

1. Agenda

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EMS LEVY AND 1464 REGULAR PROPERTY TAX LEVY.PDF](#)
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AGENDA
CITY COUNCIL REGULAR MEETING
Thursday, November 8, 2018 – 7:00 p.m.
Stanwood-Camano School District
Administration Building Board Room
26920 Pioneer Highway, Stanwood, WA 98292

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF THE AGENDA**
- 4. CITIZEN COMMENTS**
- 5. PRESENTATION**
 - a. National Hospice and Palliative Care Month Proclamation
 - b. Washington State Auditor's Audit Exit Conference
- 6. STAFF REPORTS**
 - a. Community Development Report - Third Quarter 2018
- 7. COMMITTEE REPORTS**
 - a. Community Development Minutes
 - b. Planning Commission – July 23, 2018
 - c. Planning Commission – August 13, 2018
 - d. Planning Commission – September 10, 2018
 - e. Planning Commission – September 24, 2018
 - f. Planning Commission – October 8, 2018
- 8. CONSENT AGENDA**
 - a. Approve Voucher and Payroll Checks
 - b. Approve October 22, 2018 Regular Meeting Minutes
 - c. Approve October 25, 2018 Regular Meeting Minutes
- 9. NEW BUSINESS**
 - a. First Reading, Second Reading, and Final Adoption - Ordinance 1467 - Authorizing the acquisition of portions of real property identified by tax parcel numbers: 32041900309400, 32041900309600, 32041900303400, and 32041900304000 under threat of condemnation or by condemnation for the purpose of constructing roadway improvements
- 10. OLD BUSINESS**
 - a. Second Reading and Final Adoption of Ordinance 1463 – 2019 Property Tax Levy and Ordinance 1464 – 2019 EMS Levy
 - b. Second Reading and Final Adoption of Ordinance 1459 – Industrial Zone Code Amendment
- 11. PUBLIC HEARING**
 - a. To Hear Public Testimony regarding Ordinance 1465 – Preliminary 2019 & 2020 Budget
 - i. Ordinance 1465 2019-2020 Budget – First Reading
- 12. REPORTS OF OFFICERS AND COMMITTEES**
 - a. Mayor's Report
 - b. City Administrator's Report
 - c. Councilmember Reports/Questions
- 13. CITIZEN CLOSING COMMENTS**
- 14. ADJOURN**

Upcoming Meetings:

November 19, 2018 (moved from November 22, 2018 due to holiday)
December 13, 2018 Regular Meeting
December 27, 2018 Regular Meeting – CANCELLED



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 5a

DATE: November 8, 2018

SUBJECT: Proclamation – Hospice Month November 2018

CONTACT PERSON: Tania Hawes, Deputy Clerk

ATTACHMENTS: A – National Hospice Palliative Care Month
Proclamation

SUMMARY

Hospice of the Northwest Foundation has requested Mayor Kelley proclaim November 2018 as National Hospice Palliative Care Month. In support of this organization and the dedicated hospice and palliative care professionals providing quality end-of-life care to patients, the Mayor proclaims the month of November 2018 as National Hospice Palliative Care Month and encourages citizens to increase their understanding and awareness of care at the end of life and observe this month with appropriate activities and programs.



National Hospice Palliative Care Month – November 2018

Office of the Mayor
Stanwood, Snohomish County, Washington

PROCLAMATION

WHEREAS, hospice and palliative care empower people facing a serious or life-limiting illness to live as fully as possible, surrounded and supported by family and loved ones;

WHEREAS, hospice and palliative care professionals are dedicated to helping diverse communities access quality end-of-life care and are committed to removing barriers to accessing care;

WHEREAS, hospice and palliative care bring patients and family caregivers the highest quality care delivered by an interdisciplinary team of skilled professionals that includes physicians, nurses, social workers, therapists, counselors, health aides, spiritual care providers and others who make the wishes of each patient and family a priority;

WHEREAS, through pain management and symptom control, caregiver training and assistance, and emotional and spiritual support, patients are allowed to live fully and make more meaningful moments until the end, surrounded and supported by the faces of loved ones, friends, and committed caregivers;

WHEREAS, Each year, hospice saves Medicare more than \$2 billion by providing solutions for physicians, care to patients and comfort to families anywhere, at any time;

WHEREAS, every year more than 1.65 million Americans living with life-limiting illness, and their families, received care from the nation's hospice programs in communities throughout the United States;

WHEREAS, more than 430,000 trained volunteers contribute 19 million hours of service to hospice programs annually in the U.S.;

WHEREAS, hospice and palliative care providers encourage all people to learn more about options of care and to share their wishes with family, loved ones, and their healthcare professionals;

NOW, THEREFORE, be it resolved that I, Leonard Kelley, Mayor by virtue of the authority vested in me, do hereby proclaim November 2018 as **National Hospice Palliative Care Month** and encourage citizens to increase their understanding and awareness of care at the end of life and to observe this month with appropriate activities and programs.

Leonard Kelley, Mayor



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 6a
DATE: November 8, 2018
SUBJECT: Community Development 2018 Third Quarter Report
CONTACT PERSON: Patricia Love, Community Development Director
ATTACHMENTS: A – CD Third Quarter Report for 2018

SUMMARY STATEMENT

The report from the Community Development Department covering the months of July, August and September 2018 is attached.



MEMORANDUM

ATTACHMENT A

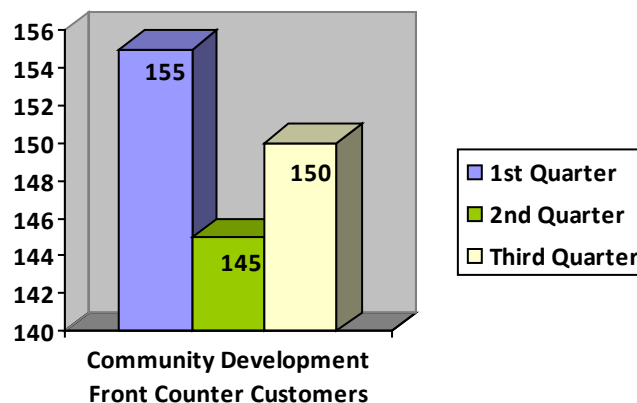
City of Stanwood
10220 270th St NW
Stanwood, WA 98292
360-629-2181

COMMUNITY DEVELOPMENT DEPARTMENT

TO: Mayor Kelley and the Members of the City Council
FROM: Devin M. Sola, Associate Planner/GIS Analyst,
Community Development Department
SUBJECT: Third Quarter 2018
DATE: November 15, 2018

This report covers building/planning/economic development and code enforcement activity during the third quarter from July 1 through September 30, 2018. Revenues during the third quarter totaled \$462,054.09. This compares with \$364,226.16 from the second quarter. **See Attachment A.**

The Community Development counter has continued to be steadily busy with an average of 150 customers served July through September this quarter. This compares to approximately 145 customers served during the second quarter (April through June) and 155 through the first quarter of 2018 (January through March).

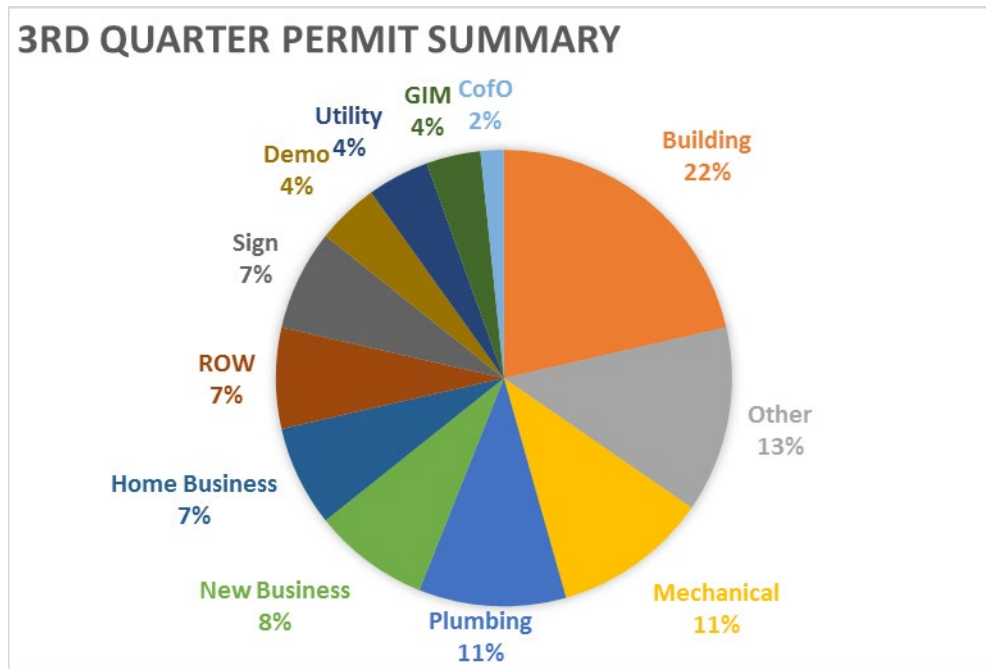


Seven general information meetings were held to discuss building and land use proposals such as: proposed boundary line adjustments, subdivisions, a multi-family building, a mixed-use building with parking and a short plat.

The data summarized in this report reflects 472 total permits so far for the year (as of 9/30/2018) compared to this time last year in which 382 permits were received by September 30, 2017. The following matrix reflects permit counts in 2016, 2017 and through September 30, 2018:

Permits for the City of Stanwood			YTD 9/30
	2016	2017	2018
A-Board Signs	10	18	11
Administrative Int.	1	--	1
Banners	7	10	8
Boundary Line Adj.	3	2	2
Commercial C of O	37	36	33
Commercial Bldg.	26, 5 open	28	30
Conditional Use	1	1	1
Construction	NA	NA	2
Critical Areas	3, 1 open	5	5
Demolition	2, 1 open	8	9
Encroachment	2	2	--
Feather Banner	6	6	3
Final Plat	--	2	4
Fireworks	3	3	3
Flood Plain	22	7	8
Gen. Info meetings	27	28	33
Grading	4, 1 open	5	5
Home Occupation	33	57	39
Mechanical	50	63	45
Multi-Family	1	--	--
New Business	NA	NA	23
Plat Minor Amend	NA	1	--
Plumbing	30	41	37
Pre-Application	--	--	1
Preliminary Plat	--	1	2
Remodels	21, 1 open	20	13
Right of Way (ROW)	17	32	26
Roofs	11	8	11
SEPA	3	5	4
Shoreline	--	1	1
Short Plat	--	3	--
Single Family Homes	29	26	47
Signs	31	32	18
Site Development	2, 2 open	5	4
Special Events	15	19	11
Street Vacation	--	1	--
Taxi Cab	NA	3	6
Temporary Use	3	2	2
Utility	3	10	15
Variances	2	1	1
Zoning	2	5	8
Great- Total	405	497	472

There were 182 permits submitted this quarter compared to 143 submitted during the second quarter. These 182 permits are reflected below. The majority of permits are Building (39), Other (24), Mechanical (20), Plumbing (19), New Business (15), and tying at 13 permits each are Home Business, ROW, and Signs with Utility and Demolition permits following closely at 8 permits each. Other permits are any permits totaling less than three (other than C of O) as shown on the matrix at the bottom of this page.



Permit Summary

A-Board	2
Boundary Line Adjustment (BLA)	1
Building	39
Certificate of Occupancy (C of O)	3
Construction	2
Demolition	8
Floodplain Development	3
General Information Meeting	7
Grading	1
Home Business	13
Mechanical	20
New Business	15
Plat Minor Amendment	1
Plumbing	19
Preliminary Plat	1
Right-of-Way (ROW)	13
Roofing	2
SEPA	1
Short Plat	1
Signs	13
Special Event	1
Taxi Cab	1
Temporary Signs	1
Temporary Use	2
Utility	8
Variance	1
Zoning	3

The following 24 are new businesses; 11 new brick and mortar businesses and 13 new home businesses:

NEW BRICK AND MORTAR BUSINESSES 2018		
July	August	Sept
Saint Luxury Lashes	Strategic Kids, LLC	The Dance Project NW
Raliberto's Taco Shop		Fairway Independent Mortgage Corp.
Island Girl Creative Studios		NW School of Martial Arts
Stanwood Thai		Mod Pizza
Bible Baptist Church		Sunshine Properties
NEW HOME BUSINESSES 2018		
July	August	September
*Ray Riches	*Sloan Ranger Investigation	*Dave's Place
*Miller's Memory MakeRV Rental	*Casey's Cleaning	*Abigail Nelson
*High Point Painting	*KB Equine Services, LLC	
*Leo Cleaning Services	*Purple Sunset Boutique	
*Marvel Construction		
*Brycen Manning		
*Topdown Inc.		

Land use and planning within the Department continues to be busy with the following major projects currently in progress (listed in no particular order):

PROJECT	STATUS
9-lot subdivision (BYK)	Five houses have been completed and the last three are in varying stages of framing and insulation.
Cedarhome Square (Landed Gentry)	Landed Gentry submitted construction plans for Phases II and III.
Creekside Apartments	Operating under a temporary certificate of occupancy on all three buildings while the offsite requirements are being completed.
Dreo Car Wash	Structure has been completed and last items in process for the final.
Heritage Park Baseball Fields	Working on SEPA Checklist and reviewing the project.
Jerry & John Construction Inc.	Two single-family home foundations have been completed and one home is under construction at this time.
McDay Brewery (McDay Holdings)	The project has completed the Notice of Application and SEPA DNS noticing and comment period. Comments were issued on July 6, 2018 and now waiting for a resubmittal from the applicant.
Mineral Point Phase II (Grandview Homes)	Phase I homes have been completed and Phase II has 18 houses under construction and in various stages of completion. Three homes in phase II have been approved for occupancy. Phase III infrastructure is completed.
Mineral Point Phase III (Grandview Homes)	The Final Plat received Council approval on September 13, 2018. The Final Plat was approved and recorded on September 18, 2018.
Port Susan Lenz	Building is under construction and the Mod Pizza Tenant Improvement plans have been approved and the work is under way. No new Tenant Improvements for the remaining space has been submitted at this time.
Schmitt / Von Moos Preliminary Plat (JM1 Holdings, LLC)	The Notice of Application was issued on October 23, 2018. The public comment period runs until November 6, 2018. Comments were issued on October 23, 2018 and now waiting for a resubmittal from the applicant.
Skyline Short Plat (Pegasus Land Company)	The Notice of Application and SEPA DNS were issued on October 23, 2018. The public comment period runs until November 6, 2018. The project is under internal review.

Stanwood High School	The Soldier Pile wall and the slope excavation has been completed. The first review on the High School structural has been completed. The architectural review on the High School is in process at this time.
Stanwood Senior Center	Solar Panel installation on the roof has been completed.
9-lot Preliminary Short Plat (Titan Homes NW)	The preliminary plat was approved on October 30, 2018 and a Notice of Decision was made on October 31, 2018.
Trailside 14-lot preliminary plat for single-family residential homes (John Robinette)	The preliminary plat was approved with the Decision of the Hearing Examiner on August 27, 2018. A Notice of Decision was made on August 27, 2018. The development is currently under Construction Plan review.
Vine Street Boundary Line Adjustment	The BLA was approved on October 22, 2018. Waiting for the applicant to submit signatures on the BLA and then record the BLA map.

There were four code enforcement cases this quarter compared to seven last quarter:

Case No.	Date	Complaint/Issue	Status	Date Closed
180025	9/6/2018	Truck moved off-street and onto private property. Large truck parked on 102 nd near the intersection at 273 rd PL. Parked over 72hrs and obstructing visibility at that intersection.	Closed	9/21/2018
180024	8/20/2018	Junk and old cars in back of residence as well as a sani-can inside the yard. Rats entering from neighboring residence into their property. Have been paying an exterminator the past two years in order to keep rats from property.	Open	----
180023	8/16/2018	Two post signs and one reface sign without permits	Closed	8/20/2018
180022	7/2/2018	Stop-work on construction without permits	Closed	8/20/2018

If you have any questions about any of the information presented please contact Patricia Love, Community Development Director, at 360-629-2181 x 5206 or patricia.love@ci.stanwood.wa.us.



Port Susan Marketplace Retail at SR 532/92nd Ave NW



BYK 9-Lot Subdivision



Cedarhome Square from Jensen Rd.



Dreo Carwash on 270th St NW

Photo Credits: Community Development Department, October 31, 2018

2018 Fee Worksheet

	GEN	GEN	UTIL	GEN	GEN	GEN	IMPACT	IMPACT	IMPACT	HOOKUP	INVEST	HOOKUP	INVEST	HOOKUP	INVEST	SURCH.	GEN	GEN	GEN	GEN	GEN	GEN	UTIL	UTIL	INVEST	GEN	GEN	
	bld, c of o	util svs fee	ROW	Zoning	plan check	SEPA	streets	park	fire	sewer conn	sewer plant	drain conn	drain plant	water conn	water plant	state surc.	mech	plumb	grade	demo	sign	roofing	sewer avail	water avail	cedarhome	tech fee	Sp. Event	TOTAL
Date	Bldg Permit, C of O	Utility Serv. Fee	ROW	Land Use, Eng fees	Plan Check	SEPA	Streets	Park Impact	Fire Impact	Sewer Connectn	Sewer Plant	Drainage Connectn	Drainage Plant	Water GFC	Water Plant	State Surch.	Mech	Plumb	Grade	Demo	Sign	Roofing	Sewer Avail	Water Avail	Cedar Home Plant	3% Tech	Special Event/Temp Use	
1/7/18	\$1,494.75	\$230	\$0	\$43,442.00	\$828.56	\$900.00	\$3,523.93	\$1,330.00	\$200	\$500	\$6,476	\$200	\$802	\$600	\$5,280	\$13.50	\$638.65	\$293.75	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$1,413.86	\$50.00	\$68,217.00
1/14/18	\$4,511.69	\$430	\$0	\$6,525.00	\$1,756.20	\$0.00	\$7,047.86	\$1,281.60	\$400	\$1,000	\$12,952	\$400	\$1,604	\$1,200	\$10,560	\$13.50	\$400.00	\$430.00	\$0	\$0	\$290.00	\$0.00	\$0	\$0	\$5,140	\$459.82	\$0.00	\$56,401.67
1/21/18	\$2,590.68	\$130	\$0	\$1,825.00	\$927.34	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$13.50	\$569.25	\$255.00	\$0	\$0	\$10.00	\$0.00	\$0	\$0	\$0	\$223.62	\$0.00	\$6,744.39
1/28/18	\$50.00	\$0	\$0	\$0.00	\$3,214.83	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9.00	\$86.05	\$0.00	\$0	\$0	\$10.00	\$0.00	\$0	\$0	\$0	\$6.81	\$0.00	\$3,376.69
2/4/18	\$688.62	\$0	\$0	\$0.00	\$2,886.34	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4.50	\$45.00	\$130.00	\$0	\$0	\$267.51	\$0.00	\$0	\$0	\$0	\$38.34	\$0.00	\$4,060.31
2/11/18	\$7,215.03	\$450	\$0	\$12,740.00	-\$1,363.83	\$450.00	\$15,095.72	\$0.00	\$800	\$2,000	\$25,904	\$800	\$3,208	\$2,400	\$21,120	\$22.50	\$805.00	\$830.00	\$0	\$0	\$180.00	\$122.36	\$0	\$0	\$10,280	\$812.05	\$0.00	\$103,870.83
2/18/18	\$670.25	\$0	\$0	\$0.00	\$2,337.36	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31.50	\$2,045.00	\$0.00	\$0	\$0	\$0.00	\$1,040.70	\$0	\$0	\$0	\$183.59	\$50.00	\$6,358.40
2/25/18	\$111.25	\$0	\$100	\$545.00	\$128.24	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9.00	\$211.05	\$35.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$34.18	\$0.00	\$1,173.72
3/4/18	\$5,705.92	\$450	\$0	-\$815.00	\$1,280.34	\$0.00	\$10,571.79	\$0.00	\$400	\$1,500	\$19,428	\$600	\$2,406	\$1,800	\$15,840	\$13.50	\$600.00	\$700.00	\$0	\$0	\$10.00	\$0.00	\$0	\$0	\$7,710	\$341.96	\$0.00	\$68,542.51
3/11/18	\$5,046.26	\$300	\$200	\$160.00	\$1,079.48	\$0.00	\$6,496.57	\$0.00	\$400	\$1,000	\$12,952	\$400	\$1,604	\$1,200	\$10,560	\$13.50	\$420.00	\$450.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$5,140	\$310.52	\$0.00	\$47,732.33
3/18/18	\$25.00	\$0	\$0	\$210.00	\$3,485.20	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4.50	\$0.00	\$111.25	\$37	\$0	\$0.00	\$0.00	\$500	\$500	\$0	\$20.69	\$50.00	\$4,943.64
3/25/18	\$1,805.14	\$0	\$0	\$6,748.85	\$1,201.53	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9.00	\$0.00	\$35.00	\$0	\$0	\$45.00	\$0.00	\$0	\$0	\$0	\$94.19	\$18.75	\$9,957.46
4/1/18	\$715.87	\$0	\$0	\$0.00	\$1,606.49	\$0.00	\$333.25	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9.00	\$160.00	\$75.00	\$0	\$0	\$50.00	\$209.25	\$500	\$0	\$0	\$54.98	\$0.00	\$3,713.84
4/8/18	\$10,098.84	\$450	\$0	\$514.84	\$2,661.17	\$0.00	\$10,571.25	\$1,330.00	\$800	\$1,500	\$19,428	\$600	\$2,406	\$1,800	\$15,840	\$31.50	\$550.00	\$775.00	\$787	\$200	\$110.00	\$0.00	\$0	\$0	\$5,140	\$600.61	\$0.00	\$76,194.21
4/15/18	\$0.00	\$0	\$100	\$35.00	\$9,518.39	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$25.00	\$10.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$4.05	\$0.00	\$9,692.44
4/22/18	\$7,060.90	\$450	\$100	\$240.00	\$287.46	\$0.00	\$3,523.39	\$0.00	\$400	\$1,500	\$19,428	\$600	\$2,406	\$1,800	\$15,840	\$18.00	\$900.00	\$640.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$7,710	\$413.83	\$100.00	\$63,417.58
4/29/18	\$1,413.36	\$150	\$0	\$115.00	\$6,213.89	\$0.00	\$3,523.93	\$640.80	\$200	\$500	\$6,476	\$200	\$802	\$600	\$5,280	\$4.50	\$255.00	\$160.00	\$0	\$0	\$110.00	\$0.00	\$0	\$0	\$0	\$89.12	\$0.00	\$26,733.60
5/6/18	\$0.00	\$50	\$100	\$42.51	\$58.66	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$2,000	\$8,818	\$4.50	\$0.00	\$0.00	\$750	\$0	\$300.00	\$90.25	\$0	\$0	\$0	\$99.10	\$50.00	\$12,363.02
5/13/18	\$164.35	\$0	\$0	\$34.39	\$0.00	\$0.00	\$120.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$45.00	\$0.00	\$0	\$0	\$110.00	\$0.00	\$0	\$0	\$0	\$12.65	\$50.00	\$536.39
5/20/18	\$388.25	\$0	\$0	\$850.00	\$6,512.25	\$275.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4.50	\$126.06	\$70.00	\$0	\$0	\$100.00	-\$119.00	\$0	\$0	\$0	\$76.07	\$0.00	\$8,283.13
5/27/18	\$0.00	\$0	\$500	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00	\$0	\$0	\$55.00	\$0.00	\$0	\$0	\$0	\$15.30	\$63.75	\$634.05
6/3/18	\$9,963.09	\$600	\$200	\$1,170.00	\$1,118.67	\$450.00	\$14,093.56	\$0.00	\$200	\$500	\$25,904	\$800	\$3,208	\$2,400	\$21,120	\$31.50	\$675.00	\$970.00	\$0	\$0	\$100.00	\$153.25	\$0	\$0	\$0	\$644.47	\$0.00	\$84,301.54
6/10/18	\$1,156.00	\$0	\$100	\$750.00	\$3,279.16	\$0.00	\$118.75	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36.00	\$155.00	\$0.00	\$250	\$0	\$90.00	\$0.00	\$500	\$500	\$0	\$101.94	\$121.88	\$7,158.73
6/17/18	\$25.00	\$0	\$0	\$3,700.00	\$350.55	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4.50	\$200.29	\$0.00	\$0	\$0	\$0.00	\$153.25	\$500	\$500	\$0	\$128.51	\$0.00	\$5,562.10
6/24/18	\$4,882.02	\$250	\$0	\$220.00	\$3,139.21	\$0.00	\$7,046.78	\$0.00	\$400	\$1,500	\$12,952	\$400	\$1,604	\$1,200	\$10,560	\$13.50	\$814.27	\$660.00	\$0	\$0	\$0.00	\$699.75	\$0	\$0	\$0	\$334.65	-\$50.00	\$46,626.18
7/1/18	\$2,271.75	\$150	\$100	\$180.00	\$763.40	\$0.00	\$3,523.39	\$0.00	\$200	\$500	\$6,476	\$200	\$802	\$600	\$5,280	\$4.50	\$698.00	\$782.26	\$0	\$10	\$0.00	\$0.00	\$0	\$0	\$0	\$181.89	\$0.00	\$22,723.19
7/8/18	\$706.75	\$0	\$0	\$3,700.00	\$1,934.10	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13.00	\$65.00	\$111.25	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$150.44	\$0.00	\$6,680.54
7/15/18	\$8,452.53	\$600	\$200	\$330.00	\$3,600.59	\$0.00	\$14,093.56	\$0.00	\$800	\$2,000	\$25,904	\$800	\$3,208	\$2,400	\$21,120	\$28.50	\$790.00	\$890.00	\$0	\$0	\$10.00	\$146.25	\$0	\$0	\$0	\$509.14	\$0.00	\$85,882.57
7/22/18	\$1,723.50	\$150	\$0	\$110.00	\$2,145.74	\$0.00	\$3,523.39	\$0.00	\$200	\$0	\$6,476	\$200	\$802	\$600	\$5,280	\$17.50	\$195.00	\$165.00	\$0	\$0	\$310.00	\$0.00	\$0	\$0	\$0	\$112.58	\$0.00	\$22,010.71
7/29/18	\$10,120.33	\$300	\$0	\$12,514.45	\$6,229.58	\$0.00	\$3,523.39	\$0.00	\$200	\$1,500	\$6,476	\$200	\$802	\$600	\$5,280	\$81.50	\$535.00	\$370.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$2,570	\$634.88	\$0.00	\$51,937.13
8/5/18	\$6,335.39	\$550	\$190	\$240.00	\$1,132.95	\$0.00	\$10,570.17	\$0.00	\$400	\$1,500	\$19,428	\$600	\$2,406	\$1,800	\$15,840	\$15.50	\$760.00	\$735.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$2,570	\$387.52	\$0.00	\$65,460.53
8/12/18	\$8,097.76	\$600	\$0	\$150.00	\$47,356.56	\$0.00	\$14,093.56	\$0.00	\$1,000	\$2,000	\$25,904	\$800	\$3,208	\$2,400	\$21,120	\$87.00	\$1,105.00	\$1,110.00	\$0	\$150	\$10.00	\$0.00	\$0	\$0	\$2,570	\$504.01	\$0.00	\$132,265.89
8/19/18	\$4,938.09	\$300	\$718	\$12,173.56	\$81.18	\$0.00	\$0.00	\$0.00	\$0	\$1,000	\$0	\$400	\$0	\$1,200	\$0	\$76.00	\$690.00	\$1,436.38	\$0	\$0	\$620.00	\$0.00	\$500	\$500	\$0	\$355.06	\$0.00	\$24,988.27
8/26/18	\$30.00	\$0	\$190	\$873.12	\$19.52	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25.00	\$0.00	\$0.00	\$0	\$0	\$0.00	\$0.00	\$0	\$0	\$0	\$7.19	\$0.00	\$1,144.83
9/2/18	\$147.90	\$0	\$0	\$0.00	\$141.15	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6.50	\$69.26	\$0.00	\$0	\$400	\$0.00	\$0.00	\$0	\$0	\$0	\$22.74	\$0.00	\$787.55
9/9/18	\$1,795.52	\$50	\$0	\$0.00	\$681.89	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$600	\$5,280	\$25.00	\$235.00	\$790.05	\$0	\$0	\$100.00	\$0.00	\$0	\$0	\$0	\$154.11	\$0.00	\$9,711.57
9/16/18	\$279.25	\$0	\$0	\$7,824.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25.00	\$155.00	\$125.00	\$0	\$0	\$100.00	\$0.00	\$0	\$0	\$0	\$25.22	\$0.00	\$8,533.84
9/23/18	\$1,083.35	\$50	\$150	\$26,426.28	\$704.18	\$450.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$600	\$5,280	\$6.50	\$0.00	\$0.00	\$0	\$0	\$165.00	\$0.00	\$500	\$500	\$0	\$985.12	\$0.00	\$36,900.43
9/30/18	\$40.25	\$0	\$300	\$4,345.24	\$9,456.87	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6.50	\$75.00	\$258.25	\$0	\$0	\$130.00	\$0.00	\$500	\$500	\$0	\$138.12	\$0.00	\$15,750.23
Total	\$111,804.64	\$6,690	\$3,248	\$147,919.61	\$126,755.20	\$2,525.00	\$131,394.24	\$4,582.40	\$7,000	\$20,000	\$252,564	\$8,400	\$31,278	\$27,800	\$225,298	\$733.00	\$15,097.88	\$13,403.19	\$1,824	\$760	\$3,282.51	\$2,496.06	\$3,500	\$3,000	\$48,830	\$10,682.93	\$504.38	\$1,211,373.04

