents provided you with this letter. This value has been determined by the cost per square foot of a previous acquisition of similarly valued property.

If you decide to accept the City's offer, please contact Alan Lytton to discuss finalizing the matter. Enclosed for your review is a DRAFT Purchase and Sale Agreement. If you have any questions or concerns, please don't hesitate to reach out.

We have attempted by this letter to provide a concise statement of the City's offer. We hope the information will assist you in reaching a decision. If you have any questions concerning the construction, right of way plans, or acquisition details, please contact Alan Lytton at 360-502-1326, or email at alan.lytton@ci.stanwood.wa.us.

Thank you for your cooperation.

Sincerely,

CITY OF STANWOOD

By
SID ROBERTS, Mayor

Enclosures

Delivered by: _____ Date: _____

Receipt Acknowledged:

_____ Date: _____

Owner

(Signature indicates receipt of this letter only and does not indicate acceptance of the City's offer.)

**REAL ESTATE PURCHASE AND SALE CONTRACT
(With Earnest Money Provision)**

DATE: _____, 2025.

The undersigned Purchaser, CITY OF STANWOOD, agrees to buy, and the undersigned Seller, WALLACE R. MIDDLETON and LILLIAN L. MIDDLETON, as Trustees under the Declaration of Revocable Living Trust dated July 6, 1990, agree to sell, on the following terms, the property legally described as:

THAT PORTION LYING EAST OF THE EAST 264 FEET AND SOUTH OF PARCEL 'A' PER RECORDING NUMBER 201810010193, RECORDS OF SNOHOMISH COUNTY, WASHINGTON BEING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., EXCEPT FOR COUNTY ROADS, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A', SAID SOUTHEAST CORNER BEING 16.50 FEET WEST OF THE CENTERLINE OF 72ND AVEUNE NORTHWEST;
THENCE NORTH 89°10'31" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 12.00 FEET TO A LINE PARALLEL WITH AND 28.50 FEET WEST OF SAID CENTERLINE;
THENCE SOUTH 0°43'47" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 15.76 FEET;
THENCE SOUTH 89°16'13" EAST, A DISTANCE OF 6.50 FEET TO A LINE THAT IS PARALLEL WITH AND 22.00 FEET WEST OF SAID CENTERLINE;
THENCE SOUTH 0°43'47" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 611.83 FEET TO A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 19.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°32'05" AND AN ARC LENGTH OF 16.76 FEET TO THE NORTH MARGIN OF 272ND STREET NORTHWEST BEING 30.00 FEET NORTH OF THE CENTERLINE OF 272ND STREET NORTHWEST;
THENCE SOUTH 88°28'30" EAST, ALONG SAID NORTH MARGIN, A DISTANCE OF 12.42 FEET TO THE WEST MARGIN OF 72ND AVENUE NORTHWEST BEING 16.50 FEET WEST OF THE CENTERLINE OF SAID 72ND AVENUE NORTHWEST;
THENCE NORTH 0°43'47" EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 642.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,667 SQUARE FEET, MORE OR LESS.

Tax Parcel Number(s): 32042000301100, 32042000301101

1. **PURCHASE PRICE.** The total purchase price is SEVENTEEN THOUSAND EIGHT HUNDRED THIRTY-FOUR DOLLARS AND 50/100 DOLLARS (\$17,834.50).

2. **METHOD OF PAYMENT.** All cash at time of closing.

3. **CONDITION OF TITLE.** Title to the property is to be free of all encumbrances or defects, including city, county or local improvement district assessments, except those acceptable to Purchaser. Encumbrances to be discharged by Seller shall be paid from the purchase money at the date of closing.

4. **RIGHT TO FARM/RIGHT TO PRACTICE FORESTRY.** Seller declares that the subject property is not “designated farm land” as defined in Snohomish County Code section 30.91F.140, or situated within 1300 feet of “designated farm land”. Seller declares that the subject property is not “designated forest land” as defined in Snohomish County Code section 30.91F.460, or situated within 500 feet of “designated forest land”.

5. **DISCLOSURE UNDER RCW 64.06.** Purchaser has been advised of Purchaser’s right under RCW 64.06 to receive a statutory form disclosure statement concerning the condition of unimproved residential real property, and the right to rescind this transaction after review of such disclosure. Purchaser shall have ten (10) business days after receipt of the disclosure to accept or reject the property based upon the disclosures made by Seller. If Purchaser rejects the property, Purchaser shall give written notice to Seller of the termination of this transaction, in which event this agreement shall be null, void and unenforceable. Seller makes the following environmental disclosures concerning the subject property:

ENVIRONMENTAL

- Yes No Don't Know *A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property?
- Yes No Don't Know *B. Does any part of the property contain fill dirt, waste, or other fill material?
- Yes No Don't Know *C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides?
- Yes No Don't Know D. Are there any shorelines, wetlands, floodplains, or critical areas on the property?
- Yes No Don't Know *E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water?
- Yes No Don't Know *F. Has the property been used for commercial or industrial purposes?
- Yes No Don't Know *G. Is there any soil or groundwater contamination?