1st Qrt	\$30,630.46	\$1,990	\$300	\$71,380.85	\$19,368.08	\$1,350.00	\$43,069.12	\$2,611.60	\$2,200	\$6,000	\$77,712	\$2,600	\$9,624	\$7,200	\$63,360	\$166.50	\$5,980.00	\$3,345.00	\$37	\$0	\$862.51	\$1,372.31	\$1,000	\$500	\$28,270	\$3,994.61	\$168.75	\$385,092.79
2nd Qrt	\$37,423.56	\$2,100	\$1,200	\$7,851.74	\$33,902.81	\$725.00	\$42,521.05	\$1,970.80	\$2,200	\$6,000	\$90,664	\$2,800	\$11,228	\$10,400	\$82,738	\$153.00	\$4,443.62	\$4,067.26	\$1,787	\$210	\$975.00	\$977.50	\$1,000	\$1,000	\$12,850	\$2,702.19	\$335.63	\$364,226.16
3rd Qrt	\$43,750.62	\$2,600	\$1,748	\$68,687.02	\$73,484.31	\$450.00	\$45,804.07	\$0.00	\$2,600	\$8,000	\$84,188	\$3,000	\$10,426	\$10,200	\$79,200	\$413.50	\$4,674.26	\$5,990.93	\$0	\$550	\$1,445.00	\$146.25	\$1,500	\$1,500	\$7,710	\$3,986.13	\$0.00	\$462,054.09



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 7a

DATE: November 8, 2018

SUBJECT: Community Development Committee Meeting Minutes

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENTS: A – October 11, 2018 Meeting Minutes

SUMMARY STATEMENT

Minutes from the October 11, 2018 Community Development Committee meeting are attached to this staff report for approval as presented.

**City Council
COMMUNITY DEVELOPMENT COMMITTEE**

**October 11, 2018 Meeting
Meeting Notes**

Attendance:Council Committee Members and Staff:

Elizabeth Callaghan
Kelly McGill, Councilmember
Patricia Love, Community Development Director

Public:

Tim Schmitt
Steve Shepro

Excused Absences:

Rob Johnson, Councilmember

1. 2018/2019 Docket Application

The Growth Management Act of the State of Washington requires “early and continuous” public participation in the city’s review and adoption of comprehensive plans and development regulations. One option to meet the “early and continuous” standard is the Docket process. The “Docket” is a public participation procedure required by the state law (GMA) that allows residents the opportunity to request amendments to the City’s comprehensive plan and development regulations on an annual basis. Stanwood’s 2018 / 2019 Docket was opened from August 1 through August 31, 2018. This is the annual open call for the public to suggest changes to the City’s Comprehensive Plan and/or Development Regulations.

The City received one docket application this year from Steve Shepro requesting that the Traditional Neighborhood (TN) zones be rezoned to single family residential (SR 12.4, SR 9.6 or SR 7.0). Mr. Shepro provided a clarifying letter noting his concerns:

- Three of the five TN parcels are inappropriately zoned
- TN zones are being developed with “urban village” type housing in a semi-rural setting
- Existing streets are narrow with minimal pedestrian facilities
- Increased traffic flows in residential neighborhoods
- Multifamily developments being built in semi-rural areas

Councilmembers Callaghan and McGill supported putting the item on the Final Docket list for further consideration. Mr. McGill felt that the TN zone did not need to be repealed, but that it would be appropriate to evaluate the types of uses and standards provided for in the zone. Councilmember Callaghan liked the original code, but is open to talking about the issue. The original TN zoning was put in place to accommodate the City’s population allocation numbers and help break up the monotony of row upon row of similar housing types.

2. Economic Development / Chamber Contracts:

The Committee reviewed the following three economic development contracts and agreed with the proposed funding levels for 2019/2020.

Contract	2019	2020
Phillips Publishing – Discover Stanwood Camano Magazine	\$12,135	\$9,885
Reimbursement from Sno. County Hotel / Motel Grant	<u>-\$8,000</u>	<u>-\$8,000</u>
City of Stanwood Out of Pocket Cost:	\$4,135	\$1,885

Stanwood Chamber of Commerce (\$2,900 / Mo.)	\$34,800	\$34,800
Event Management (Touch a Truck, Summer Concerts, Movies in the Park, National Night Out, and Light Up Your Holidays) Website, Social Media, Publications, Branding, Tourism and Market Research		
Camano Chamber of Commerce	\$2,500	Apply for
Glass Quest 2019		Tourism Grant in 2020

3. Heritage Park Master Plan

Staff has been working with JA Brennan and the PTAC on finalizing the Heritage Park Master Plan. As part of that process, several areas within Heritage Park has been identified as potential wetlands. These area have been shown on the Master Plan as approximate locations on the plan, however the wetlands could potentially affect the location and size of other amenities in the park which the public is expecting. Staff believes is in the City's best interest to plan ahead and prepare a Master Plan based on the physical constraints on site and is recommending doing the wetland evaluation at this time.

The Committee was in favor of funding the full wetland delineation work now versus doing that work in later phases. They also requested that staff reach out to owners of Joshephine Caring Community and do the wetland evaluation on their property as the City is interested in potentially expanding the park in that direction. Staff will bring a contract to the full Council to begin the wetland delineation and adjust the Master Plan based on the findings.

The Committee also discussed the need for a potential parks planning position and the need to fund long term maintenance of the new parks the City is planning, including: Heritage, Ovenell, Johnson Farm, and Hamilton Parks. Staff noted that they will be working on a Parks Strategic Plan in 2019 addressing park planning, priorities, phasing, schedules, budget and long term maintenance needs.

4. Economic Development Baord 2019 Work Plan

The Committee reviewed the Economic Development Board's Draft 2019 Work Plan and concurred with the following work topics:

- City Support for Community Events: Barricades, Road Closures, etc.
- Hotel / Motel Feasibility and Outreach
- Review SDAT, Comprehensive Plan and Other Plans with the Intent of Creating an Economic Development Action Plan
- Flood Insurance and Certification under the Community Rating System (CRS)
- Status of Grants
- Economic Development Strategy / Implementation – Phase 2
- Connect (Improve Communication) with County Level Tourism Groups: Economic Development Alliance of Skagit County and Economic Alliance of Snohomish County
- Work with the Chambers on Stanwood Events
- Invite Guest Speakers to the Board Meetings Related to Topics on the Work Plan



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 7b
DATE: November 8, 2018
SUBJECT: Minutes of the July 23, 2018 Planning Commission Meeting
CONTACT PERSON: Devin Sola, Associate Planner
ATTACHMENTS: A – July 23, 2018 Planning Commission Minutes

SUMMARY STATEMENT

The minutes for the July 23, 2018 Planning Commission meeting are attached for council review.



STANWOOD PLANNING COMMISSION MINUTES

July 23, 2018

Call to Order

Vice Chair Shepro called the meeting to order at 6:30PM with the following Commissioners present: Darren Robb, Lance Dennis, and Marcus Metz. Commissioners Linda Utgard, Susan Ronken and Randy Heagle were excused. Staff present; Community Development Director Patricia Love, Planning Commission Clerk Devin Sola. Known public in attendance: Anna Nelson, Angie Sievers, Michael and Cathy Wooten.

No Public Requests or Comments

Minutes

The minutes of the July 9, 2018 meeting were approved as corrected.

No New Business

Old Business

Public Hearing: Final Plat Code Amendment

Vice Chair Shepro opened the public hearing. Director Love entered comment letters from Landed Gentry and Master Builders Association into the record as a part of the public hearing.

Public Comment:

Anna Nelson of Landed Gentry Homes and Communities, 504 East Fairhaven Ave, Burlington. Stated that they are busy working with City staff and construction plans for Phase I have recently been approved. Supports the Final Plat Code Amendment.

Cathy Wooten, 27828 84th AVE NW, Stanwood. Explained that she was originally concerned with the proposed changes, but has a better understanding that the amendment does not change the due process. Supports the Final Plat Code Amendment.

Michael Wooten, 27828 84th AVE NW, Stanwood. Believes the appeal process is imbalanced and puts the onus of questioning and the costs on the people who may have an issue with a project rather than the developer.

Ms. Love confirmed that the appealing party would be required to prove their case.

Commissioner Shepro inserted that Ms. Love has provided information showing that comments must be done during the preliminary plat phase and does not believe that this amendment would change this. Asked Ms. Love to explain further.

Ms. Love explained the platting process and opportunities for public comment and appeal.

Commissioners briefly discussed the Stanwood-Camano School District project status.

Angie Sievers of Master Builders Association of King and Snohomish Counties, 335 116th Ave SE, Bellevue. Stated that the MBA submitted a letter and commended City staff for information regarding the process. Supports the Final Plat Code Amendment.

The Planning Commission discussed the following:

- Elimination of public hearing and costs to appeal
- Preliminary plat as vehicle for public to request changes
- Streamlining of process, however all public processes remain the same
- 300ft noticing during preliminary plat process

Motion. Motion by Commissioner Metz second by Commissioner Dennis to change to administrative process and approve draft as written as well as request that staff prepare the findings of fact and conclusions amending the final plat approval procedures and to bring them back to the next planning commission meeting for approval.

Vice Chair Shepro closed the public hearing.

Industrial Zones Performance Standards Code Amendment

Ms. Love gave the staff report, reminding the Commission that they discussed what happens to existing businesses in town and farming at the last meeting. Staff recommends expanding on the exception section and Ms. Love reviewed the changes made to the draft code amendment to address performance standards to reduce negative impacts on surrounding commercial and residential properties from uses in the Light and General Industrial zones. The proposed changes work to reduce and or eliminate vague language in the code which could lead to conflicting interpretations or inconsistent enforcement as well as addresses code enforcement.

The Planning Commission discussed the following:

- Legally permitted uses would still be allowed to operate
- Temporary smoke and odors time limitation
- Releases of odors by existing businesses versus new businesses
- Enforcement issues

Public Comment:

Cathy Wooten, 27828 84th AVE NW, Stanwood. Regarding right-to-farm, would people be allowed to bring outside products and process in town and claim right-to-farm?

Ms. Love answered that products should be grown here locally.

Michael Wooten, 27828 84th AVE NW, Stanwood. Inquired if any code language currently addresses dust control from development, breaking ground or large expanses of open dirt such as the current high school construction.

Ms. Love answered that it does in the Light and General Industrial zones. During construction sites should be watered down. The public may call the Construction Inspector with dust concerns as he is on-site daily at construction sites. Staff will check the nuisance code for dust control.

The Planning Commission discussed the following:

- Cooking smells and other long-term odors: smoke, coffee roasters vs. temporary odors
- 15min or less exception or time frame that is situational if business is able to comply

- Time frame to allow existing businesses to also comply – staff can only require improvements if, for example, a building permit has been submitted
- Require changes if an existing business suddenly emits increased odors
- Dept. of Ecology vs. City regulations, PSRC enforcement ability
- Concerns with imposing stricter regulations on existing businesses
- No known complaints of existing business odor issues

Cathy Wooten, 27828 84th AVE NW, Stanwood. Has spoken with Ms. Love on this issue numerous times. Supports this code amendment.

The Planning Commission agreed to move the public hearing to the August 13, 2018 meeting. The Planning Commission suggested changes to code language and stated that a 15 minute time frame is a reasonable time frame. Ms. Love stated that a range of time could be implemented and the Commission stated their support for language up to thirty minutes.

Cathy Wooten, 27828 84th AVE NW, Stanwood. Inquired what the Commission thought of Ms. Love's idea if an existing facility upgrades up to 50% new regulations would need to be met?

The Planning Commission agreed a 50% threshold is too high and recommended language to the effect that should the proposed improvements increase emissions beyond current levels, etc.

Ms. Love said staff will check building code language.

Miscellaneous Business

- Agenda Packet Distribution Discussion- Goal will be to have online 5 days prior
- Extended Planning Commission Agenda reviewed
- 2018/2019 Docket Advertisement- Ms. Love explained the process, public input and staff's role. Ms. Love has created an application which will be available online.

Cathy Wooten, 27828 84th AVE NW, Stanwood. If a citizen came to the staff or City with concerns wouldn't staff let citizens know about this process that is available to citizens? Expressed appreciation to Commission regarding the level of discussion at the meetings and thanked both the Commission and staff.

Commissioner Dennis thanked Michael and Cathy Wooten for their active participation.

Vice Chair Shepro inquired after Planning Commission bylaws/rules for Commissioner attendance. Staff reviewed the Commission rules of procedure and confirmed that more than three consecutive meetings may be cause for removal.

No Recent Council Action on Commission Items

Upcoming Items

- August 13, 2018 Planning Commission meeting
- August 27, 2018 Planning Commission meeting - CANCELLED

Adjourn

The meeting adjourned at 7:55PM.



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 7c
DATE: November 8, 2018
SUBJECT: Minutes of the August 13, 2018 Planning Commission Meeting
CONTACT PERSON: Devin Sola, Associate Planner
ATTACHMENTS: A – August 13, 2018 Planning Commission Minutes

SUMMARY STATEMENT

The minutes for the August 13, 2018 Planning Commission meeting are attached for council review.



ATTACHMENT A

STANWOOD PLANNING COMMISSION MINUTES

August 13, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Steve Shepro, Lance Dennis and Darren Robb. Commissioners Marcus Metz and Randy Heagle were excused. Elected Officials and Staff present; City Council Member Diane White, Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Peggy Wendell.

Public Requests or Comments

Cathy Wooten, 27828 84th AVE NW, Stanwood. Commented that she felt very lucky that this is a small town and make small town decisions versus decisions big cities make. Thanked the Commissioners and staff for their services and involvement. Added that the people who live here have big hearts and are willing to listen to other's perspectives.

Minutes

The minutes of the July 23, 2018 meeting were approved as corrected.

Motion. Motion by Commissioner Dennis second by Commissioner Shepro to approve the minutes of July 23, 2018 as corrected. Motion carried unanimously.

Old Business

Public Hearing on Industrial Zone Performance Standards Code Amendment

Chair Utgard opened the public hearing.

Director Love explained that this was moved to the beginning of tonight's agenda and gave the staff report. There have been four meetings before the Commission on this and reviewed changes to the ordinance over the past several meetings. Ms. Love explained the Findings of Facts and Conclusions.

Public Comment:

Cathy Wooten, 27828 84th AVE NW, Stanwood. Supports code amendment and read submitted comments to staff including that this process began in 2016, the nuisance code.

Ms. Love said that she will be on vacation the next two weeks. The August 27, 2018 Commission meeting is cancelled. This ordinance will go before City Council at their second meeting in September and finalized in October pending any changes by Council.

Commissioners stated support for this process moving forward.

Approval of Final Plat Findings of Fact and Conclusions

Ms. Love informed the Commission that at the last Planning Commission meeting the Commissioners agreed unanimously to approve as an administrative decision. The Council's Community Development Committee reviewed this and there are larger issues having to do with

the preliminary process and construction phase. The City Council is not ready to act on this and requested more information from staff. Staff will conduct further research and come back to the Commission and rework the process. The Planning Commission agreed.

New Business

Off-Site Signage Discussion: Identify Issues of Importance to Commission

Ms. Love reviewed excerpts from the municipal code regarding offsite signage. Tonight's discussion is to determine what issues are important to the Commission. Ms. Love explained variance language and background information that preceded this topic regarding a coffee shop with no frontage on Main Street and cannot advertise on 271st. Ms. Love explained off-site signage rules.

The Commission discussed the following:

- Snow goose Signs – scale, design, history of wayfinding signage program
- Directional signs, Directional markers
- Eye Clutter
- Enforcement issues
- Signs in town still reflecting closed businesses

Ms. Love stated that she has spoken with the coffee shop owners and plans to meet them again in September.

The Planning Commission continued discussion on:

- A-board / Portable signs
- Possible proliferation of snow geese signs in town (phase plan – information/history)

Cathy Wooten, 27828 84th AVE NW, Stanwood. Added that Kim's Cut and Above had expressed a willingness to sell a spot on her monument sign off 271st and would be willing to help the coffee shop out with advertising that way.

Ms. Love answered that there is specific code language for that and it must be for businesses on the premises.

Peggy Wendell, 27305 83rd Ave NW, Stanwood. Inquired if off-site signage could be allowed on a case by case basis regarding distance. Ms. Love answered that cannot be allowed do to equity issues.

Planning Commission discussed:

- Uniformity of signage
- Directional signage
- History of wayfinding signage

Small Cell Code Amendment Discussion

Ms. Love introduced the code amendment and gave background regarding the process and lobbying efforts and reviewed the attached articles in the staff report. There have been huge changes in the cell tower industry. People's habits regarding cell phone and land line usage have been changing over several years. Cell towers were great for cell and phone service, but people are now using data in larger quantities. Cell tower companies are now combining efforts to lobby in order to restrict a city's ability to regulate. It is important for cities to have the ability to regulate as they have control over the right-of-ways and should have control over aesthetics in the city. This industry changes fast and future amendments may be necessary. Ms. Love explained that

cities have the right to issue franchises in the right-of-way and these are a source of city revenue. Ms. Love stated that the Commission will be working on this at future meetings and provided Commissioners with additional handouts showing visuals of towers and small cell technology mounted on utility and street lights.

The Commission discussed:

- City standards – design aesthetics
- Annual fee charged by city in franchise agreements and which city funds they go to
- Liabilities (damage from weather)
- Franchise agreements – permitting, bonding, insurance, compensation, aesthetics, etc.
- Solar or hard-wired
- Wave franchise
- Cell towers can be made to look like trees, blend into surroundings
- Negotiate free Wi-Fi for public spaces in franchises

Commissioner Robb inserted that the County has just changed their cell code language and his understanding was that everyone was happy what they had come up with.

Commissioners discussed decommission issues, the City has a large urban area now and may be difficult to disguise poles / cell towers as trees, City can get ahead of issue, but cannot restrict (regulate vs. impede).

Miscellaneous Business

- New Thai restaurant in town at Viking Village
- New Taco place at former Farmer's Café location

No Public Comments

No Recent Council Action on Commission Items

Upcoming Items

- August 27, 2018 Planning Commission meeting - CANCELLED

Adjourn

The meeting adjourned at 7:45PM.

Devin M. Sola, City of Stanwood



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 7d
DATE: November 8, 2018
SUBJECT: Minutes of the September 10, 2018 Planning Commission Meeting
CONTACT PERSON: Devin Sola, Associate Planner
ATTACHMENTS: A – September 10, 2018 Planning Commission Minutes

SUMMARY STATEMENT

The minutes for the September 10, 2018 Planning Commission meeting are attached for council review.



STANWOOD PLANNING COMMISSION MINUTES

September 10, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Darren Robb, Randy Heagle, Steve Shepro, Lance Dennis and Marcus Metz. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Peggy Wendell, Mark Villwock, John and Jana Smistad.

No Public Requests or Comments

Minutes

The minutes of the September 10, 2018 meeting were approved as corrected.

New Business

Presentation by Alliance for Housing Affordability (AHA)

Mr. Chris Collier, Program Manager with AHA, gave a power point presentation on AHA's work, historical and current housing trends and shortages as well as the impacts of the housing shortage and what local jurisdictions can do.

The Planning Commission discussed employment and cost of living in Stanwood, Stanwood demographics and infill development in the city.

When asked by the Commission about AHA's focus, Mr. Collier replied that its focus is on education and support of the city's goals.

Commissioners asked after examples of jurisdictions who have had success implementing affordable or missing middle housing such as townhomes and condos. Mr. Collier gave an example of the City of Everett's Metro Everett and Core Residential Area Development code.

Public Comment:

Cathy Wooten, 27828 84th AVE NW, Stanwood. Inquired after income vs. mortgage payment ratio when one obtains a loan as well as any incentives give to developers to create affordable or missing middle housing. Ms. Love answered that she had researched this and it is typically a 26-30% income to mortgage payment ratio. There is a multi-family residential tax exemption for property taxes for 8-12 years which is an incentive for developers. Everett has incentives through fee waivers in their multi-family zone.

Commissioners and staff thanked Mr. Collier for his presentation tonight.

Stanwood Housing Population and Housing Affordability

Community Development Director Patricia Love presented the City of Stanwood, giving a summary of population and housing beginning with the City's annexation history and how the

City has grown. Ms. Love also reviewed housing data such as future housing growth and housing trends and demographics.

The Planning Commission discussed:

- Housing and Employment
- Ripple effect of housing issues emanating from King County and urban areas

Ms. Love informed the Commission that Commissioner Shepro had submitted a Docket request regarding the Traditional Neighborhood (TN) zone.

Schmitt Preliminary Plat Pre-Application

Senior Planner Amy Rusko reviewed the Preliminary Plat with the Commission. The Plat has not been submitted yet, but has come to the Commission to fulfill the requirement to receive input from the Commission and public. A public meeting will be scheduled once the project has been submitted. Ms. Rusko reviewed the project location at 7831 284th ST NW (northeast corner of 284th St and 80th Ave).

Mr. Mark Villwock of LDC reviewed the proposed development project, explaining that it will consist mainly of single-family homes with three duplexes in three different locations as well as a multi-family unit to be developed at a later date. Three lots will be held aside for future single-family homes. Mr. Monahan reviewed the open space requirement, stated that a vault will be placed underground with a park on top and that frontage improvements such as street widening, curb/gutter/sidewalks will be a part of the plat.

The Commission discussed:

- Intersection concerns at 284th / 80th – sight distance, speeding on 284th
- Any city requested requirements from the developer at 284th / 80th
- Any future plans for widening 80th

Public Comment:

John Smistad, 1412 Silver Springs Way, Stanwood. Stated that he owns the property west of the proposed preliminary plat. A development is in the works currently on that property now. Addressed multiple concerns with egress/ingress issues with future development in the area including intersection concerns at 284th/80th and people speeding on 284th as well as on 80th which goes up to 300th. Encouraged Commissioners to drive out and take a look on 284th and this intersection to see in person the lay of the land. The intersection must be addressed for safety as more development is likely to occur north.

The Commission discussed historical population growth in this area including the Lake Ketchum area, additional vehicle traffic and speeding concerns.

Mr. Smistad added that he requests that the City look into these safety concerns. Widening the road would increase speeding and something should be done to alter that for safety. He has asked the police department to sit there and they have done that in the past.

Peggy Wendell, 27305 83rd Ave NW, Stanwood. Commented on the additional traffic in the area and that everyone is taking the same routes into the City.

Commissioners observed an aerial of the area and reviewed:

- Dip in the road as a concern
- Lake Ketchum development
- Potential future roundabout at 284th/80th intersection to slow traffic

- Vegetation at 80th/280th needs to be cut down for sight distance
- City Capital Improvement Projects (CIP) – sidewalks on 284th
- Traditional Neighborhood (TN) zone uses – required commercial, civic uses

Commissioners inquired why commercial / civic uses were not reflected on the proposed plat. Ms. Rusko explained that the developer has not proposed to do commercial and has the choice to do so. The Commission stated that there seems to be contradiction with the Stanwood Municipal Code and Comprehensive Plan in this regard and asked staff to look into this, adding that the TN zone seems to have been simplified from its original intent within recent years.

Ms. Wooten interjected that staff might contact Council Member Callaghan who was a strong proponent of the TN zone and may have some background on this issue. Ms. Wooten also thanked the Commission for their participation.

No Old Business

Miscellaneous Business

- Dreco Car Wash and possible code issues – staff will look into this
- November Commission meetings- one meeting to be held on Tues, November 13, 2018 due to holiday schedules
- Ms. Love will be attending the Planning Director's Conference this week

No Public Comments

No Recent Council Action on Commission Items

Upcoming Items

- September 24, 2018 Planning Commission meeting

Adjourn

The meeting adjourned at 8:25PM.

Devin M. Sola, City of Stanwood



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 7e

DATE: November 8, 2018

SUBJECT: Minutes of the September 24, 2018 Planning
Commission Meeting

CONTACT PERSON: Devin Sola, Associate Planner

ATTACHMENTS: A – September 24, 2018 Planning Commission Minutes

SUMMARY STATEMENT

The minutes for the September 24, 2018 Planning Commission meeting are attached for council review.



STANWOOD PLANNING COMMISSION MINUTES

September 24, 2018

Call to Order

Vice Chair Shepro called the meeting to order at 6:30PM with the following Commissioners present: Darren Robb, Randy Heagle, Sid Roberts and Marcus Metz. Commissioners Utgard and Dennis were excused. Staff present; Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Known public in attendance: Cathy Wooten, Peggy Wendell.

No Public Requests or Comments

Minutes

The minutes of the September 10, 2018 meeting were approved as corrected.

New Business

SR 532 Pedestrian Overpass Discussion

Director Love stated that this item was brought forth by Commissioner Heagle and seconded by Chair Utgard to add to this evening's agenda. This was also brought up by a member of the Economic Development Board in a previous meeting. Ms. Love informed the Commission that in order to pursue such a project it would need to be included in the Comprehensive Plan and Transportation Improvement Plan (TIP). Staff will check to verify if it is already included.

The Planning Commission discussed:

- Why a project must be included in the Comp Plan – for grant funding opportunities
- WSDOT approval for projects over SR 532 needed
- Cost of project requires state or grant funding
- School District role in such a project
- Reaching out to community organizations such as the YMCA, etc.
- Potential 2019 Docket item – who would submit
- Traffic calming options (pedestrian safety project) vs. pedestrian overpass
- Safety concerns at intersection of SR 532 & 72nd Ave NW
- ADA accessibility on a proposed pedestrian overpass
- Traffic flow, signal changes, dedicated walk time, refuge areas in middle of crossing – options for preferred alternatives are possible

Cathy Wooten, 27828 84th AVE NW, Stanwood. Inserted that a citizen had also brought this issue up at a former City Council meeting and stated that there were 15 traffic lanes at the intersection of SR 532 and 72nd Ave NW.

Docket Application

Ms. Love reviewed the Docket process in Stanwood with applications open August 1 through August 31 and anyone being able to submit an application. The City process is to review docket items at the Planning Commission for comments and then the Community Development Council

Committee and Economic Development Board followed by City Council where a public hearing is also required for public comment. At that time the Council will decide whether or not to place the item on the final Docket. This does not mean approval, but rather that the process may move forward. Ms. Love explained that Steve Shepro has submitted a request to look at the Traditional Neighborhood (TN) zone. The original request was a rezone from TN to a single family zone, however one cannot request to rezone other's private property and so the request was amended. Senior Planner Amy Rusko pulled the history of the TN zone by year to review the ordinance changes done to that zone and that handout was given to the Commission.

Commissioner Steve Shepro stated that in 2009 an urban village was the original intent of the TN zone, however since that time the TN zone was altered significantly. In 2017 an ordinance eliminated commercial mixed use. Landed Gentry is the first to break ground in a TN zone and citizens that attended the Planning Commission meeting on the Landed Gentry proposal seemed unhappy with that development.

Ms. Love interjected that verbiage is very important when drafting code language and explained the differences between using "shall" and "may" in the code. If you would like to require something you must use the word "shall" whereas the word "may" would be used to encourage something, but not be enforceable in the zoning code.

The Planning Commission discussed:

- Empty businesses in downtown already, do not need to require additional commercial use in single-family areas such as the Cedarhome area
- Mixed use sometimes does not work out and Stanwood may not be ready
- Market ready should come first before any code change(s)
- "May" language to encourage while allowing flexibility preferable
- High density and multi-family in NE Stanwood neighborhoods and possible conflict with the City's Comprehensive Plan vision
- No public transportation in NE area/Cedarhome neighborhoods.
- The missing middle housing explained by AHA at the last Commission meeting

Ms. Love explained that Chris Collier from AHA had spoken to the missing middle housing in many cities and lack of a mixture of housing types. One option is to create a TN I and TN II zone with something similar to a TN I zone which includes commercial and is nearer SR 532 with TN II zones outside of the SR 532 area.

The Commissioners continued discussion on eliminating commercial in the TN zone and looking into other land that could be zoned commercial and a certain percent being single-family and multi-family.

Ms. Love explained that the TN zone is a menu type approach to housing where the developer may choose.

The Commission discussed the comprehensive plan's message to encourage larger lot sizes wherever possible, citizens do not wish to necessarily live in multi-family that is only located near highways or commercial areas and citizens have a right to live in multi-family housing which is located in decent neighborhoods.

Ms. Wooten said that she does not see the harm in allowing for the possibility of commercial, but does not believe we should require it.

Ms. Love asked the Commission if they would like to move this item forward on the Docket or not and called for a vote from the Commission.

Commissioner Robb- yes, Commissioner Roberts- no, Commissioner Heagle- no, Commissioner Metz- no. Two absentee votes by Commissioners Utgard and Dennis. Commissioner Shepro abstained.

Commissioner Shepro inquired after public use in the TN zone and asked for clarification on what public space means and the fact that this requirement was removed from the code recently. Ms. Love answered schools, neighborhood parks or places of worship are some examples.

Senior Planner Rusko confirmed that the requirement for public space in the TN zone was removed in 2017.

Ms. Love stated that this will go to the Community Development Committee next and then to the City Council with a public hearing.

Old Business

Wireless Communication

Ms. Love reminded Commissioners that this item was discussed at a recent Commission meeting and the City continues to work with the City Attorney on this issue. Ms. Love explained the time frame with the stop-clock, use of City ROW and franchise and anticipated code changes.

Commissioner Robb added that he attended a presentation recently by PUD on this and explained the PUD's progress and perspective on this issue.

The Planning Commission discussed:

- Large utility boxes in ROW
- National / local standards
- Jurisdictions receiving public infrastructure from the telecom industry
- Timelines are federally mandated

Shoreline Access Concepts- Shoreline Master Plan Update process

Ms. Love informed Commissioners that she has been working with the consultant and reviewed the Hamilton and Ovenell parks projects in regards to shoreline access. Ms. Love reviewed the consultant notes and Parks and Trails Advisory Committee (PTAC) input from their September 10th meeting.

The Planning Commission discussed:

- No pilings
- WDFW boat launch at Hamilton
- Dock would provide shade for fish at Hamilton
- Ovenell master plan – trail through wetlands problematic due to mitigation requirements
- BNSF and railroad – access to water from Ovenell park (future Rails to Trails application)
- Look at other access points to the river – possibly from Johnson property which City recently acquired
- Ovenell may not be the best location for water access due to RR access issue
- Timeline to move forward

Miscellaneous Business

- Request for water at the Commission meetings for Commissioners
- Traffic and development- be proactive in how the City will accommodate growth

- 80th St and potential traffic impacts there with future development – staff will check if 80th is on the CIP list
- Update on Public Works projects requested by Commissioners

No Public Comments

Recent Council Action on Commission Items

- Community Development Committee meeting on Thursday – the LI/GI code amendment is scheduled for the 2nd Council meeting in October

No Upcoming Items

Adjourn

The meeting adjourned at 8:30PM.

Devin M. Sola, City of Stanwood



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 7f
DATE: November 8, 2018
SUBJECT: Minutes of the October 8, 2018 Planning Commission Meeting
CONTACT PERSON: Devin Sola, Associate Planner
ATTACHMENTS: A – October 8, 2018 Planning Commission Minutes

SUMMARY STATEMENT

The minutes for the October 8, 2018 Planning Commission meeting are attached for council review.



ATTACHMENT A

STANWOOD PLANNING COMMISSION MINUTES

October 8, 2018

Call to Order

Chair Utgard called the meeting to order at 6:30PM with the following Commissioners present: Randy Heagle, Steve Shepro, Lance Dennis, Sid Roberts and Marcus Metz. Commissioner Robb was excused. Staff present; City Administrator Jennifer Olson, Community Development Director Patricia Love, Senior Planner Amy Rusko, and Planning Commission Clerk Devin Sola. Elected Officials in attendance; Mayor Kelley. Known public in attendance: Cathy Wooten, Peggy Wendell, Wendy Mercer, Rosalie Hargrave.

Mayor Kelley introduced Jennifer Olson as the new City Administrator.

No Public Requests or Comments

Minutes

The minutes of the September 24, 2018 meeting were approved as presented.

New Business

Land Use / GMA Primer

Director Patricia Love gave a power point presentation, reviewing land use regulation and the growth management act.

The Planning Commission discussed; reasonable use regulation, wetland regulation and mitigation, how the comprehensive plan and municipal code function together, zoning and future land use maps, comprehensive plan as a policy document, meeting population allocation in the comprehensive plan update process, buildable lands, rezones, vesting regulations, final plat approval, inconsistencies in the zoning code and comprehensive plan, drainage regulations.

Old Business

Small Cell Technology

Ms. Love gave an update, stating that she is still working with the City Attorney. The Commission discussed: City of Seattle news that they have sued regarding this issue. Ms. Love added that this process may take up to half the year to finalize.

Miscellaneous Business

- Docket Item- This item went to the Community Development Committee on October 11, however only one Council Member was in attendance and so this item will go to their next meeting in November for discussion
- Economic Development Board Quarterly Update – The Board has created a task force to review the economic development plan and reach out to hoteliers. Off-premise signs were also discussed

Public Comments

Cathy Wooten expressed her wish that the Commission would consider Docket Items at greater length despite any personal objection with the thought that the applicant goes through a great deal of trouble to put a Docket request forward for consideration.

Recent Council Action on Commission Items

- Light and General Industrial Code Amendment – The first reading will be at City Council on October 25, 2018 and the second reading in November.
- Staff discussed the history of any prior SR 532 pedestrian overpass with no findings yet

No Upcoming Items

Adjourn

The meeting adjourned at 8:30PM.

Devin M. Sola, City of Stanwood



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 8a

DATE: November 08, 2018

SUBJECT: Approval of Voucher and Payroll Checks

CONTACT PERSON: Reina Barber, Accounting Specialist

ATTACHMENTS: A - Voucher Check Detail

SUMMARY STATEMENT

Approve issuance of Washington Federal Bank voucher checks 30475 through 30553 and electronic funds transfers from Washington Federal Bank in the amount of \$1,153,355.08. Approve issuance of Washington Federal Bank payroll electronic funds transfers in the amount of \$32,650.00.

RECOMMENDED MOTION

I MOVE TO APPROVE ISSUANCE OF WASHINGTON FEDERAL BANK VOUCHER CHECKS 30475 THROUGH 30553 AND ELECTRONIC FUNDS TRANSFERS FROM WASHINGTON FEDERAL BANK IN THE AMOUNT OF \$1,153,355.08. APPROVE ISSUANCE OF WASHINGTON FEDERAL BANK ELECTRONIC FUNDS TRANSFERS IN THE AMOUNT OF \$32,650.00.

CHECK REGISTER

City Of Stanwood
MCAG #: 0695

10/17/2018 To: 10/31/2018

Time: 12:02:21 Date: 10/31/2018

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6118	10/17/2018	Claims	3	EFT	Harland Clarke	276.60	Order 1000 Checks For WA Fed Checking
6329	10/30/2018	Claims	3	EFT	WA St Dept of Revenue **	11,133.10	B&O Excise Tax - September 2018; 3rd Qtr 2018 Leasehold Excise Tax
6124	10/19/2018	Claims	3	30475	APP- Associated Petroleum Products	2,872.28	04-0100494
6125	10/19/2018	Claims	3	30476	Aramark Uniform Services Inc	528.04	937963000
6126	10/19/2018	Claims	3	30477	BSN Sports	275.70	2031282
6127	10/19/2018	Claims	3	30478	Gaylynn Brien	60.00	City Of Stanwood
6128	10/19/2018	Claims	3	30479	Cascade Septic, LLC	110.00	City Of Stanwood
6129	10/19/2018	Claims	3	30480	DMH Industrial Electric Inc	27.28	City Of Stanwood
6130	10/19/2018	Claims	3	30481	Victoria Leigh Danielson	12.00	City Of Stanwood
6131	10/19/2018	Claims	3	30482	Databar Inc.	864.28	8952
6132	10/19/2018	Claims	3	30483	Edge Analytical Inc	397.00	STA01; STA01
6133	10/19/2018	Claims	3	30484	Environment Control	1,185.00	257778
6134	10/19/2018	Claims	3	30485	Forest Land Services Inc	467.38	City Of Stanwood
6135	10/19/2018	Claims	3	30486	Frontier *	1,169.17	360-629-4907-072497-5; 206-188-0411-053105-5
6136	10/19/2018	Claims	3	30487	Justice, Trace	719.54	City Of Stanwood
6137	10/19/2018	Claims	3	30488	Les Schwab Tire Centers	2,305.09	S34-00006
6138	10/19/2018	Claims	3	30489	Maul Foster Alongi, Inc.	6,840.88	City Of Stanwood
6139	10/19/2018	Claims	3	30490	North County Regional Fire Authority	407,893.15	166
6140	10/19/2018	Claims	3	30491	Office Depot	498.47	36274097; 36274097; 36274097; 36274097; 36274097; 36274097
6141	10/19/2018	Claims	3	30492	PUD Of Snohomish County *	6,506.61	200367373; 200142180; 202579512; 202694204; 202670675; 20272785; 221041510; 202882056; 200633634; 200128742
6142	10/19/2018	Claims	3	30493	Pitney Bowes Inc- Purchase Power *	1,206.30	8000-9090-0519-5677
6143	10/19/2018	Claims	3	30494	Seattle Pump & Equipment Co	8,281.75	City Of Stanwood
6144	10/19/2018	Claims	3	30495	Sno Co Information Services *	4,762.49	DIS1107
6145	10/19/2018	Claims	3	30496	Sno Co Office Of Public Defense *	72.00	City Of Stanwood
6146	10/19/2018	Claims	3	30497	Sno Co Public Works *	383,076.96	CR000024; CR000024; CR000024
6147	10/19/2018	Claims	3	30498	Sno Co Solid Waste	208.00	SOW5066
6148	10/19/2018	Claims	3	30499	Sno Co Treasurer		spoke with assessor- we should not pay property tax-do not owe
6149	10/19/2018	Claims	3	30500	Snohomish County 911	6,844.65	City Of Stanwood; City Of Stanwood
6150	10/19/2018	Claims	3	30501	Snohomish Health District	1,696.25	City Of Stanwood
6151	10/19/2018	Claims	3	30502	Stanwood Camano News	234.81	256391; 261981; 261981
6152	10/19/2018	Claims	3	30503	Stanwood City Utility	2,975.64	1075; 2965; 3439; 3184; 2964; 2886; 2749; 2741; 2688;
6153	10/19/2018	Claims	3	30504	TMG Services Inc	29.75	1920010
6154	10/19/2018	Claims	3	30505	Teledyne Instruments, Inc.	400.40	0021783
6155	10/19/2018	Claims	3	30506	US Bank Na Custody/ Treas Div- Money Ctr	40.00	777221717
6156	10/19/2018	Claims	3	30507	USA Bluebook	1,774.53	478228
6157	10/19/2018	Claims	3	30508	Unit Process Company	545.50	155002138
6158	10/19/2018	Claims	3	30509	Utilities Underground Loc	39.99	134200
6159	10/19/2018	Claims	3	30510	Verizon Wireless	1,363.15	372541731-0001
6160	10/19/2018	Claims	3	30511	WA St Auditor's Office	4,417.24	City Of Stanwood
6161	10/19/2018	Claims	3	30512	WWU Student Business Office	8,203.85	W01444801