Yes No Don't Know

*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property?

Yes No Don't Know

*I. Has the property been used as a legal or illegal dumping site?

Yes No Don't Know

*J. Has the property been used as an illegal drug manufacturing site?

Yes No Don't Know

*K. Are there any radio towers in the area that cause interference with cellular telephone reception?

6. **TITLE CONVEYANCE.** Seller shall convey title to Purchaser by Statutory Warranty Deed at closing, subject only to the exceptions noted in paragraph 3 and subject to any liens or encumbrances created by Purchaser.

7. **CLOSING OF SALE.** This sale shall be closed at the office of CHICAGO TITLE, Closing Agent, or at such licensed and bonded escrow company as PURCHASER selects, not later than December 31, 2025 (hereinafter the “closing deadline”). Purchaser and Seller will, immediately on demand, deposit with Closing Agent all instruments and monies required to complete the purchase in accordance with this agreement.

The date of actual closing shall be the date upon which all appropriate documents are recorded and the proceeds of the sale are available for disbursement to Seller.

If this sale has not closed by the closing deadline, this transaction shall automatically terminate, and this agreement shall be null, void and unenforceable.

8. **CLOSING COSTS AND PRORATES.** This transaction is exempt from excise tax, as Purchaser is a municipality acquiring the property under threat of eminent domain. Seller and Purchaser shall each pay one-half of escrow fees and recording fees. The parties acknowledge that the property will become exempt from real estate taxes after closing. Real estate taxes for the current year shall be paid in full by Seller at or prior to closing. Seller shall be responsible for applying for any applicable real estate tax refund from Snohomish County.

9. **FIRPTA - TAX WITHHOLDING AT CLOSING.** The Closing Agent is instructed to prepare a certification (PSMLA Form 22E, or equivalent) that Seller is not a “foreign person” within the meaning of the Foreign Investment in Real Property Tax Act. Seller agrees to sign this certification. If Seller is a foreign person, and this transaction is not otherwise exempt from FIRPTA, Closing Agent is instructed to withhold and pay the required amount to the Internal Revenue Service.

10. **POSSESSION.** Purchaser shall be entitled to possession on closing.

11. **RISK OF LOSS.** Should the improvements on the property be materially damaged by fire or other cause prior to date of closing, this agreement shall be voidable at the option of Purchaser.

12. **DEFAULT.** In the event that either Purchaser or Seller shall institute suit to enforce any rights hereunder, the successful party shall be entitled to court costs and a reasonable attorney's fee.

Seller initials: _____

Purchaser initials: _____

Furthermore, in the event this transaction fails to close due to any default by Seller, Seller may be liable for actual out-of-pocket expenses of Purchaser or damages of Purchaser up to an amount not to exceed TEN THOUSAND DOLLARS (\$10,000.00). Purchaser may bring an action for specific performance due to default by Seller.

13. **NOTICE.** If notice is given pursuant to this agreement, it shall be given to the parties by personal service, by electronic (email) transmission or facsimile transmission, or by certified mail, postage prepaid, return receipt requested at the following addresses:

Seller's name and address:

WALLACE R. MIDDLETON LILLIAN L. MIDDLETON, Trustees
27312 72ND AVE NW,
STANWOOD, WA 98292-7409
Phone: 360-629-2946
Email: ramid96@frontier.com

Purchaser's name and address:

City of Stanwood
c/o Thompson, Guildner & Associates
110 Cedar Avenue, Suite 102
Snohomish, WA 98290
Office: 360-568-3119
Email: nikkit@trustedguidancelaw.com

or at such other address as either party designates by written notice to the other party and to the Closing Agent. All notices shall be deemed given on the day such notice is personally served, or on the business day following the date of electronic (email) transmission or facsimile transmission, or on the third day following the day such notice is mailed in accordance with this paragraph. Telephone numbers are for contact purposes only and may not be used for notice.

14. **OFAC.** Purchaser and Seller represent and warrant each to the other that neither is a person or entity with whom the other is restricted from doing business under any current regulations of the Office of Foreign Asset Control (“OFAC”) of the Department of the Treasury (including, but not limited to, those named on OFAC’s Specially Designated and Blocked Persons list) or under any current executive order (including, but not limited to, the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons who Commit, Threaten to Commit, or Support Terrorism), or other governmental action and is not engaged in any dealings or transaction or otherwise associated with such persons or entities.