CHECK REGISTER

City Of Stanwood
MCAG #: 0695

10/17/2018 To: 10/31/2018

Time: 12:02:21 Date: 10/31/2018

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6162	10/19/2018	Claims	3	30513	Waste Management Skagit	338.80	8-34465-95001
6163	10/19/2018	Claims	3	30514	Wave Broadband	264.90	8136 10 014 0036680; 8136 10 015 0064630
6164	10/19/2018	Claims	3	30515	Weed, Graafstra & Associates, Inc., P.S	6,141.00	3868-0000M
6165	10/19/2018	Claims	3	30516	Whitney Equipment Co Inc	774.61	STANWOO
6166	10/19/2018	Claims	3	30517	Xpress/Bill Pay	364.20	10290
6167	10/19/2018	Claims	3	30518	Zumar Industries Inc	1,109.01	000683; 000683
6330	10/30/2018	Claims	3	30519	Alpine Fire & Safety Systems Inc	948.22	City Of Stanwood
6331	10/30/2018	Claims	3	30520	BHC Consultants, LLC	16,267.89	Project 18-10515.01
6332	10/30/2018	Claims	3	30521	The Blueline Group	795.00	City Of Stanwood
6333	10/30/2018	Claims	3	30522	Branom Instrument Co.	264.97	11012
6334	10/30/2018	Claims	3	30523	City of Everett *	4,255.00	STACITG
6335	10/30/2018	Claims	3	30524	Confluence Environmental Company, Inc	2,440.59	City Of Stanwood
6336	10/30/2018	Claims	3	30525	Crawford Garage Doors Inc	600.05	City Of Stanwood
6337	10/30/2018	Claims	3	30526	Door Pros Inc.	1,208.29	City Of Stanwood
6338	10/30/2018	Claims	3	30527	Doorman	5,562.25	City Of Stanwood
6339	10/30/2018	Claims	3	30528	Edge Analytical Inc	48.00	STA01; STA01
6340	10/30/2018	Claims	3	30529	Environment Control	715.00	257778
6341	10/30/2018	Claims	3	30530	Frontier *	277.86	360-629-4907-072497-5; 360-629-4907-072497-5
6342	10/30/2018	Claims	3	30531	GC Systems Inc	6,806.75	City Of Stanwood
6343	10/30/2018	Claims	3	30532	Haggen Inc	16.20	City Of Stanwood
6344	10/30/2018	Claims	3	30533	Herc Equipment Rental Corp.	4,237.58	1024925
6345	10/30/2018	Claims	3	30534	KCDA Purchasing Cooperative	53.93	101453
6346	10/30/2018	Claims	3	30535	Lenz Enterprises Inc	126.44	City Of Stanwood
6347	10/30/2018	Claims	3	30536	National Safety, Inc.	401.89	STACIT; STACIT; STACIT; STACIT; STACIT
6348	10/30/2018	Claims	3	30537	Navia Benefits	50.00	City Of Stanwood
6349	10/30/2018	Claims	3	30538	Office Depot	285.98	36274097; 36274097; 36274097; 36274097
6350	10/30/2018	Claims	3	30539	PUD Of Snohomish County *	2,969.94	202982351; 220923312; 200738672; 200103539; 201942398; 202423729; 200794063
6351	10/30/2018	Claims	3	30540	Perteet Inc.	775.01	City Of Stanwood
6352	10/30/2018	Claims	3	30541	RH2 Engineering Inc	21,857.80	City Of Stanwood; City Of Stanwood; City Of Stanwood
6353	10/30/2018	Claims	3	30542	Refund - Port Susan Farmer's Market	150.00	Ref Port Susan Farmer's Market Permit 2018-0197
6354	10/30/2018	Claims	3	30543	Snoecker Inc Simple Security Solutions	143.97	1190-69
6355	10/30/2018	Claims	3	30544	Sno Co Dept Of Emergency Management	2,069.95	DEMSTNWD
6356	10/30/2018	Claims	3	30545	Sno Co District Court	357.78	DCT34003
6357	10/30/2018	Claims	3	30546	Sno Co Prosecuting Attorney *	2,147.66	City Of Stanwood
6358	10/30/2018	Claims	3	30547	Sno Co Public Works *	52,515.31	CR000024; CR000024
6359	10/30/2018	Claims	3	30548	Sno Co Sheriffs Office *	143,318.17	SSH00001
6360	10/30/2018	Claims	3	30549	Stanwood Camano News	510.17	261981; 261981; 261981; 261981; 261981; 261981
6361	10/30/2018	Claims	3	30550	TMG Services Inc	1,221.92	1920010
6362	10/30/2018	Claims	3	30551	Twin City Lanes & Trophy	104.74	City Of Stanwood
6363	10/30/2018	Claims	3	30552	USA Bluebook	202.85	478228
6364	10/30/2018	Claims	3	30553	Waste Management Skagit	340.57	8-34465-95001

001 General Fund

604,110.47

CHECK REGISTER

City Of Stanwood

MCAG #: 0695

10/17/2018 To: 10/31/2018

Time: 12:02:21 Date: 10/31/2018

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
			101 Street Fund			18,733.69	
			103 Street Construction Fund			425,930.85	
			104 Park Improvement Fund			6,877.88	
			401 Sewer Fund			33,246.77	
			403 Sewer Construction Fund			29,347.04	
			410 Drainage Fund			1,664.92	
			411 Drainage Construction Fund			3,174.59	
			421 Water Fund			25,068.67	
			422 Water Construction Fund			4,237.58	
			630 Agency Fund			962.62	
							Claims: 1,153,355.08
						1,153,355.08	

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Stanwood, and that I am authorized to authenticate and certify to said claim.



() Finance Director () Auditing Officer _____
() Deputy Finance Director

Date: 10-31-18

CHECK REGISTER

City Of Stanwood
MCAG #: 0695

10/17/2018 To: 10/31/2018

Time: 12:02:38 Date: 10/31/2018
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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
6075	10/23/2018	Payroll	3	EFT		1,000.00	October 2018 Draw
6076	10/23/2018	Payroll	3	EFT		2,000.00	October 2018 Draw
6077	10/23/2018	Payroll	3	EFT		1,000.00	October 2018 Draw
6078	10/23/2018	Payroll	3	EFT		1,800.00	October 2018 Draw
6079	10/23/2018	Payroll	3	EFT		1,350.00	October 2018 Draw
6080	10/23/2018	Payroll	3	EFT		3,000.00	October 2018 Draw
6081	10/23/2018	Payroll	3	EFT		1,600.00	October 2018 Draw
6082	10/23/2018	Payroll	3	EFT		1,000.00	October 2018 Draw
6083	10/23/2018	Payroll	3	EFT		2,000.00	October 2018 Draw
6084	10/23/2018	Payroll	3	EFT		2,000.00	October 2018 Draw
6085	10/23/2018	Payroll	3	EFT		2,000.00	October 2018 Draw
6086	10/23/2018	Payroll	3	EFT		1,000.00	October 2018 Draw
6087	10/23/2018	Payroll	3	EFT		800.00	October 2018 Draw
6088	10/23/2018	Payroll	3	EFT		2,000.00	October 2018 Draw
6089	10/23/2018	Payroll	3	EFT		1,600.00	October 2018 Draw
6090	10/23/2018	Payroll	3	EFT		500.00	October 2018 Draw
6091	10/23/2018	Payroll	3	EFT		2,500.00	October 2018 Draw
6092	10/23/2018	Payroll	3	EFT		1,500.00	October 2018 Draw
6093	10/23/2018	Payroll	3	EFT		1,300.00	October 2018 Draw
6094	10/23/2018	Payroll	3	EFT		1,000.00	October 2018 Draw
6095	10/23/2018	Payroll	3	EFT		1,700.00	October 2018 Draw
001 General Fund						32,650.00	
						32,650.00	Payroll: 32,650.00

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the City of Stanwood, and that I am authorized to authenticate and certify to said claim.

() Finance Director () Auditing Officer  Date: 10-31-18
() Deputy Finance Director



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 8b

DATE: November 8, 2018

SUBJECT: City Council October 22, 2018 Special Meeting Minutes

CONTACT PERSON: Tania Hawes, Deputy Clerk

ATTACHMENTS: A – Council Regular Meeting Minutes

SUMMARY STATEMENT

Minutes of the October 22, 2018 Special City Council Meeting are attached.

RECOMMENDED MOTION

I MOVE TO APPROVE THE MINUTES OF THE OCTOBER 22, 2018 SPECIAL COUNCIL MEETING AS PRESENTED.



**CITY OF STANWOOD
COUNCIL AGENDA STAFF REPORT**

ITEM NUMBER: 8c

DATE: November 8, 2018

SUBJECT: City Council October 25, 2018 Regular Meeting Minutes

CONTACT PERSON: Tania Hawes, Deputy Clerk

ATTACHMENTS: A – Council Regular Meeting Minutes

SUMMARY STATEMENT

Minutes of the October 25, 2018 Regular City Council Meeting are attached.

RECOMMENDED MOTION

I MOVE TO APPROVE THE MINUTES OF THE OCTOBER 25, 2018 REGULAR COUNCIL MEETING AS PRESENTED.

CITY OF STANWOOD

Regular Meeting of the City Council

Thursday, October 25, 2018 – 7:00 p.m.

Stanwood Camano School District Administration Board Room

MINUTES**1. Call to Order and Pledge of Allegiance**

Mayor Leonard Kelley called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

Deputy Clerk Tania Hawes called the roll with the following Councilmembers present: Rob Johnson, Dianne White, Elizabeth Callaghan, Timothy Pearce, Larry Sather, and Kelly McGill. The meeting was quorate.

Also present: City Administrator Jennifer Olson, Public Works Director Kevin Hushagen, Finance Director David Hammond, Community Development Director Patricia Love, Assistant Fire Chief Don Bartlett, City Attorney Representative Brett Vinson, and Deputy Clerk Tania Hawes.

Motion by Councilmember Sather, second by Councilmember McGill, to excuse Councilmember Williams. Motion carried unanimously.

3. Approval of the Agenda

Motion by Councilmember Sather, second by Councilmember Callaghan, to approve the agenda. Motion carried unanimously.

4. Citizen Comments

Cathy Wooten – 27828 84th Ave NW

Cathy Wooten requested that the minutes of tonight's meeting capture a comment made in the October 11, 2018 City Council meeting. Ms. Wooten commented that the minutes of the October 11th meeting did not capture enough of Angie Siever's comment, particularly that she cautioned Council of raising utility rates and fees too high too fast.

Tim Schmitt – 27308 101st Avenue

Mr. Schmitt thanked staff for creating an email list for the City. Tim then added to the comments made by Mr. and Ms. Krick at the September 27th, 2018 meeting on Roundup being sprayed on their property. Mr. Schmitt commented that though Roundup is generally considered safe, there is growing evidence concerning some dangers. Tim requested that staff revisit the question of what the City should be using to get rid of weeds. He also encouraged staff to consider what methods neighboring cities are using, as well as giving citizens an option to opt-out of spraying on their property.

Stanwood City Council Meeting Minutes – October 25, 2018

5. Staff Reports

- a. Police Compstat Report – September 2018
- b. Public Works Monthly Report – September 2018
- c. Finance Report – Third Quarter

6. Committee Reports

- a. Public Works

Councilmember McGill commented on a question raised in the Public Works Committee Minutes: Can the City work with PUD to buy the pole yard for Viking Way? Councilmember McGill commented that the PUD is making a big request of the City and that they have yet to come to the table in a significant way to talk about allowing the right of way to go through the pole yard.

Mayor Leonard Kelley commented that he has spoken with the PUD in the past and they have acknowledged the importance of their commitment. At the Chamber meeting last week, the PUD made a presentation and discussed moving their customer service centers.

City Administrator Jennifer Olson added that during the Chamber meeting the PUD provided an overview of the North County Pole project. Ms. Olson is working on coordinating a meeting with the Mayor, Community Development Director Patricia Love, Public Works Director Kevin Hushagen, and the PUD to discuss the needs of the City and the PUD.

7. Consent Agenda

- a. Approve Vouchers and Payroll Checks
- b. 2019 Glass Quest, Stanwood Chamber, and Philips Publishing Contracts
- c. Approve October 11, 2018 Regular Meeting Minutes

Motion by Councilmember Sather, second by Councilmember McGill, to approve the consent agenda items a through c. Motion carried unanimously.

8. New Business

- a. First Reading of Ordinance 1463 – 2019 Property Tax Levy and Ordinance 1464 – 2019 EMS Levy

Finance Director David Hammond presented Ordinances 1463 and 1464 on revenue sources to Council.

Councilmember Johnson clarified with City Attorney Representative Brett Vinson if it was okay to hold a public hearing on both Ordinance 1463 and Ordinance 1464 at the same time.

City Attorney Representative Brett Vinson clarified that it is okay to hold a public hearing for both Ordinances at the same time, but each Ordinance would need its own separate motion.

Mayor Leonard Kelley opened the meeting to public hearing to hear testimony on revenue sources.

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Tim Schmitt – 27308 101st Avenue

Mr. Schmitt encouraged Council choose to the least aggressive property tax increase available. Tim stated that he had three reasons to ask for the least aggressive rate. First, the tax rate increases over the last few years have added up to make a large financial impact on citizens. Second, a property tax increase paired with the recently approved utility rate increase could create a double impact on citizens. Third, the rate increase affects the financially vulnerable in the community. Though the rate increase is only about \$7 a month, the rate change could cause financial hardship to many of the citizens in Stanwood. Tim suggested Council consider Councilmember Pearce's suggestion in the October 22, 2018 special meeting to look at cutting City expenses instead of raising income. Mr. Schmitt also referred to Councilmember Callaghan's comment during the October 22 meeting stating that if the City raises tax rates, they should start with the least aggressive increase to help the City reach its financial goals.

Steve Shepro – 8611 280th St NW

Mr. Shepro clarified questions he had about the data for the 2018 budget presented in the staff report for this item.

Cathy Wooten – 27828 84th Ave NW

Cathy Wooten stated that if we begin to have money saved up within the City for when we need our new police station, the City won't have to borrow as much money and will get a better interest rate on the money they borrow. Cathy stated that the City needs to start anticipating expenditures and working proactively to prepare for large expenses.

Seeing no more citizen comments, Council closed the public hearing.

Councilmember McGill asked to clarify which option Council was approving in their motion.

Councilmember Sather clarified that his motion was in favor of option five.

Motion by Councilmember Sather, second by Councilmember Johnson, to approve first reading of Ordinance 1463 levying taxes upon all property subject to taxation within the corporate limits of the City of Stanwood for the year 2019. Pearce – no, Sather – yes, McGill – yes, Johnson – yes, White – yes, Callaghan – no. Motion carried.

Motion by Councilmember Sather, second by Councilmember McGill, to approve first reading of Ordinance 1464 levying taxes for emergency medical services upon all property subject to taxation within the corporate limits of the City of Stanwood for the year 2019. Pearce – yes, Sather – yes, McGill – yes, Johnson – yes, White – yes, Callaghan – yes. Motion carried unanimously.

Stanwood City Council Meeting Minutes – October 25, 2018

b. First Reading of Ordinance 1459 – Industrial Zone Code Amendment

Community Development Director Patricia Love presented the proposed code amendment to update the light industrial and general industrial zoning code to Council. This discussion item came forward as part of the docket from last year to revisit some of the standards from which industrial developments are applied. The goal of this code amendment was to reduce the negative affect of industrial zones on adjacent properties. The Planning Commission reviewed the enforceability of the code amendment, resulting in language requiring sufficient engineering studies by the developer if there is reasonable doubt that zoning standards are not being met. Patricia stated that there was additional clarification language that will be added for the second reading of the Ordinance.

City Council opened the meeting to public hearing.

Cathy Wooten – 27828 84th Ave NW

Cathy Wooten spoke in favor of Ordinance 1459 – Industrial Zone Code Amendment because of its clarity and specific standards.

Seeing no other comments, Mayor Leonard Kelley closed the public hearing.

Motion by Councilmember Sather, second by Councilmember McGill, to approve first reading of Ordinance 1459 as set forth in Attachment “A” amending Title 17, Additional Development Standards in the light industrial and general zones and proceed with the second and final reading of the Ordinance on November 8, 2018. Pearce – yes, Sather – yes, McGill – yes, Johnson – yes, White – yes, Callaghan – yes. Motion carried unanimously.

Councilmember McGill thanked Cathy Wooten for her help as this is an example of government working for the people.

Councilmember Johnson clarified that the additional language Community Development Director Patricia Love presented would be included in this meeting’s motion.

9. Reports of Officers and Committees

a. Mayor’s Report

Mayor Leonard Kelley announced that the Merchants will be holding a trick-or-treat event on Halloween between 4:00pm and 5:00pm. Between 4:00pm and 7:00pm there will be a trunk-or-treat at the Stanwood Grocery Outlet. Mayor Leonard Kelley attended a board workshop for Community Transit today and announced that the Board gave approval for Community Transit to create reduced fares for passengers that fall below the low income line.

b. City Administrator’s Report

City Administrator Jennifer Olson commented on the Discover Stanwood-Camano Magazine Report, announcing that part of the services provided by the magazine will be a specialized advertising tool for Stanwood Businesses magazine’s website next year.

Stanwood City Council Meeting Minutes – October 25, 2018

c. Councilmember Reports and Questions

Councilmember McGill stated that the citizen testimony on raising property taxes is being taken into consideration and that his vote in favor of the rate increase was not an easy decision.

10. Adjourn

Mayor Kelley adjourned the meeting at 8:02 p.m.

CITY OF STANWOOD

ATTEST:

Leonard Kelley, Mayor

Tania Hawes, Deputy Clerk



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 9a

DATE: November 8, 2018

SUBJECT: First and second reading and final adoption of Ordinance 1467 authorizing the acquisition of portions of real property identified by tax parcel numbers 32041900309400, 32041900309600, 32401900303400 and 32041900304000 under threat of condemnation or by condemnation for the purpose of constructing roadway improvements

CONTACT PERSON: Kevin Hushagen, Public Works Director

ATTACHMENTS: A - Ordinance 1467

ISSUE

The issue in front of Council involves first reading, second reading, and final adoption of Ordinance 1467 authorizing the acquisition of portions of real property identified by tax parcel numbers 32041900309400, 32041900309600, 32401900303400 and 32041900304000 under threat of condemnation or by condemnation for the purpose of constructing roadway improvements.

RECOMMENDATION

At the October 11th meeting the City attorney and staff briefed Council in executive session on the stalled communications with property owners and Council recommended bringing back an ordinance to move to condemnation.

SUMMARY STATEMENT

An east–west connector, Viking Way, was identified as a needed roadway to improve traffic flow and safety in the downtown. The City applied for and received grant money to help with the design of the roadway and the City contracted with Perteet to design the improvements. The need for additional right-of-way was identified and the City applied for and successfully received grant money to help with the purchase of property. The project is now 100% designed and additional grant money to offset the cost of construction has been secured, however the needed ROW has not been obtained.

DISCUSSION

Appraisals of the effected properties were completed and offers were made to the owners. One counter offer was given without justification and Council asked for justification. That follow up was never received and discussions have stalled. The construction funding is now available and staff would like to move this project to construction and completion.

FINANCIAL IMPACT

The City received a \$140,000 grant with a City match of \$140,000 to help with design. The City also received a \$350,000 grant with a \$350,000 match to offset ROW purchases. Year to date \$463,259.65 has been spent on these two items. The grant portion of these would likely need to be paid back if the project were to not be built. There are additional grants of \$1,437,000 and \$500,000 pending for construction. The project and funding sources are included in the 2019-2020 budget.

CITY COUNCIL OPTIONS

1. Conduct first and second reading and final adoption of Ordinance 1467 to establish ownership and maintenance responsibilities in the water system.
2. Conduct first reading of Ordinance 1467 and direct staff to bring the Ordinance back for second reading and final adoption.
3. Do not consider Ordinance 1467 and direct staff to take necessary steps to cancel the Viking Way project.

RECOMMENDED MOTION

“I MOVE TO CONDUCT FIRST AND SECOND READINGS AND ADOPT ORDINANCE 1467 AUTHORIZING THE ACQUISITION OF PORTIONS OF REAL PROPERTY IDENTIFIED BY TAX PARCEL NUMBERS: 32041900309400, 32041900309600, 32041900303400, AND 32041900304000 UNDER THREAT OF CONDEMNATION OR BY CONDEMNATION FOR THE PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS”.

CITY OF STANWOOD
Stanwood, Washington

ORDINANCE NO. 1467

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AUTHORIZING THE CONDEMNATION, APPROPRIATION, TAKING AND DAMAGING OF LAND AND OTHER PROPERTY FOR PURPOSES OF COMPLETING THE 90th AVENUE EXTENSION PROJECT CONSISTING OF THE ACQUISITION OF THE NECESSARY PROPERTY FOR THE EXTENSION OF 90th AVENUE NW AND ESTABLISHMENT OF VIKING WAY AS A PUBLIC ROAD AND THE INSTALLATION OF SIDEWALK, CURB AND GUTTER ALONG WITH ALL NECESSARY APPURTENANCES AND PROPERTY NECESSARY FOR INGRESS AND EGRESS TOGETHER WITH ALL RIGHTS APPURTENANT THERETO, INCLUDING ACCESS WHERE APPLICABLE. THIS ORDINANCE DIRECTS THE CITY ATTORNEY TO PROSECUTE THE APPROPRIATE LEGAL PROCEEDINGS, TOGETHER WITH THE AUTHORITY TO ENTER INTO SETTLEMENTS, STIPULATIONS OR OTHER AGREEMENTS; AND ACKNOWLEDGES THAT ALL OF THE REAL PROPERTY AFFECTED IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF STANWOOD IN SNOHOMISH COUNTY, WASHINGTON; AUTHORIZING PAYMENT THEREOF FROM THE CITY'S GENERAL FUND OR FROM SUCH OTHER MONIES THAT THE CITY MAY HAVE AVAILABLE OR ATTAIN FOR THE ACQUISITION; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Stanwood (hereinafter the "City") finds as follows:

1. Public safety, convenience, use and necessity demand 90th Avenue Extension Project consisting of the acquisition of the necessary property for the extension of 90th Avenue NW and establishment of Viking Way as a public road and the installation of sidewalk, curb and gutter.

2. The City has conducted engineering studies and has determined that it will be necessary to acquire portions of certain property for the 90th Avenue Extension Project and establishment of Viking Way as a public road identified as follows:

Tax Parcel No. 32041900309400 & 32041900309600
Identified in the Snohomish County Assessor records as 27007 90th Avenue NW,
Stanwood, WA 98292

Tax Parcel No. 32041900303400
Identified in the Snohomish County Assessor records as 8821 Viking Way, Stanwood,
WA 98292

Tax Parcel No. 32041900304000

Identified in the Snohomish County Assessor records as 8802 SR 532, Stanwood, WA 98292

The property is more specifically described in **EXHIBIT A** attached hereto and incorporated herein by this reference. The portions of the property necessary for the completion of the 90th Avenue Extension Project and establishment of Viking Way as a public road are more specifically identified in **EXHIBIT B**. The City is further authorized to amend the legal descriptions contained in **EXHIBIT B** as may be necessary and appropriate to meet requirements of the project

3. The entire cost of the acquisitions provided by this ordinance shall be paid by the following funds of the City:

General fund or from such other monies that the city may have available or attain for the acquisition or such other funds as may be provided by law.

4. The City has had the fair market value of property appraised and has negotiated in good faith. The City has been unable to agree with certain property owners upon the compensation to be paid for said properties.

5. The City has authority pursuant to RCW Chapter 8.12 to acquire, if necessary, title to real property for public purposes. The 90th Avenue Extension Project and establishment of Viking Way as a public road is a public purpose.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

1. The City is hereby authorized to condemn, appropriate, take and damage the portions of the real property described in **EXHIBIT A** and **EXHIBIT B** hereto. The City is further authorized to amend the legal descriptions contained in **EXHIBIT B** as may be necessary and appropriate to meet requirements of the project

2. The use of the property described in **EXHIBIT A** and **EXHIBIT B** is for 90th Avenue Extension Project consisting of the acquisition of the necessary property for the extension of 90th Avenue NW and establishment of Viking Way as a public road and the installation of sidewalk, curb and gutter, which is a permanent public use and is reasonably necessary for the purposes for which it is sought.

3. All lands, rights, privileges and other property lying within the limits of the land described in **EXHIBIT A** and **EXHIBIT B** are hereby authorized to be condemned, appropriated, taken and damaged for the purpose of 90th Avenue Extension Project consisting of the acquisition of the necessary property for the extension of 90th Avenue NW and establishment of Viking Way as a public road and the installation of sidewalk, curb and gutter. All lands, rights, privileges and other properties are to be taken, damaged and appropriated only after just

compensation has been made, or paid into the court for the owners thereof in the manner provided by law.

4. The cost of the acquisition provided for by this ordinance shall be paid by the following funds of the City:

General fund or from such other monies that the city may have available or attain for the acquisition or such other funds as may be provided by law.

5. The City's attorneys should be and hereby are authorized and directed to begin and prosecute the actions and proceedings in a manner provided by law to carry out the provisions of this ordinance, and to enter into settlements to mitigate damages.

PASSED by the City Council and APPROVED by the Mayor this ____ day of NOVEMBER, 2018.

CITY OF STANWOOD

By _____
Leonard Kelley, Mayor

ATTEST:

By _____
David A. Hammond, Clerk

Approved as to form:

By _____
GRANT K. WEED, City Attorney

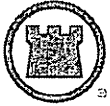
Date of Publication: _____

Effective Date (5 days after publication): _____

EXHIBIT A
LEGAL DESCRIPTIONS

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500044387
Amendment 2

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

City of Stanwood

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:

Title Officer: Commercial Unit
Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201
Fax: (855)394-4817
Main Phone: (425)259-8205
Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$33.95

Effective Date: May 9, 2017 at 08:00 AM

The assurances referred to on the face page are:

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Viking Village Shopping Center, Inc., a Washington corporation, which acquired title as S & H Development Co., Inc., a Washington corporation

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

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 320419-003-034-00 and 320419-003-040-00

Tracts B and C of City of Stanwood Short Subdivision recorded under Auditor's File No. 8507290168, records of Snohomish County, Washington, being a portion of Government Lot 4 of Section 19, Township 32 North, Range 4 East of the Willamette Meridian;

Together with that portion of said Government Lot 4 lying South of State Highway No. 1-Y (SR 532) as condemned in Snohomish County Superior Court Cause No. 65972;

Except that portion described as follows:

Beginning at the Southwest corner of said Section;

thence North 1 ° 51'04" West along the Section line 944.66 feet, more or less, to the South line of the J.W. Hall right of way;

thence North 87 ° 53'43" East along said right of way 192.70 feet;

thence South 2 ° 13'37" East 951.85 feet more or less, to the South line of said Section;

thence Westerly along the South line of said Section 198.98 feet more or less, to the Point of Beginning.

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Right and privilege to join the dike
Recording Date: November 17, 1911
Recording No.: 173068
Affects: Portion lying South of SR 532

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Coast Condensed Milk Co.
Purpose: Sewer pipe line
Recording Date: March 13, 1915
Recording No.: 209071
Affects: Portion on South side of dike, along Irvine Slough

3. Any question that may arise due to shifting or change in the course, boundaries or high water line of Irving Slough or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Irving Slough.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 15, 1939
Recording No.: 660654
Affects: Portion of Said premises and other property

The exact location and extent of said easement is not disclosed of record.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanwood Water Company
Purpose: Water pipe line
Recording Date: November 20, 1944
Recording No.: 775428
Affects: As located with Said premises and other property to be located by mutual consent

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanwood Water Company
Purpose: Water pipe line
Recording Date: April 18, 1955
Recording No.: 1140182
Affects: Along the South side of dike located on the North bank of Irving Slough

SCHEDULE B
(continued)

7. Condemnation of access to State Highway Number 1-Y (SR 532) and of light, view and air by Decree in favor of the State of Washington:

Superior Case Cause Number: 65972
County: Snohomish

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Coast Telephone Company
Purpose: Telephone and telegraph purposes on existing power poles
Recording Date: July 11, 1961
Recording No.: 1471033
Affects: as located on Said premises and other property

The exact location and extent of said easement is not disclosed of record.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution line
Recording Date: November 13, 1962
Recording No.: 1572000
Affects: As staked and located on Said premises and other property

The exact location and extent of said easement is not disclosed of record.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County and West Coast Telephone Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 14, 1964
Recording No.: 1725581
Affects: Portion of Tract B as located or hereafter relocated

11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 30, 1965
Recording No.: 1799127

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanwood Water Company
Purpose: Water pipe line
Recording Date: June 22, 1967
Recording No.: 1967949
Affects: That portion of Said premises lying South of SR 532

SCHEDULE B

(continued)

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline or pipelines
Recording Date: August 26, 1970
Recording No.: 2161595
Affects: Portion of Tract B

14. Statement of Intent of Reservation of Road to the City of Stanwood including the terms, covenants and provisions thereof

Recording Date: April 7, 1980 and June 17, 1981
Recording No.: 8004070085 and 8106170202

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Stanwood Short Subdivision:

Recording No: 8110280051

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline or pipelines
Recording Date: October 3, 1983
Recording No.: 8310030027
Affects: Portions of Said premises and other property

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Stanwood Short Subdivision:

Recording No: 8507290168

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Anchor location for underground and/or overhead electric transmission and/or distribution system
Recording Date: August 27, 1992
Recording No.: 9208270503
Affects: Easterly portion of Tract C

SCHEDULE B
(continued)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County, and GTE Northwest Incorporated
Purpose: Underground and/or overhead electric transmission and/or distribution system
Recording Date: October 14, 1996
Recording No.: 9610140144
Affects: East 7 feet of Tract C

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County and Verizon Northwest Inc.
Purpose: Underground and/or overhead electric transmission and/or distribution system
Recording Date: January 13, 2009
Recording No.: 200901130513
Affects: Portion of Tract B approximately as delineated therein

21. General taxes have not been searched at this time. They will be furnished by Endorsement.

22. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,410,000.00
Dated: August 1, 2003
Trustor/Grantor: S & H Development Co., Inc., a Washington corporation
Trustee: Chicago Title Insurance Company
Beneficiary: Charles T. Cole, a single man
Recording Date: September 2, 2003
Recording No.: 200309020300
Affects: Portion of Said premises and other property

An assignment of the beneficial interest under said deed of trust which names:

Assignee: Donna J. and Charles T. Cole Charitable Foundation
Recording Date: September 2, 2003
Recording No.: 200309020301

23. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B

SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500044380

CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

GUARANTEES

City of Stanwood, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12 (c) of the Conditions

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Authorized Officer or Agent



Chicago Title Insurance Company

By:

President

Attest:

Secretary

ISSUING OFFICE:

Title Officer: Commercial Unit
Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201
Fax: (855)394-4817
Main Phone: (425)259-8205
Email: Everett.CU@ctt.com

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$32.20

Effective Date: July 11, 2016 at 08:00 AM

The assurances referred to on the face page are:

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

International Church of the Foursquare Gospel, a California non-profit corporation

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

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 320419-003-094-00 and 320419-003-096-00

Tracts 5 and 7 of Stanwood Shopping Center Binding Site Plan as recorded in Volume 1 of Binding Site Plans at pages 55 through 57, inclusive, and recorded under recording no. 8606125001 records of Snohomish County, Washington, being a portion of Government Lot 4 of Section 19, Township 32 North, Range 4 East of the Willamette Meridian.

Situate in the County of Snohomish, State of Washington

SCHEDULE B**GENERAL EXCEPTIONS**

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.

SCHEDULE B

(continued)

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Coast Condensed Milk Co.
Purpose: Sewer pipe line
Recording Date: March 13, 1915
Recording No.: 209071
Affects: Portion on South side of dike, along Irvine Slough

2. Any question that may arise due to shifting or change in the course, boundaries or high water line of Irving Slough or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Irving Slough.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 15, 1939
Recording No.: 660654
Affects: Portion of Said premises and other property

The exact location and extent of said easement is not disclosed of record.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanwood Water Company
Purpose: Water pipe line
Recording Date: November 20, 1944
Recording No.: 775428
Affects: As located with Said premises and other property to be located by mutual consent

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Stanwood Water Company
Purpose: Water pipe line
Recording Date: April 18, 1955
Recording No.: 1140182
Affects: Along the South side of dike located on the North bank of Irving Slough

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: West Coast Telephone Company
Purpose: Telephone and telegraph purposes on existing power poles
Recording Date: July 11, 1961
Recording No.: 1471033
Affects: as located on Said premises and other property

The exact location and extent of said easement is not disclosed of record.

SCHEDULE B

(continued)

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Electric transmission and/or distribution line
Recording Date: November 13, 1962
Recording No.: 1572000
Affects: As staked and located on Said premises and other property

The exact location and extent of said easement is not disclosed of record.

8. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 30, 1965
Recording No.: 1799127

9. Statement of Intent of Reservation of Road to the City of Stanwood including the terms, covenants and provisions thereof

Recording Date: April 7, 1980 and June 17, 1981
Recording No.: 8004070085 and 8106170202

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Stanwood Short Subdivision:

Recording No: 8110280051

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Snohomish County
Purpose: Underground electric transmission and/or distribution system
Recording Date: June 13, 1983
Recording No.: 8306130130
Affects: Southeasterly Portion of Said premises and other property approximately as delineated therein

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline or pipelines
Recording Date: October 3, 1983
Recording No.: 8310030028
Affects: Portions of Said premises and other property

SCHEDULE B
(continued)

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on City of Stanwood Short Subdivision:
- Recording No: 8507290168
14. Easement with Covenants and Restrictions affecting land (ECR) including the terms, covenants and provisions thereof
- Recording Date: February 28, 1986
Recording No.: 8602280112
15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Binding Site Plan:
- Recording No: 8606125001
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Cascade Natural Gas Corporation
Purpose: oil and gas pipelines
Recording Date: May 19, 1989
Recording No.: 8905190419
Affects: West 45 feet of the North 45 feet of Lot 7
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
- Recording No: 9410065001
18. General taxes have not been searched at this time. They will be furnished by Endorsement.

SCHEDULE B

(continued)

19. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$416,000.00
Dated: September 9, 2015
Trustor/Grantor: International Church of the Foursquare Gospel, a California non-profit corporation
Trustee: Chicago Title Company
Beneficiary: Beneficial State Bank
Loan No.: 100461001
Recording Date: September 14, 2015
Recording No.: 201509140552

20. Assignment of Rents and Leases

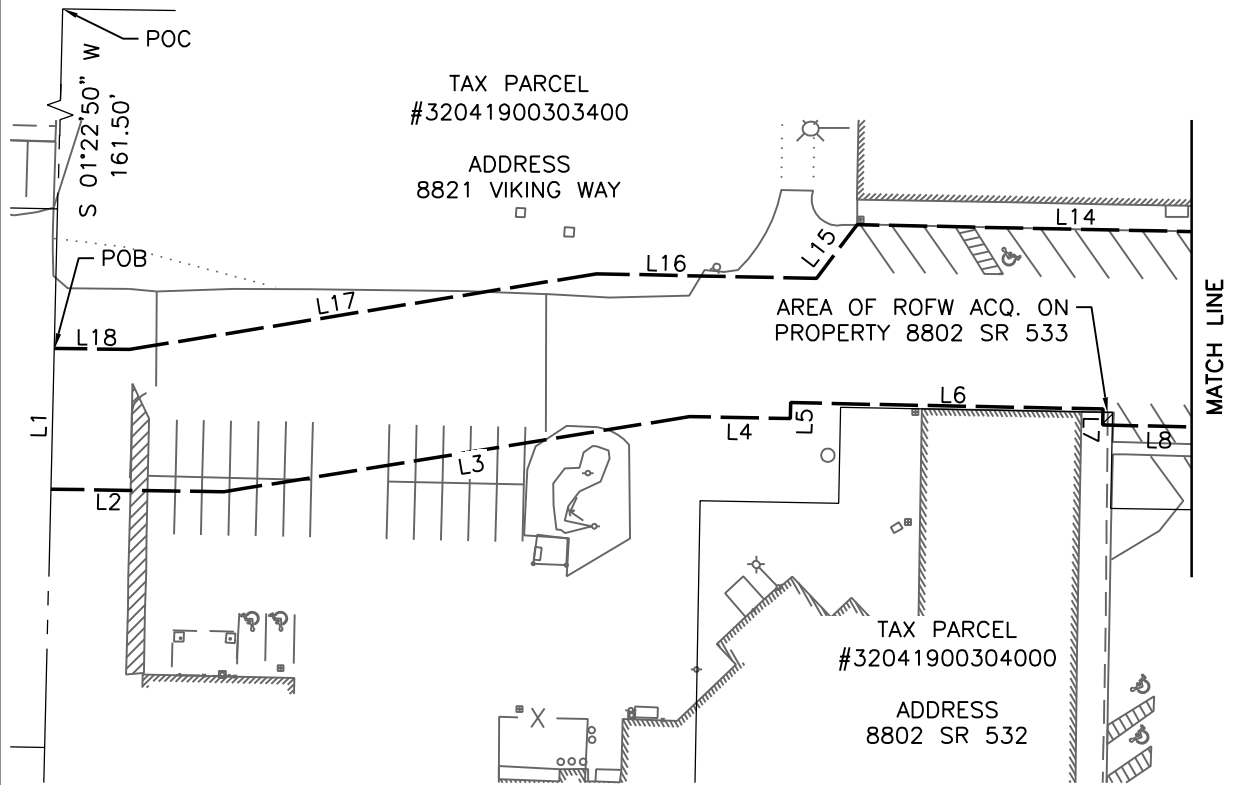
Assigned to: Beneficial State Bank
Assigned by: International Church of the Foursquare Gospel, a California non-profit corporation
Recording Date: September 14, 2015
Recording No.: 201509140553

END OF SCHEDULE B

EXHIBIT B

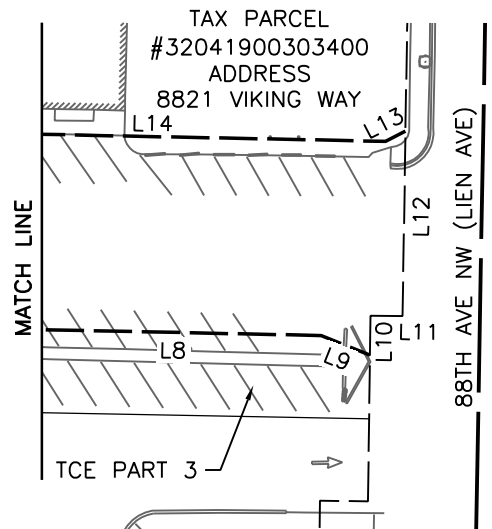
LEGAL DESCRIPTIONS

EXHIBIT 8802 SR 532 RIGHT OF WAY ACQUISITION



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	44.00'
L2	S 89°07'21" E	53.94'
L3	N 80°50'09" E	147.50'
L4	S 88°49'32" E	31.53'
L5	N 01°10'28" E	5.00'
L6	S 88°49'32" E	97.64'
L7	S 01°10'28" W	5.00'
L8	S 88°49'32" E	115.14'
L9	S 67°54'29" E	16.42'

LINE	BEARING	DISTANCE
L10	N 00°45'51" E	12.36'
L11	S 89°14'09" E	10.04'
L12	N 00°53'58" E	57.72'
L13	S 63°17'20" W	7.02'
L14	N 88°49'32" W	211.97'
L15	S 37°08'47" W	21.01'
L16	N 88°49'32" W	68.81'
L17	S 80°47'32" W	147.75'
L18	N 89°07'21" W	23.55'



AREA (SF±)
ROFW = 12

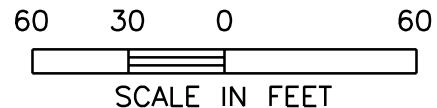


POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

TCE = TEMPORARY CONSTRUCTION EASEMENT PART 1

RIGHT OF WAY ACQUISITION
For: City of Stanwood
DATE: July 5, 2017
Sheet 1 of 1



Right of Way Acquisition
8802 SR 532

A PORTION WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE PORTION FOR RIGHT OF WAY ACQUISITION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

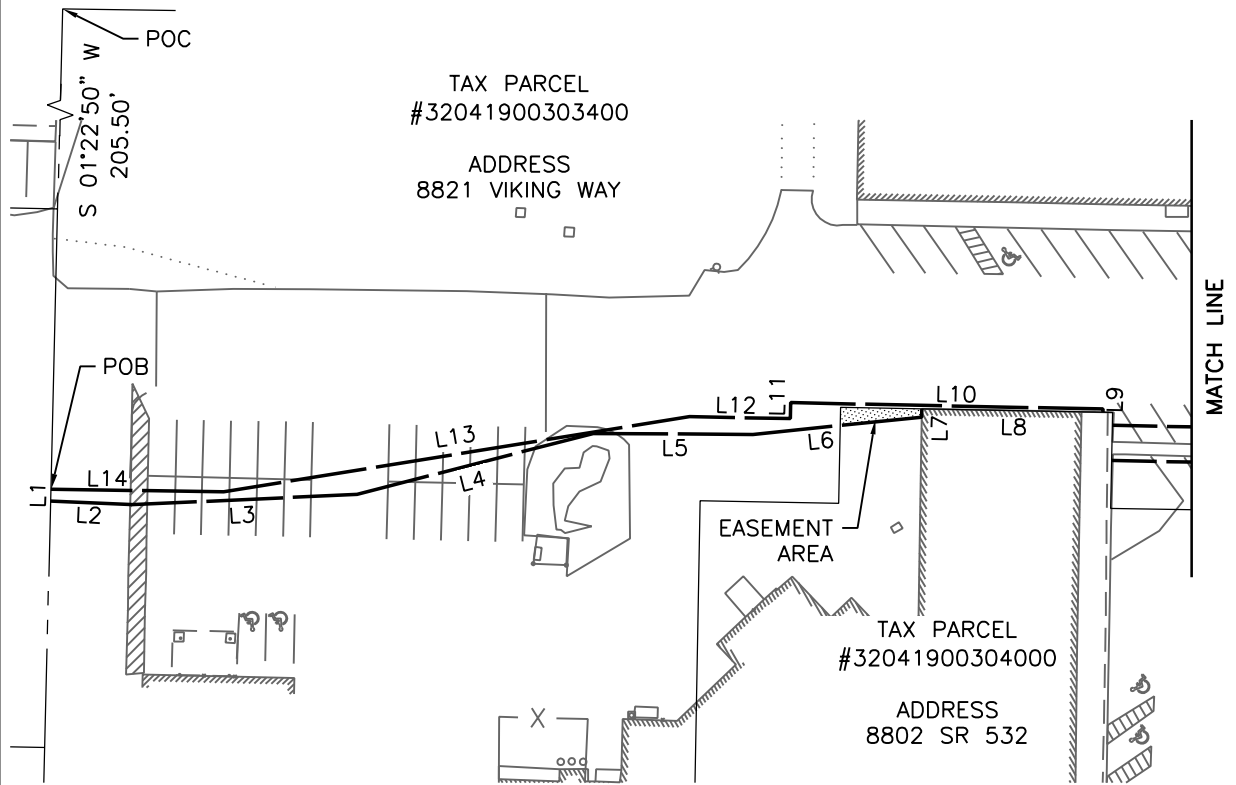
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B;
THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 161.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 44.00 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 53.94 FEET;
THENCE N 80°50'09" E, A DISTANCE OF 147.50 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 31.53 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 5.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 97.64 FEET;
THENCE S 01°10'28" W, A DISTANCE OF 5.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 115.14 FEET;
THENCE S 67°54'29" E, A DISTANCE OF 16.42 FEET TO THE WESTERLY RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (UNION ST) AT STATION A3+85.64, 40 FEET LEFT, PER THE SR 532 RIGHT OF WAY PLANS, STANWOOD TO LINDSTROM ROAD, PAGE 2 OF 4;
THENCE N 00°45'51" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 12.36 FEET TO A BEND IN THE RIGHT OF WAY AT STATION A3+98, 40 FEET LEFT;

THENCE S 89°14'09" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 10.04 FEET
TO A BEND IN THE RIGHT OF WAY AT STATION A3+98, 30 FEET LEFT WITH A JOG IN THE
CENTERLINE OF 88TH AVE NW AS SHOWN ON THE RECORD OF SURVEY BY BRH AND
RECORDED UNDER AUDITOR'S FILE NUMBER 9801135004, RECORDS OF SNOHOMISH
COUNTY, WASHINGTON;
THENCE N 00°53'58" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 57.72 FEET;
THENCE S 63°17'20" W, A DISTANCE OF 7.02 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 211.97 FEET;
THENCE S 37°08'47" W, A DISTANCE OF 21.01 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 68.81 FEET;
THENCE S 80°47'32" W, A DISTANCE OF 147.75 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

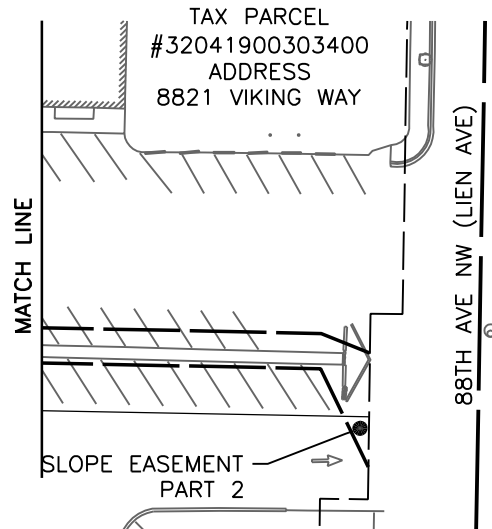
CONTAINING 12 SQUARE FEET MORE OR LESS.

EXHIBIT 8802 SR 532 PERMANENT SLOPE EASEMENT PART 1



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	3.72'
L2	S 87°27'04" E	25.62'
L3	N 87°21'03" E	70.27'
L4	N 75°32'18" E	76.15'
L5	S 89°37'33" E	49.90'
L6	N 84°10'02" E	53.02'
L7	N 01°10'28" E	2.63'
L8	S 88°56'42" E	56.64'
L9	N 01°10'28" E	0.96'

LINE	BEARING	DISTANCE
L10	N 88°49'32" W	97.64'
L11	S 01°10'28" W	5.00'
L12	N 88°49'32" W	31.53'
L13	S 80°50'09" W	147.50'
L14	N 89°07'21" W	53.94'



AREA (SF±)
SLOPE = 106

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SLOPE = SLOPE EASEMENT PART 1

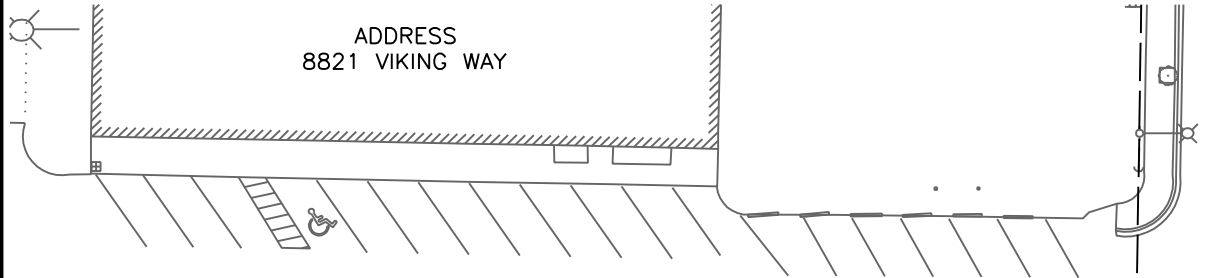
PERMANENT SLOPE EASEMENT
For: City of Stanwood
DATE: July 6, 2017 Sheet 1 of 1

60 30 0 60
SCALE IN FEET

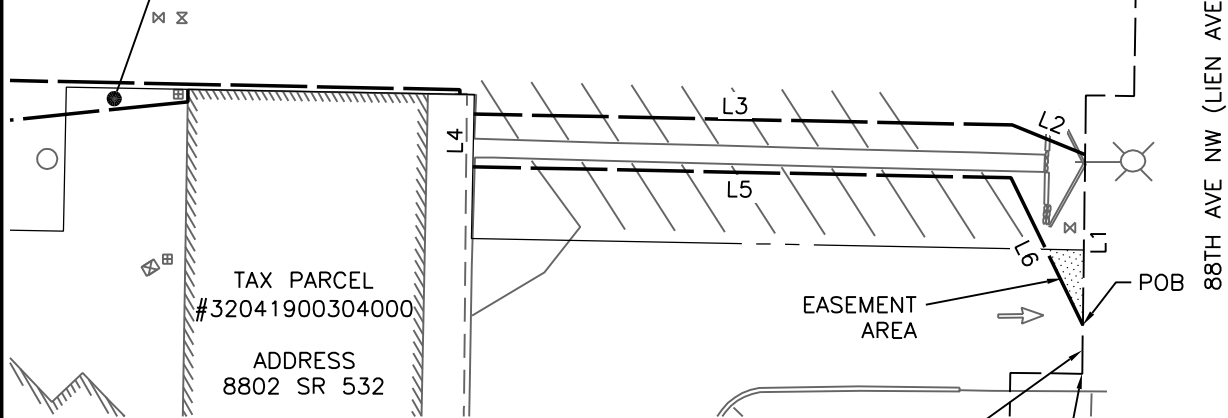
EXHIBIT 8802 SR 532 PERMANENT SLOPE EASEMENT PART 2

TAX PARCEL
#32041900303400

ADDRESS
8821 VIKING WAY



SLOPE PART 1



TAX PARCEL
#32041900304000

ADDRESS
8802 SR 532

LINE	BEARING	DISTANCE
L1	N 00°45'51" E	35.53'
L2	N 67°54'29" W	16.42'
L3	N 88°49'32" W	112.15'
L4	S 01°03'29" W	11.00'
L5	S 88°49'32" E	112.13'
L6	S 25°59'21" E	34.16'

EASEMENT
AREA

N 00°45'51" E
10.11'

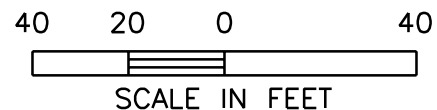
POINT OF COMMENCEMENT
STA: A3+40 40'L
PER SR532 RIGHT OF WAY PLANS
STANWOOD TO LINDSTROM ROAD
PAGE 2 OF 4

POB = POINT OF BEGINNING

SLOPE = SLOPE EASEMENT PART 2

AREA (SF±)
SLOPE = 62

PERMANENT SLOPE EASEMENT
For: City of Stanwood
DATE: July 6, 2017 Sheet 1 of 1



Slope Easement Part 1
8802 SR 532

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT B OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 205.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 3.72 FEET;
THENCE S 87°27'04" E, A DISTANCE OF 25.62 FEET;
THENCE N 87°21'03" E, A DISTANCE OF 70.27 FEET;
THENCE N 75°32'18" E, A DISTANCE OF 76.15 FEET;
THENCE S 89°37'33" E, A DISTANCE OF 49.90 FEET;
THENCE N 84°10'02" E, A DISTANCE OF 53.02 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 2.63 FEET TO THE NORTH MOST LINE OF THE EXCEPTED PARCEL;
THENCE S 88°56'42" E, ALONG SAID NORTH MOST LINE, A DISTANCE OF 56.64 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 0.96 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 97.64 FEET;

THENCE S 01°10'28" W, A DISTANCE OF 5.00 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 31.53 FEET;
THENCE S 80°50'09" W, A DISTANCE OF 147.50 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 53.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 106 SQUARE FEET MORE OR LESS.