15. **ENTIRE AGREEMENT; TIME; BINDING AGREEMENT; ASSIGNMENT.** This agreement, with the attachments incorporated herein by reference, constitutes the entire agreement between the parties and there are no verbal agreements, nor will there be any verbal agreements, which modify or amend this agreement. Time is of the essence in this agreement. If any deadline or the time for performance hereunder falls on a Saturday, Sunday or a day that is recognized as a holiday by the State of Washington, then such time shall be deemed extended to the next day that is not a Saturday, Sunday or holiday. This agreement is binding on the parties, their personal representatives and heirs. Purchaser shall not assign this agreement without the prior written consent of Seller.

16. **FEASIBILITY CONTINGENCY.** This offer is contingent upon Purchaser’s determination of the feasibility of the property for Purchaser’s intended use. Within Two (2) days of Mutual Acceptance Seller shall provide to Purchaser copies of all non-privileged contacts, documents, and studies of material significance to the Property that are currently in Seller’s possession as of the date of mutual acceptance. Purchaser shall have thirty (30) days from the date of mutual acceptance to test, inspect and review the condition of the property and the condition of the improvements upon the property. If Purchaser, in its sole subjective discretion, determines that the property will not serve its purpose, Purchaser shall give the Closing Agent written notice of Purchaser’s desire to terminate within 10 days of the date of mutual acceptance, in which event this agreement will terminate.

Purchaser may waive this contingency at any time by written notice to Seller and Closing Agent. This contingency shall be deemed satisfied or waived if the Purchaser does not give written notice of termination of this purchase based upon the failure of this contingency within 10 days of the date of mutual acceptance.

17. **REAL ESTATE BROKER OR AGENT COMMISSIONS.** Purchaser represents to Seller that it has engaged no broker or real estate agent in connection with the negotiations leading to this Agreement. Seller shall be solely responsible for any fees to any broker or real estate agent in connection with the negotiations leading to this Agreement and shall indemnify and hold harmless the Purchaser from any such broker’s fee or real estate commissions.

18. **NO MERGER.** The terms, representations, warranties and attorney's fee provisions of this contract shall not merge in the deed or other conveyance instrument transferring the property to Purchaser at closing. The terms, representations, warranties and attorney's fee provisions of this contract shall survive closing.

19. **THREAT OF EXERCISE OF POWERS OF EMINENT DOMAIN.** Purchaser is a municipal corporation of the State of Washington with the power to acquire property by eminent domain pursuant to Chapter 8.12, RCW. Purchaser's intended use of the purchase property is a necessary public use. The City Council of the City of Stanwood has authorized the acquisition of the property by condemnation should that be necessary, and an ordinance to that effect will be adopted if required. Purchaser has notified Seller in writing of the intent to condemn the property if the property proves to be feasible for Purchaser's intended use and the Seller and the Purchaser cannot reach agreement on the terms of sale. Should Purchaser ascertain that the subject property meets the continuing needs of the Purchaser and the public, this transaction shall be completed under threat of exercise of the powers of eminent domain.

20. **NO NEW LEASES OR CONTRACTS.** Prior to Closing, SELLER shall not enter into any new leases, contracts or agreements affecting the Property without the prior written consent of CITY, except the SELLER may enter into interim contracts or agreements in connection with the management, maintenance, repair or preservation of the Property in the normal course of business if each such contract or agreement expires or is terminated at or prior to Closing.

21. **RIGHTS OF ENTRY.** CITY, and its agents and consultants, at CITY's sole expense and risk, may enter the Property during the term of this Agreement at reasonable times scheduled in advance with SELLER for the purpose of CITY's due diligence study of the Property.

22. **RESERVATION OF POLICE POWER.** Notwithstanding anything to the contrary set forth herein, Seller understands and acknowledges that the Purchaser's authority to exercise its police (regulatory) powers in accordance with applicable law shall not be deemed limited by the provisions of this agreement.

23. **CITY COUNCIL APPROVAL.** The Seller acknowledges that this agreement does not bind the Purchaser until the City Council approves this Real Estate Purchase and Sale Contract and the Mayor executes the agreement.

24. **FACSIMILE / ELECTRONIC TRANSMISSION.** Facsimile transmission or electronic (email) transmission of any signed original document, and retransmission of any signed facsimile or electronic transmission, shall be the same as delivery of an original. The parties acknowledge that a signature in electronic form has the same legal effect and validity as a handwritten signature. At the request of either party, or the closing agent, the parties will confirm facsimile or electronically transmitted signatures by signing an original document.

25. **COUNTERPARTS.** This agreement or any other instrument for this transaction may be executed in identical counterparts with like effect as if all signatures appeared on a single copy.

26. **DEADLINE.** This agreement is void unless executed by both parties by 5:00 p.m. on July 31, 2025.

DATED this _____ day of _____, 2025.

City of Stanwood, Mayor Sid Roberts, Purchaser

DATED this _____ day of _____, 2025.

WALLACE R. MIDDLETON, Trustee

LILLIAN L. MIDDLETON, Trustee

DATED this _____ day of _____, 2025.

Thompson, Guildner & Associates, Inc.

By _____
Nikki Thompson, City Attorney