Slope Easement Part 2
8802 SR 532

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

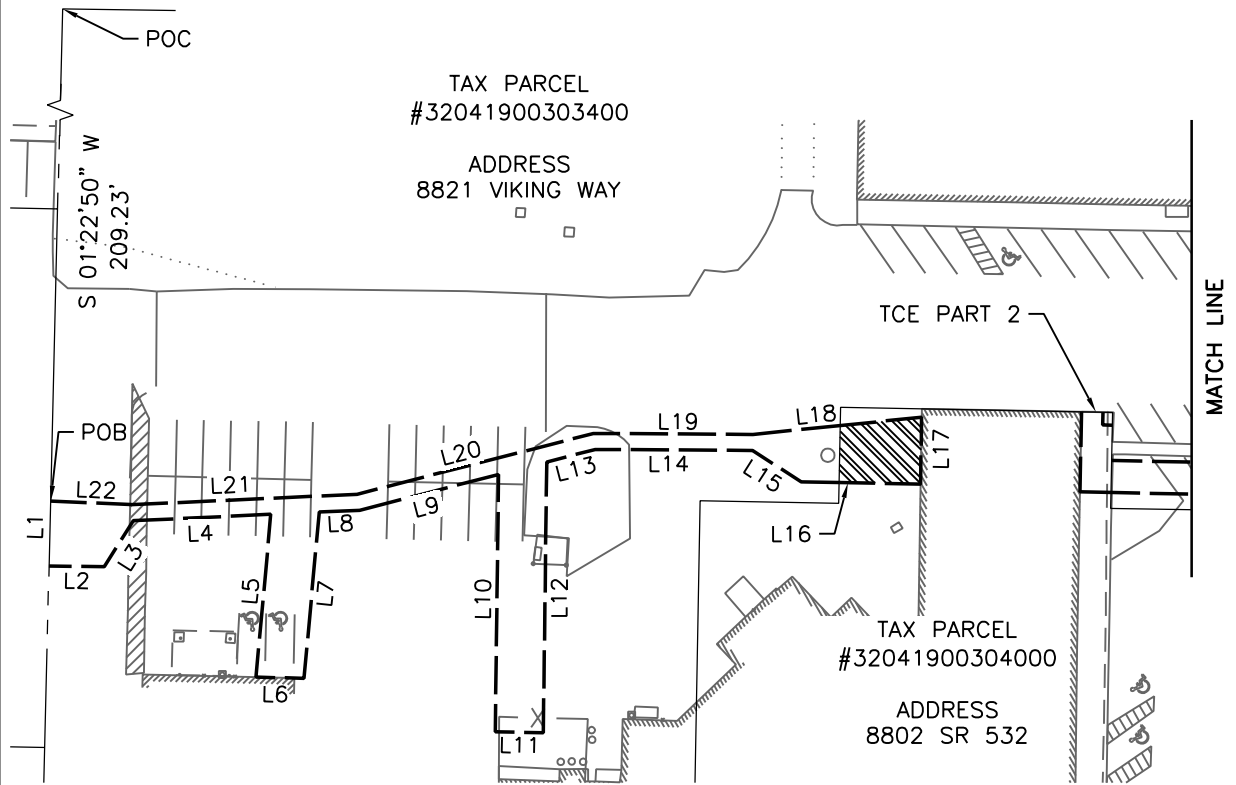
COMMENCING ON THE WEST RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (UNION ST) AT STATION A3+40, 40 FEET LEFT, PER THE SR 532 RIGHT OF WAY PLANS, STANWOOD TO LINDSTROM ROAD, PAGE 2 OF 4;
THENCE N 00°45'51" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 10.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00°45'51" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 35.53 FEET;
THENCE N 67°54'29" W, A DISTANCE OF 16.42 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 112.15 FEET TO THE EAST PARCEL LINE OF THE FIRST DESCRIBED PARCEL;
THENCE S 01°03'29" W, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 11.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 112.13 FEET;
THENCE S 25°59'21" E, A DISTANCE OF 34.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 62 SQUARE FEET MORE OR LESS.

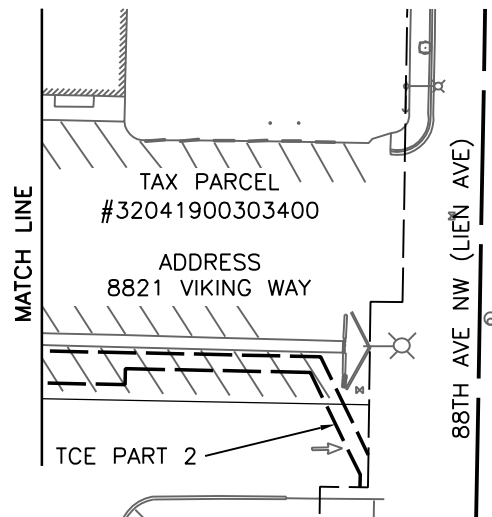
EXHIBIT 8802 SR 532

TEMPORARY CONSTRUCTION EASEMENT PART 1



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	20.28'
L2	S 89°07'21" E	17.22'
L3	N 32°17'28" E	17.03'
L4	N 87°21'03" E	43.03'
L5	S 05°13'06" W	51.08'
L6	S 88°43'09" E	15.04'
L7	N 05°13'06" E	52.12'
L8	N 87°21'03" E	12.62'
L9	N 75°32'16" E	44.86'
L10	S 00°43'58" W	80.39'

LINE	BEARING	DISTANCE
L11	S 88°38'53" E	15.00'
L12	N 00°43'58" E	84.62'
L13	N 75°32'16" E	15.60'
L14	S 89°37'33" E	49.25'
L15	S 57°04'39" E	18.05'
L16	S 88°56'31" E	37.31'
L17	N 00°56'03" E	20.89'
L18	S 84°10'02" W	53.03'
L19	N 89°37'33" W	49.90'
L20	S 75°32'18" W	76.15'
L21	S 87°21'03" W	70.27'
L22	N 87°27'04" W	25.62'



AREA (SF±)
TCE = 492



POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 TCE = TEMPORARY CONSTRUCTION EASEMENT PART 1

TEMPORARY CONSTRUCTION EASEMENT
For: City of Stanwood
DATE: June 26, 2017 Sheet 1 of 1

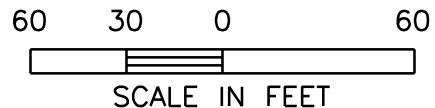
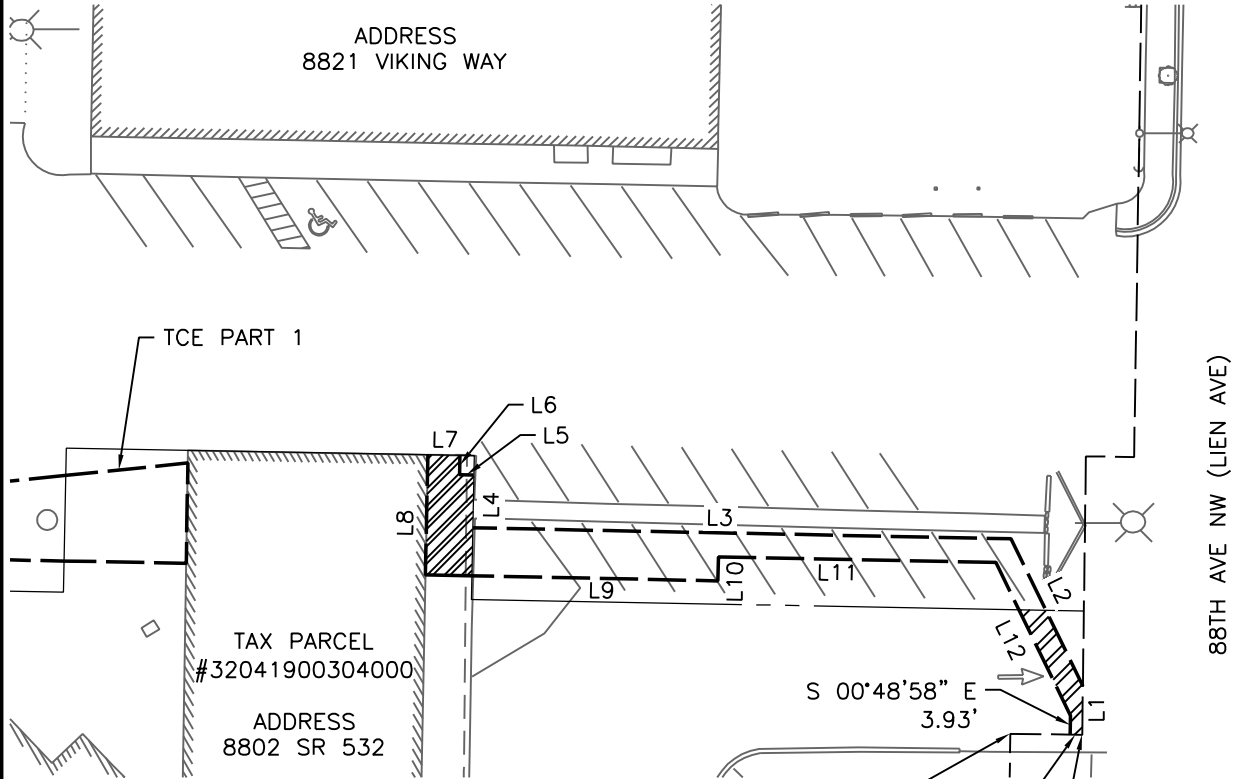


EXHIBIT 8802 SR 532 TEMPORARY CONSTRUCTION EASEMENT PART 2

TAX PARCEL
#32041900303400

ADDRESS
8821 VIKING WAY



LINE	BEARING	DISTANCE
L1	N 00°45'51" E	10.11'
L2	N 25°59'21" W	34.16'
L3	N 88°49'32" W	112.13'
L4	N 01°03'29" E	11.00'
L5	N 88°49'32" W	2.98'
L6	N 01°10'28" E	4.04'
L7	N 89°00'40" W	6.69'
L8	S 01°06'44" W	25.02'
L9	S 88°49'32" E	60.94'
L10	N 01°10'28" E	5.00'
L11	S 88°49'32" E	57.80'
L12	S 25°59'21" E	35.50'

S 00°48'58" E
3.93'

STA: A3+40 55'L

S 89°14'09" E
2.49'

POINT OF BEGINNING
STA: A3+40 40'L
PER SR532 RIGHT OF WAY PLANS
STANWOOD TO LINDSTROM ROAD
PAGE 2 OF 4

AREA (SF±)
TCE = 353

/// TCE = TEMPORARY CONSTRUCTION EASEMENT PART 2

TEMPORARY CONSTRUCTION EASEMENT
For: City of Stanwood
DATE: June 26, 2017 Sheet 1 of 1

40 20 0 40
SCALE IN FEET

Temporary Construction Easement Part 1
8802 SR 532

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT B OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER RECORDING NUMBER 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 209.23 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 20.28 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 17.22 FEET;
THENCE N 32°17'28" E, A DISTANCE OF 17.03 FEET;
THENCE N 87°21'03" E, A DISTANCE OF 43.03 FEET;
THENCE S 05°13'06" W, A DISTANCE OF 51.08 FEET;
THENCE S 88°43'09" E, A DISTANCE OF 15.04 FEET;
THENCE N 05°13'06" E, A DISTANCE OF 52.12 FEET;
THENCE N 87°21'03" E, A DISTANCE OF 12.62 FEET;
THENCE N 75°32'16" E, A DISTANCE OF 44.86 FEET;
THENCE S 00°43'58" W, A DISTANCE OF 80.39 FEET;
THENCE S 88°38'53" E, A DISTANCE OF 15.00 FEET;
THENCE N 00°43'58" E, A DISTANCE OF 84.62 FEET;
THENCE N 75°32'16" E, A DISTANCE OF 15.60 FEET;

THENCE S 89°37'33" E, A DISTANCE OF 49.25 FEET;
THENCE S 57°04'39" E, A DISTANCE OF 18.05 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 37.31 FEET;
THENCE N 00°56'03" E, A DISTANCE OF 20.89 FEET;
THENCE S 84°10'02" W, A DISTANCE OF 53.03 FEET;
THENCE N 89°37'33" W, A DISTANCE OF 49.90 FEET;
THENCE S 75°32'18" W, A DISTANCE OF 76.15 FEET;
THENCE S 87°21'03" W, A DISTANCE OF 70.27 FEET;
THENCE N 87°27'04" W, A DISTANCE OF 25.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 492 SQUARE FEET MORE OR LESS.

Temporary Construction Easement Part 2
8802 SR 532

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

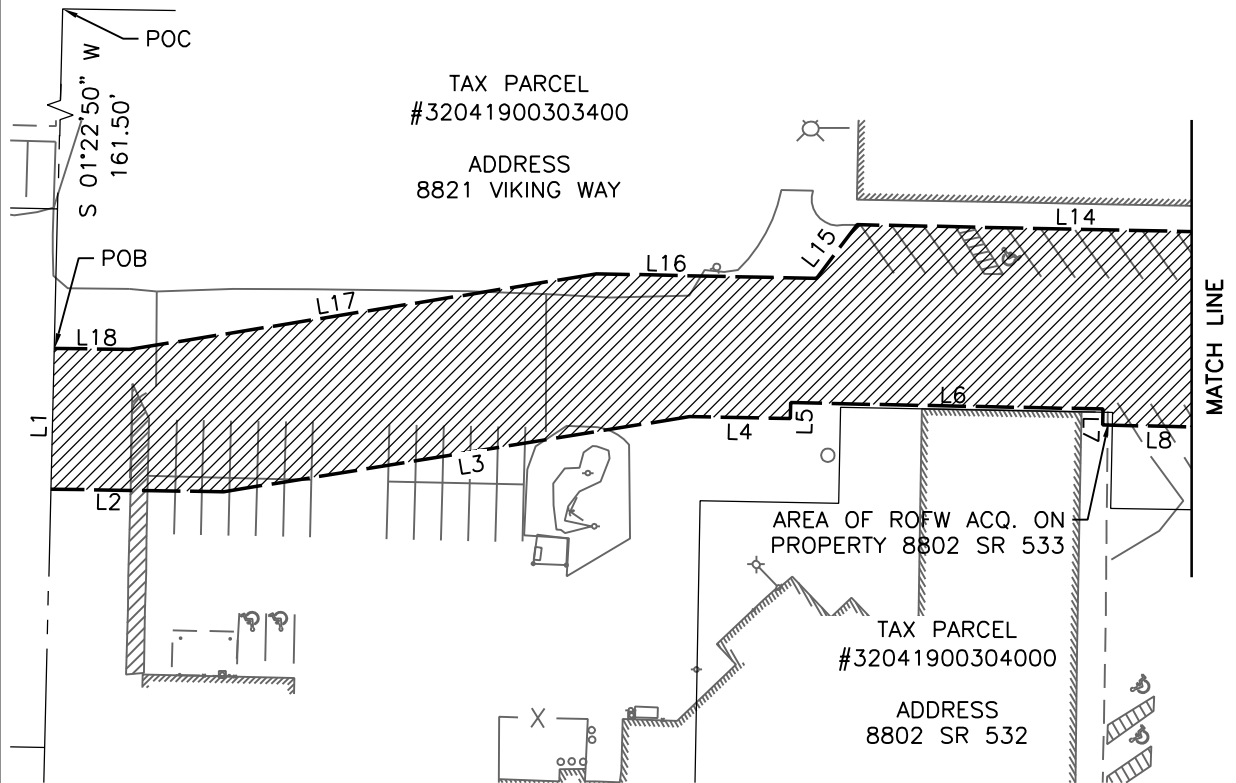
THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (UNION ST) AT STATION A3+40, 40 FEET LEFT, PER THE SR 532 RIGHT OF WAY PLANS, STANWOOD TO LINDSTROM ROAD, PAGE 2 OF 4;
THENCE N 00°45'51" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 10.11 FEET;
THENCE N 25°59'21" W, A DISTANCE OF 34.16 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 112.13 FEET TO THE EAST PROPERTY LINE OF THE BELOW DESCRIBED PARCEL;
THENCE N 01°03'29" E, ALONG SAID EAST LINE, A DISTANCE OF 11.00 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 2.98 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 4.04 FEET TO THE NORTH LINE OF SAID BELOW DESCRIBED PARCEL;
THENCE N 89°00'40" W, ALONG SAID NORTH LINE, A DISTANCE OF 6.69 FEET;
THENCE S 01°06'44" W, A DISTANCE OF 25.02 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 60.94 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 5.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 57.80 FEET;
THENCE S 25°59'21" E, A DISTANCE OF 35.50 FEET;

THENCE S 00°48'58" E, A DISTANCE OF 3.93 FEET TO THE WESTERLY RIGHT OF WAY OF 88TH
AVE NW AT STATION A3+40, 42.49 FEET LEFT;
THENCE S 89°14'09" E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 2.49 FEET TO THE POINT
OF BEGINNING.

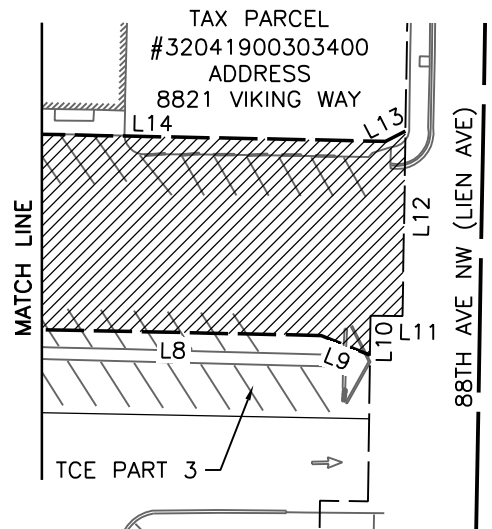
CONTAINING 353 SQUARE FEET MORE OR LESS.

EXHIBIT 8821 VIKING WAY RIGHT OF WAY ACQUISITION



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	44.00'
L2	S 89°07'21" E	53.94'
L3	N 80°50'09" E	147.50'
L4	S 88°49'32" E	31.53'
L5	N 01°10'28" E	5.00'
L6	S 88°49'32" E	97.64'
L7	S 01°10'28" W	5.00'
L8	S 88°49'32" E	115.14'
L9	S 67°54'29" E	16.42'

LINE	BEARING	DISTANCE
L10	N 00°45'51" E	12.36'
L11	S 89°14'09" E	10.04'
L12	N 00°53'58" E	57.72'
L13	S 63°17'20" W	7.02'
L14	N 88°49'32" W	211.97'
L15	S 37°08'47" W	21.01'
L16	N 88°49'32" W	68.81'
L17	S 80°47'32" W	147.75'
L18	N 89°07'21" W	23.55'



AREA (SF±)
ROFW = 24,705



POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

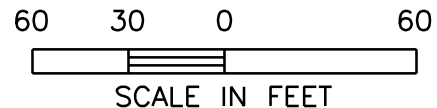
TCE = TEMPORARY CONSTRUCTION EASEMENT PART 1

RIGHT OF WAY ACQUISITION

For: City of Stanwood

DATE: July 5, 2017

Sheet 1 of 1



Right of Way Acquisition
8821 Viking Way

A PORTION WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B AND TRACT C OF THE SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE PORTION FOR RIGHT OF WAY ACQUISITION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

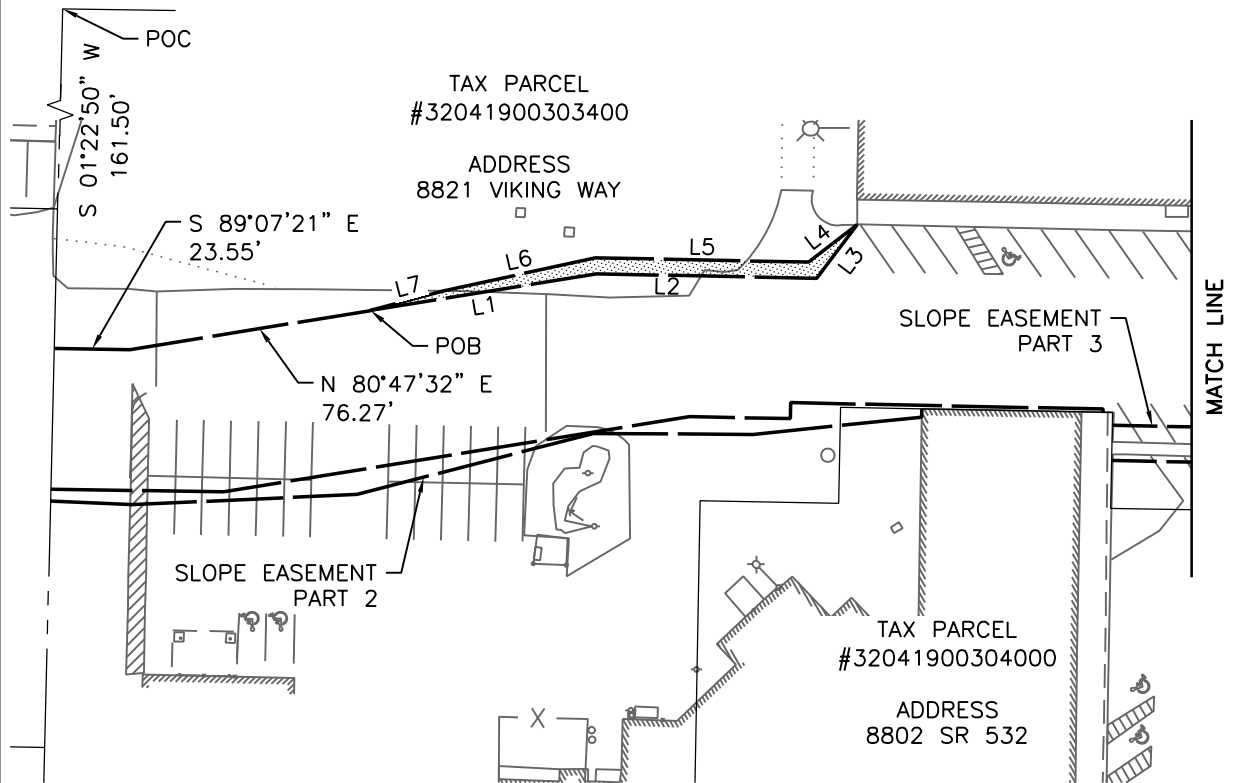
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B;
THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 161.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 44.00 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 53.94 FEET;
THENCE N 80°50'09" E, A DISTANCE OF 147.50 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 31.53 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 5.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 97.64 FEET;
THENCE S 01°10'28" W, A DISTANCE OF 5.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 115.14 FEET;

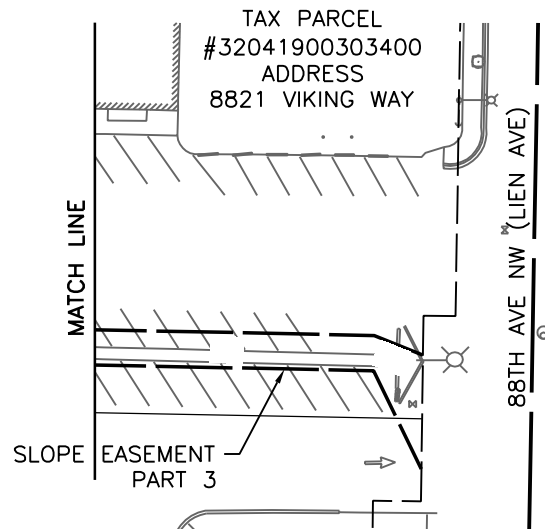
THENCE S 67°54'29" E, A DISTANCE OF 16.42 FEET TO THE WESTERLY RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (UNION ST) AT STATION A3+85.64, 40 FEET LEFT, PER THE SR 532 RIGHT OF WAY PLANS, STANWOOD TO LINDSTROM ROAD, PAGE 2 OF 4;
THENCE N 00°45'51" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 12.36 FEET TO A BEND IN THE RIGHT OF WAY AT STATION A3+98, 40 FEET LEFT;
THENCE S 89°14'09" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 10.04 FEET TO A BEND IN THE RIGHT OF WAY AT STATION A3+98, 30 FEET LEFT WITH A JOG IN THE CENTERLINE OF 88TH AVE NW AS SHOWN ON THE RECORD OF SURVEY BY BRH AND RECORDED UNDER AUDITOR'S FILE NUMBER 9801135004, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE N 00°53'58" E, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 57.72 FEET;
THENCE S 63°17'20" W, A DISTANCE OF 7.02 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 211.97 FEET;
THENCE S 37°08'47" W, A DISTANCE OF 21.01 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 68.81 FEET;
THENCE S 80°47'32" W, A DISTANCE OF 147.75 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 23.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 24,705 SQUARE FEET MORE OR LESS.

EXHIBIT 8821 VIKING WAY PERMANENT SLOPE EASEMENT PART 1



LINE	BEARING	DISTANCE
L1	N 80°47'32" E	71.48'
L2	S 88°49'32" E	68.81'
L3	N 37°08'47" E	21.01'
L4	S 52°18'16" W	19.12'
L5	N 88°49'32" W	66.71'
L6	S 77°39'41" W	48.43'
L7	S 75°05'16" W	23.69'



AREA (SF±)
SLOPE = 596

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SLOPE = SLOPE EASEMENT PART 1

PERMANENT SLOPE EASEMENT PART 1
For: City of Stanwood
DATE: July 6, 2017 Sheet 1 of 1

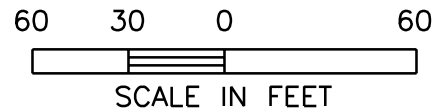
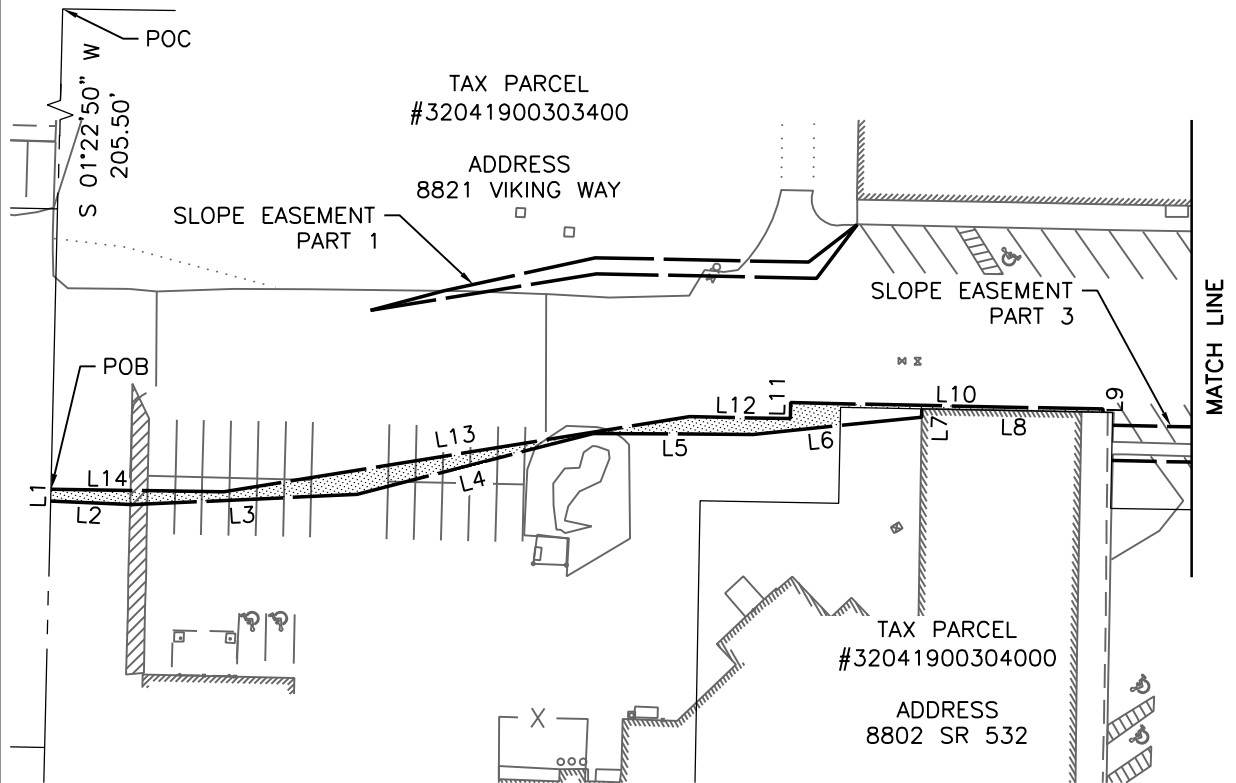
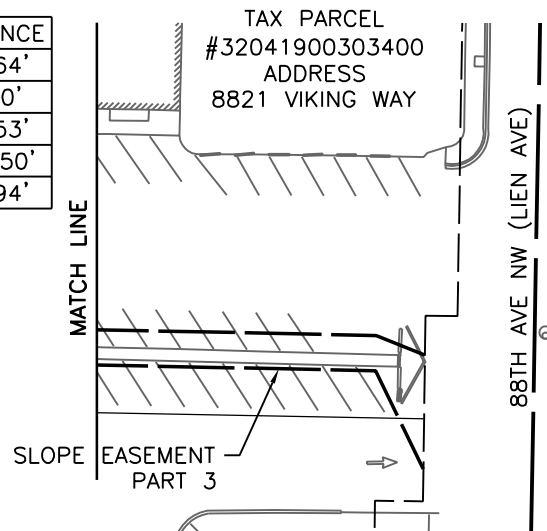


EXHIBIT 8821 VIKING WAY PERMANENT SLOPE EASEMENT PART 2



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	3.72'
L2	S 87°27'04" E	25.62'
L3	N 87°21'03" E	70.27'
L4	N 75°32'18" E	76.15'
L5	S 89°37'33" E	49.90'
L6	N 84°10'02" E	53.02'
L7	N 01°10'28" E	2.63'
L8	S 88°56'42" E	56.64'
L9	N 01°10'28" E	0.96'

LINE	BEARING	DISTANCE
L10	N 88°49'32" W	97.64'
L11	S 01°10'28" W	5.00'
L12	N 88°49'32" W	31.53'
L13	S 80°50'09" W	147.50'
L14	N 89°07'21" W	53.94'



AREA (SF±)
SLOPE = 1,167



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SLOPE = SLOPE EASEMENT PART 2

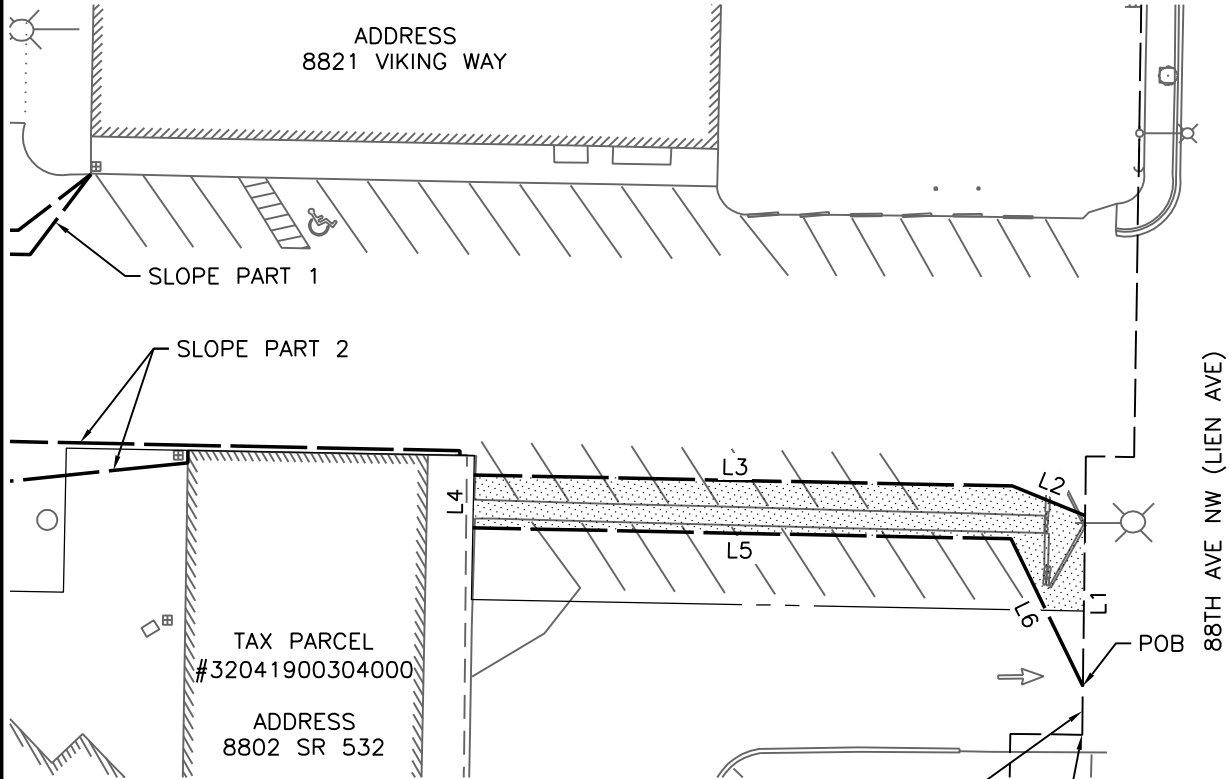
PERMANENT SLOPE EASEMENT
For: City of Stanwood
DATE: July 6, 2017 Sheet 1 of 1

60 30 0 60
SCALE IN FEET

EXHIBIT 8821 VIKING WAY TEMPORARY CONSTRUCTION EASEMENT PART 3

TAX PARCEL
#32041900303400

ADDRESS
8821 VIKING WAY



LINE	BEARING	DISTANCE
L1	N 00°45'51" E	35.53'
L2	N 67°54'29" W	16.42'
L3	N 88°49'32" W	112.15'
L4	S 01°03'29" W	11.00'
L5	S 88°49'32" E	112.13'
L6	S 25°59'21" E	34.16'

POINT OF COMMENCEMENT
STA: A3+40 40'L
PER SR532 RIGHT OF WAY PLANS
STANWOOD TO LINDSTROM ROAD
PAGE 2 OF 4

POB = POINT OF BEGINNING

SLOPE = SLOPE EASEMENT PART 3

AREA (SF±)
SLOPE = 1,529

TEMPORARY CONSTRUCTION EASEMENT
For: City of Stanwood
DATE: June 26, 2017 Sheet 1 of 1

40 20 0 40

SCALE IN FEET

Slope Easement Part 1
8821 Viking Way

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT B OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 161.50 FEET;

THENCE S 89°07'21" E, A DISTANCE OF 23.55 FEET;

THENCE N 80°47'32" E, A DISTANCE OF 76.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 80°47'32" E, A DISTANCE OF 71.48 FEET;

THENCE S 88°49'32" E, A DISTANCE OF 68.81 FEET;

THENCE N 37°08'47" E, A DISTANCE OF 21.01 FEET;

THENCE S 52°18'16" W, A DISTANCE OF 19.12 FEET;

THENCE N 88°49'32" W, A DISTANCE OF 66.71 FEET;

THENCE S 77°39'41" W, A DISTANCE OF 48.43 FEET;

THENCE S 75°05'16" W, A DISTANCE OF 23.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 596 SQUARE FEET MORE OR LESS.

Slope Easement Part 2

8821 Viking Way

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B AND TRACT C OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT B OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 205.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 3.72 FEET;
THENCE S 87°27'04" E, A DISTANCE OF 25.62 FEET;
THENCE N 87°21'03" E, A DISTANCE OF 70.27 FEET;
THENCE N 75°32'18" E, A DISTANCE OF 76.15 FEET;
THENCE S 89°37'33" E, A DISTANCE OF 49.90 FEET;

THENCE N 84°10'02" E, A DISTANCE OF 53.02 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 2.63 FEET TO THE NORTH MOST LINE OF THE
EXCEPTED PARCEL;
THENCE S 88°56'42" E, ALONG SAID NORTH MOST LINE, A DISTANCE OF 56.64 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 0.96 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 97.64 FEET;
THENCE S 01°10'28" W, A DISTANCE OF 5.00 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 31.53 FEET;
THENCE S 80°50'09" W, A DISTANCE OF 147.50 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 53.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,167 SQUARE FEET MORE OR LESS.

Slope Easement Part 3

8821 Viking Way

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B AND TRACT C OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

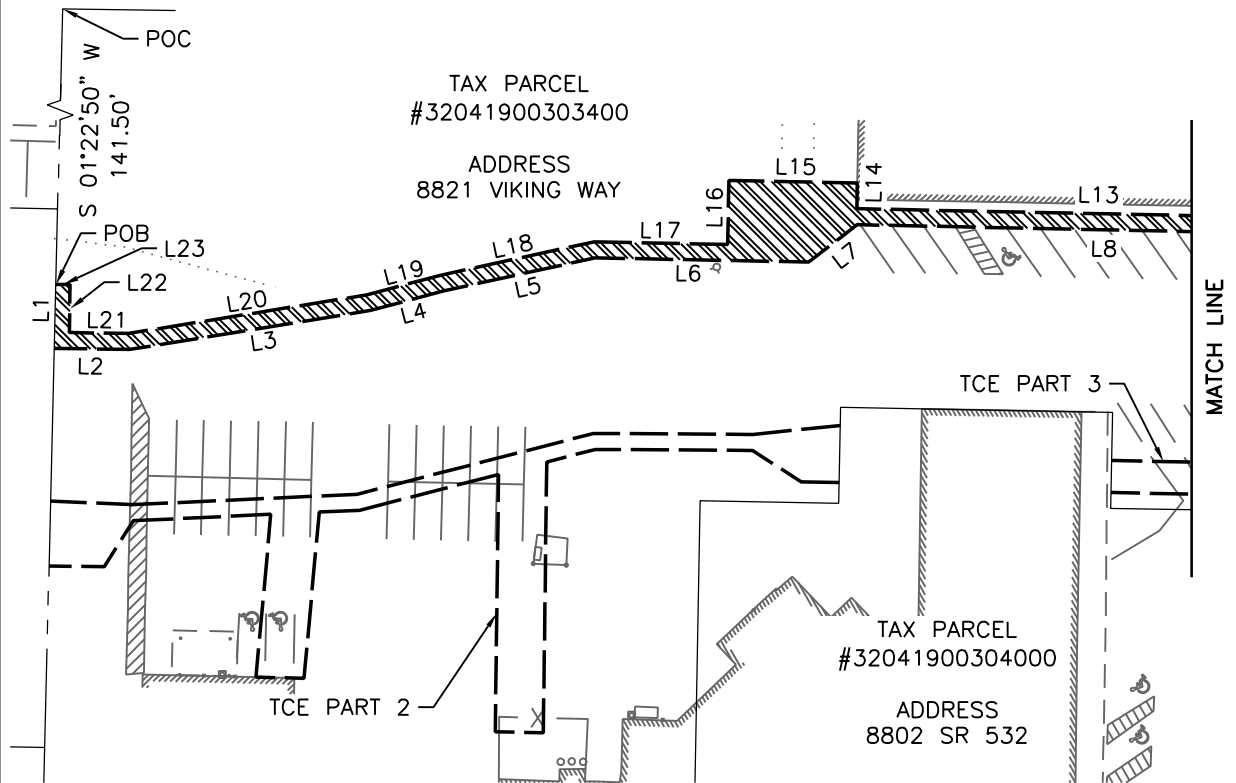
COMMENCING ON THE WEST RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (UNION ST) AT STATION A3+40, 40 FEET LEFT, PER THE SR 532 RIGHT OF WAY PLANS, STANWOOD TO LINDSTROM ROAD, PAGE 2 OF 4;
THENCE N 00°45'51" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 10.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00°45'51" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 35.53 FEET;
THENCE N 67°54'29" W, A DISTANCE OF 16.42 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 112.15 FEET TO THE EAST PARCEL LINE OF THE FIRST EXCEPTED PARCEL;
THENCE S 01°03'29" W, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 11.00 FEET;

THENCE S $88^{\circ}49'32''$ E, A DISTANCE OF 112.13 FEET;
THENCE S $25^{\circ}59'21''$ E, A DISTANCE OF 34.16 FEET TO THE POINT OF BEGINNING.

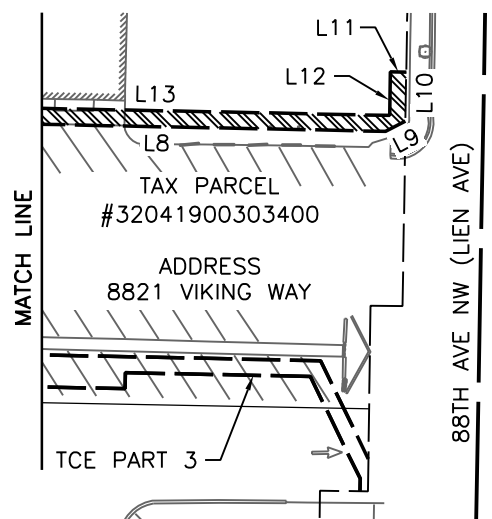
CONTAINING 1,529 SQUARE FEET MORE OR LESS.

EXHIBIT 8821 VIKING WAY TEMPORARY CONSTRUCTION EASEMENT PART 1



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	20.00'
L2	S 89°07'21" E	23.55'
L3	N 80°47'32" E	76.27'
L4	N 75°05'16" E	23.69'
L5	N 77°39'41" E	48.43'
L6	S 88°49'32" E	66.71'
L7	N 52°18'16" E	19.12'
L8	S 88°49'32" E	211.97'
L9	N 63°17'20" E	7.02'
L10	N 00°53'58" E	15.33'

LINE	BEARING	DISTANCE
L11	N 89°06'02" W	5.00'
L12	S 00°53'58" W	13.59'
L13	N 88°49'32" W	213.37'
L14	N 01°10'02" E	8.00'
L15	N 88°49'32" W	40.13'
L16	S 01°10'28" W	20.00'
L17	N 88°49'32" W	41.72'
L18	S 77°41'56" W	49.27'
L19	S 75°05'16" W	23.80'
L20	S 80°48'40" W	75.33'
L21	N 89°07'21" W	18.49'
L22	N 00°52'32" E	15.00'
L23	N 89°07'21" W	4.45'



AREA (SF±)
TCE = 3,198



POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
TCE = TEMPORARY CONSTRUCTION EASEMENT PART 1

TEMPORARY CONSTRUCTION EASEMENT
For: City of Stanwood
DATE: June 26, 2017 Sheet 1 of 1

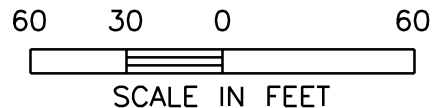
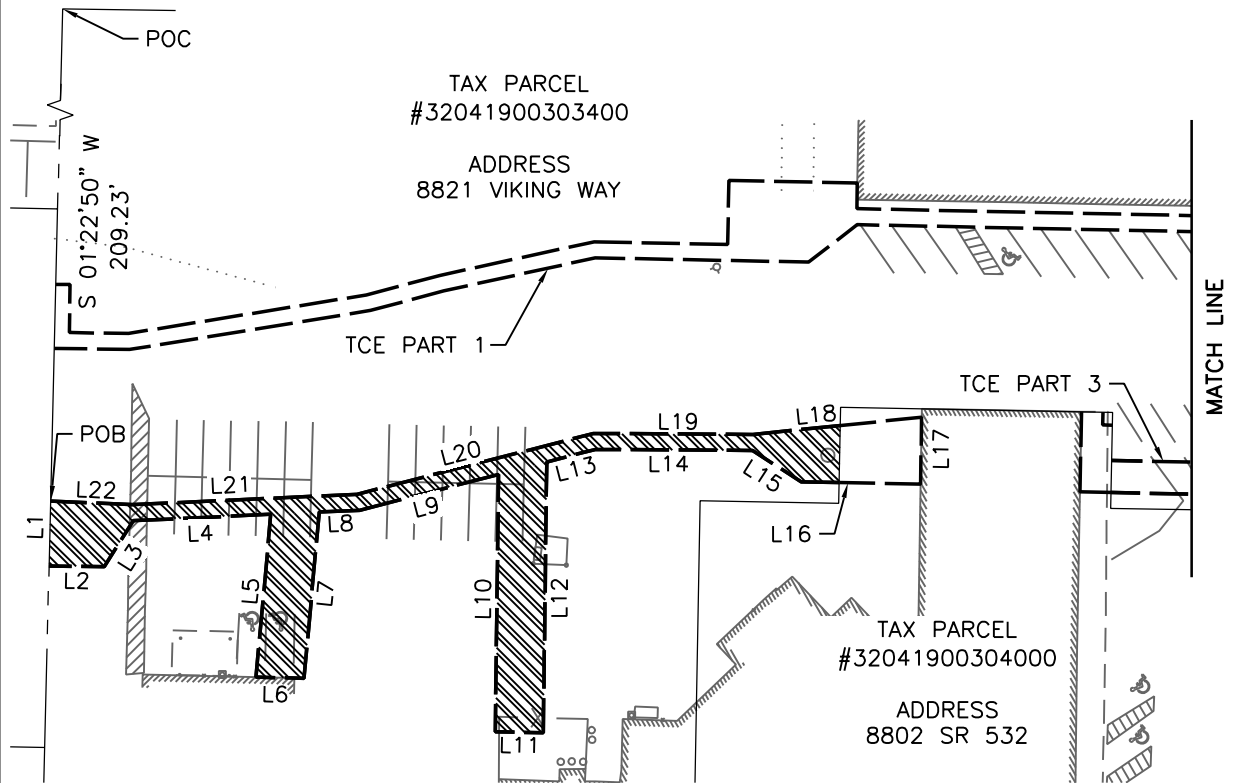
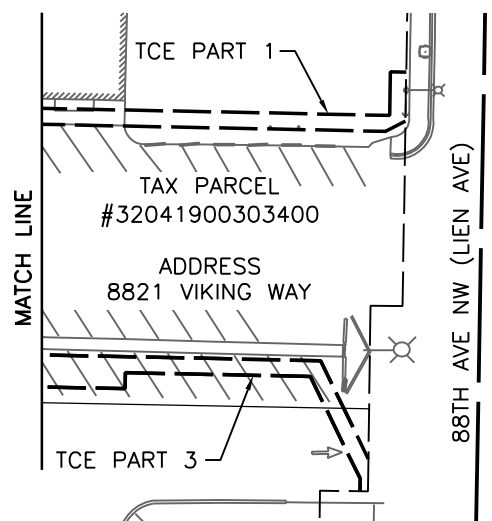


EXHIBIT 8821 VIKING WAY TEMPORARY CONSTRUCTION EASEMENT PART 2



LINE	BEARING	DISTANCE
L1	S 01°22'50" W	20.28'
L2	S 89°07'21" E	17.22'
L3	N 32°17'28" E	17.03'
L4	N 87°21'03" E	43.03'
L5	S 05°13'06" W	51.08'
L6	S 88°43'09" E	15.04'
L7	N 05°13'06" E	52.12'
L8	N 87°21'03" E	12.62'
L9	N 75°32'16" E	44.86'
L10	S 00°43'58" W	80.39'

LINE	BEARING	DISTANCE
L11	S 88°38'53" E	15.00'
L12	N 00°43'58" E	84.62'
L13	N 75°32'16" E	15.60'
L14	S 89°37'33" E	49.25'
L15	S 57°04'39" E	18.05'
L16	S 88°56'31" E	37.31'
L17	N 00°56'03" E	20.89'
L18	S 84°10'02" W	53.03'
L19	N 89°37'33" W	49.90'
L20	S 75°32'18" W	76.15'
L21	S 87°21'03" W	70.27'
L22	N 87°27'04" W	25.62'



AREA (SF±)
TCE = 3,812



POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

TCE = TEMPORARY CONSTRUCTION EASEMENT PART 2

TEMPORARY CONSTRUCTION EASEMENT

For: City of Stanwood

DATE: June 26, 2017

Sheet 1 of 1

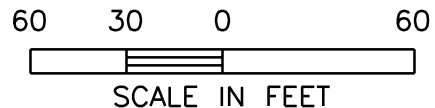
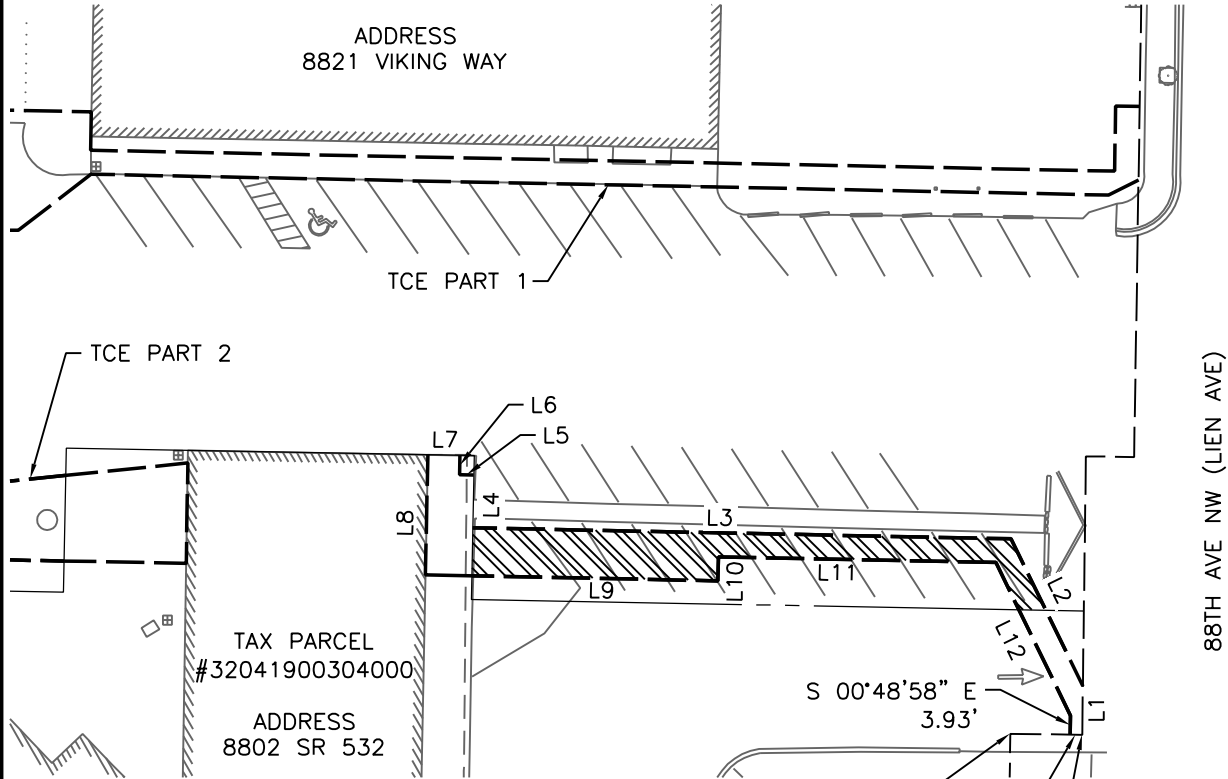


EXHIBIT 8821 VIKING WAY TEMPORARY CONSTRUCTION EASEMENT PART 3

TAX PARCEL
#32041900303400

ADDRESS
8821 VIKING WAY

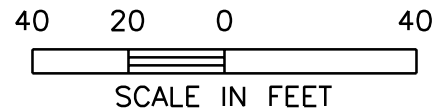


LINE	BEARING	DISTANCE
L1	N 00°45'51" E	10.11'
L2	N 25°59'21" W	34.16'
L3	N 88°49'32" W	112.13'
L4	N 01°03'29" E	11.00'
L5	N 88°49'32" W	2.98'
L6	N 01°10'28" E	4.04'
L7	N 89°00'40" W	6.69'
L8	S 01°06'44" W	25.02'
L9	S 88°49'32" E	60.94'
L10	N 01°10'28" E	5.00'
L11	S 88°49'32" E	57.80'
L12	S 25°59'21" E	35.50'

AREA (SF±)
TCE = 878

/// TCE = TEMPORARY CONSTRUCTION EASEMENT PART 3

TEMPORARY CONSTRUCTION EASEMENT
For: City of Stanwood
DATE: June 26, 2017 Sheet 1 of 1



Temporary Construction Easement Part 1

8821 Viking Way

Tax Parcel #32041900303400

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT B OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER RECORDING NUMBER 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 141.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 23.55 FEET;
THENCE N 80°47'32" E, A DISTANCE OF 76.27 FEET;
THENCE N 75°05'16" E, A DISTANCE OF 23.69 FEET;
THENCE N 77°39'41" E, A DISTANCE OF 48.43 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 66.71 FEET;
THENCE N 52°18'16" E, A DISTANCE OF 19.12 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 211.97 FEET;
THENCE N 63°17'20" E, A DISTANCE OF 7.02 FEET TO THE WEST RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (EAST LINE OF SAID LOT B) AS SHOWN ON SAID SHORT PLAT SUBDIVISION;
THENCE N 00°53'58" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 15.33 FEET;
THENCE N 89°06'02" W, A DISTANCE OF 5.00 FEET;
THENCE S 00°53'58" W, A DISTANCE OF 13.59 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 213.37 FEET;
THENCE N 01°10'02" E, A DISTANCE OF 8.00 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 40.13 FEET;
THENCE S 01°10'28" W, A DISTANCE OF 20.00 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 41.72 FEET;
THENCE S 77°41'56" W, A DISTANCE OF 49.27 FEET;
THENCE S 75°05'16" W, A DISTANCE OF 23.80 FEET;
THENCE S 80°48'40" W, A DISTANCE OF 75.33 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 18.49 FEET;
THENCE N 00°52'32" E, A DISTANCE OF 15.00 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 4.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,198 SQUARE FEET MORE OR LESS.

Temporary Construction Easement Part 2

8821 Viking Way

Tax Parcel #32041900303400

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B AND TRACT C OF THE SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT B OF THE SHORT PLAT SUBDIVISION APPLICATION BY S&H DEVELOPMENT CO. AS RECORDED UNDER RECORDING NUMBER 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 01°22'50" W, ALONG THE WEST LINE OF SAID LOT B, A DISTANCE OF 209.23 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 01°22'50" W, ALONG SAID WEST LINE, A DISTANCE OF 20.28 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 17.22 FEET;
THENCE N 32°17'28" E, A DISTANCE OF 17.03 FEET;
THENCE N 87°21'03" E, A DISTANCE OF 43.03 FEET;
THENCE S 05°13'06" W, A DISTANCE OF 51.08 FEET;

THENCE S 88°43'09" E, A DISTANCE OF 15.04 FEET;
THENCE N 05°13'06" E, A DISTANCE OF 52.12 FEET;
THENCE N 87°21'03" E, A DISTANCE OF 12.62 FEET;
THENCE N 75°32'16" E, A DISTANCE OF 44.86 FEET;
THENCE S 00°43'58" W, A DISTANCE OF 80.39 FEET;
THENCE S 88°38'53" E, A DISTANCE OF 15.00 FEET;
THENCE N 00°43'58" E, A DISTANCE OF 84.62 FEET;
THENCE N 75°32'16" E, A DISTANCE OF 15.60 FEET;
THENCE S 89°37'33" E, A DISTANCE OF 49.25 FEET;
THENCE S 57°04'39" E, A DISTANCE OF 18.05 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 37.31 FEET;
THENCE N 00°56'03" E, A DISTANCE OF 20.89 FEET;
THENCE S 84°10'02" W, A DISTANCE OF 53.03 FEET;
THENCE N 89°37'33" W, A DISTANCE OF 49.90 FEET;
THENCE S 75°32'18" W, A DISTANCE OF 76.15 FEET;
THENCE S 87°21'03" W, A DISTANCE OF 70.27 FEET;
THENCE N 87°27'04" W, A DISTANCE OF 25.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,812 SQUARE FEET MORE OR LESS.

Temporary Construction Easement Part 3

8821 Viking Way

Tax Parcel #32041900303400

AN EASEMENT WITHIN A PARCEL OF LAND IN GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B AND TRACT C OF THE SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 8110280051 AND RERECORDED UNDER AUDITOR'S FILE NO. 8507290168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1158.28 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 507.43 FEET TO THE POINT OF BEGINNING;

THENCE N 88°56'31" W, A DISTANCE OF 85.00 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 30.00 FEET;
THENCE S 88°56'31" E, A DISTANCE OF 85.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19 THENCE S 89°52'03" E, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 1289.95 FEET;
THENCE N 01°03'29" E, A DISTANCE OF 205.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 01°03'29" E, A DISTANCE OF 300.00 FEET;
THENCE N 88°56'31" W, A DISTANCE OF 260.00 FEET;
THENCE S 01°03'29" W, A DISTANCE OF 300.00 FEET;
THENCE S 88°46'31" E, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

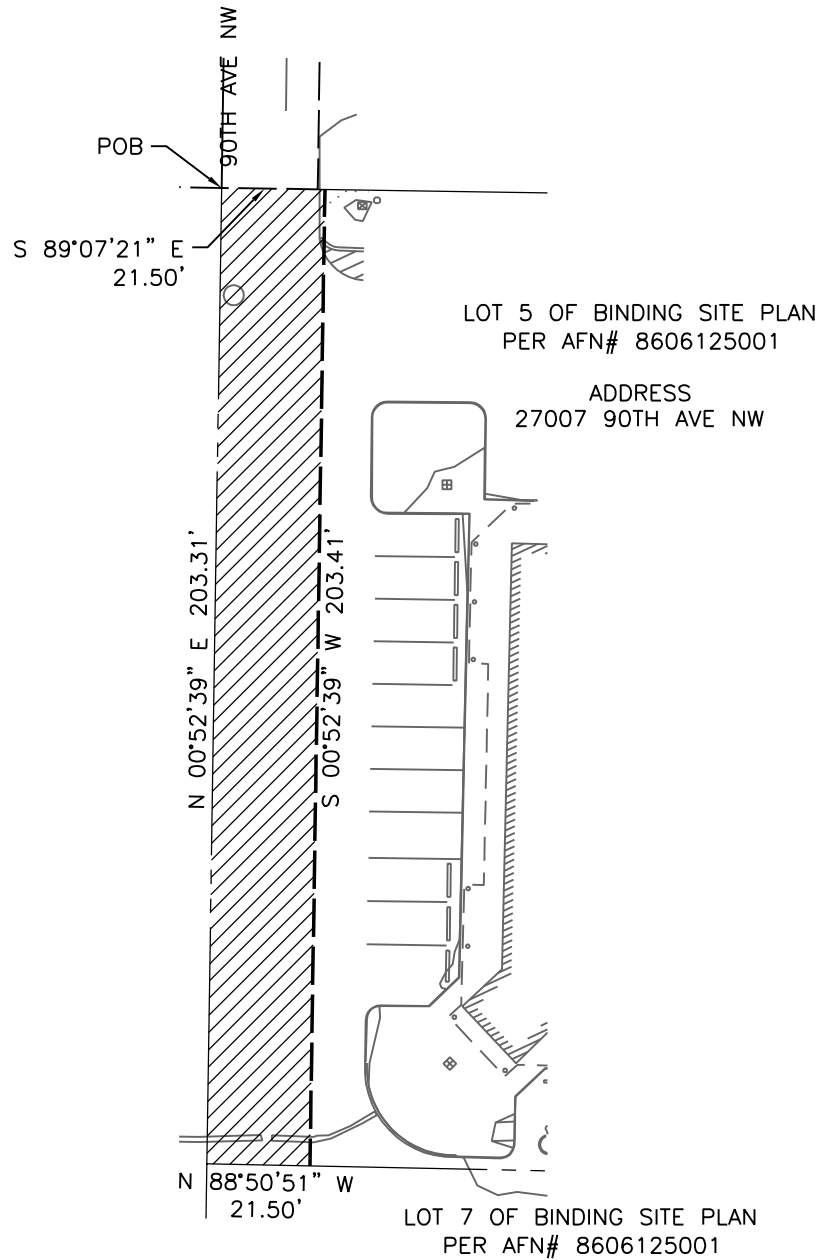
THE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST RIGHT OF WAY OF 88TH AVE NW (LIEN AVE) (UNION ST) AT STATION A3+40, 40 FEET LEFT, PER THE SR 532 RIGHT OF WAY PLANS, STANWOOD TO LINDSTROM ROAD, PAGE 2 OF 4;
THENCE N 00°45'51" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 10.11 FEET;
THENCE N 25°59'21" W, A DISTANCE OF 34.16 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 112.13 FEET TO THE EAST PROPERTY LINE OF THE BELOW DESCRIBED PARCEL;
THENCE N 01°03'29" E, ALONG SAID EAST LINE, A DISTANCE OF 11.00 FEET;
THENCE N 88°49'32" W, A DISTANCE OF 2.98 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 4.04 FEET TO THE NORTH LINE OF SAID BELOW DESCRIBED PARCEL;
THENCE N 89°00'40" W, ALONG SAID NORTH LINE, A DISTANCE OF 6.69 FEET;

THENCE S 01°06'44" W, A DISTANCE OF 25.02 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 60.94 FEET;
THENCE N 01°10'28" E, A DISTANCE OF 5.00 FEET;
THENCE S 88°49'32" E, A DISTANCE OF 57.80 FEET;
THENCE S 25°59'21" E, A DISTANCE OF 35.50 FEET;
THENCE S 00°48'58" E, A DISTANCE OF 3.93 FEET TO THE WESTERLY RIGHT OF WAY OF 88TH
AVE NW AT STATION A3+40, 42.49 FEET LEFT;
THENCE S 89°14'09" E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 2.49 FEET TO THE POINT
OF BEGINNING.

CONTAINING 878 SQUARE FEET MORE OR LESS.

EXHIBIT 27007 90TH AVE NW RIGHT OF WAY ACQUISITION PART 1



AREA (SF±)
ROFW = 4,372

POB = POINT OF BEGINNING
 /// ROFW = RIGHT OF WAY ACQUISITION

RIGHT OF WAY ACQUISITION
For: City of Stanwood
DATE: July 5, 2017 Sheet 1 of 1

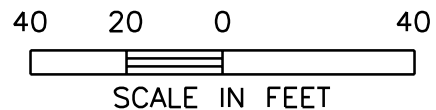
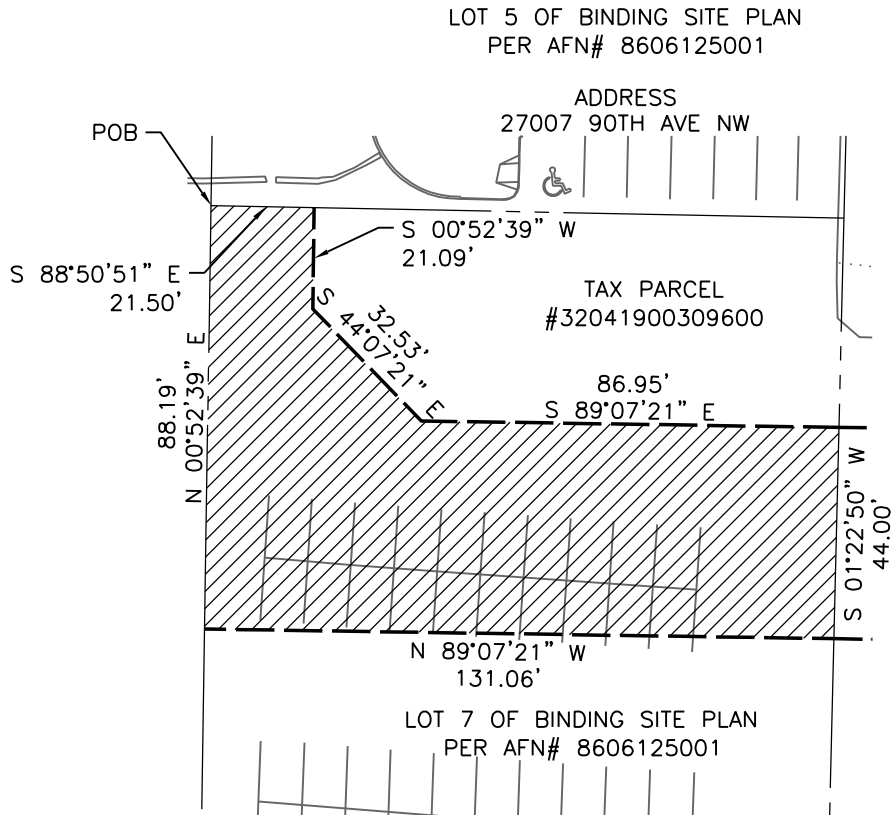


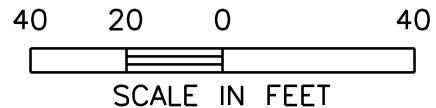
EXHIBIT TAX PARCEL #32041900309600 RIGHT OF WAY ACQUISITION PART 2



AREA (SF±)
ROFW = 6,989

POB = POINT OF BEGINNING
 /// ROFW = RIGHT OF WAY ACQUISITION

RIGHT OF WAY ACQUISITION
For: City of Stanwood
DATE: July 5, 2017 Sheet 1 of 1



Right of Way Acquisition

For Foursquare Church Part I

27007 90th AVE NW

Tax Parcel #32041900309400

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 OF THE STANWOOD SHOPPING CENTER BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 8606125001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 89°07'21" E, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 21.50 FEET;
THENCE S 00°52'39" W, PARALLEL TO THE WEST LINE OF SAID LOT 5, A DISTANCE OF 203.41 FEET TO THE SOUTH LINE OF SAID LOT 5;
THENCE N 88°50'51" W, A DISTANCE OF 21.50 FEET TO THE WEST LINE OF SAID LOT 5;
THENCE N 00°52'39" E, ALONG SAID WEST LOT LINE, A DISTANCE OF 203.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,372 SQUARE FEET MORE OR LESS.

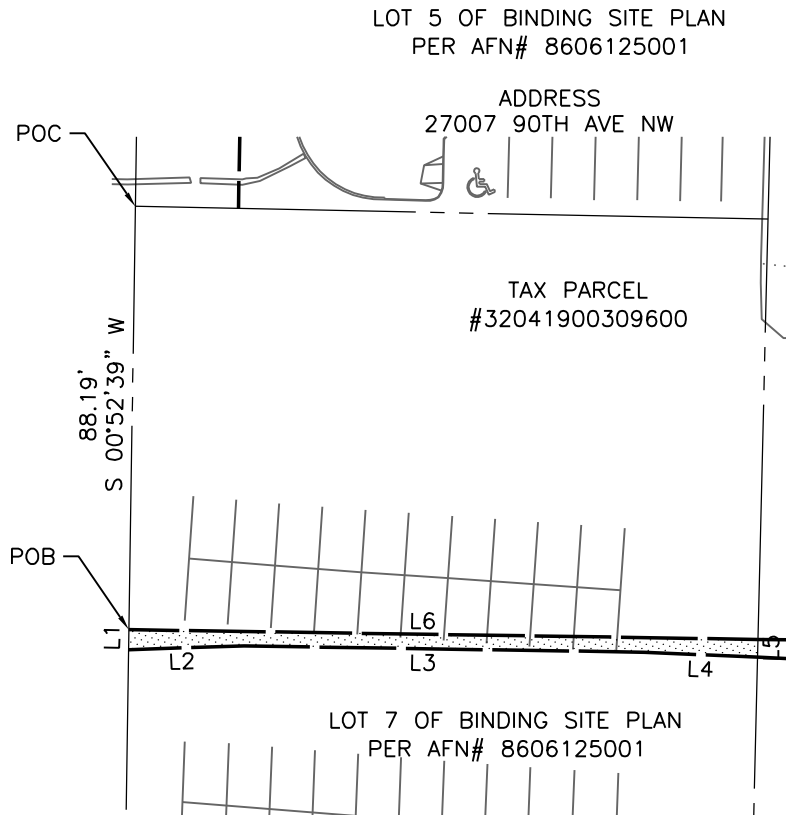
Right of Way Acquisition
For Foursquare Church Part 2
Tax Parcel #32041900309600

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 OF THE STANWOOD SHOPPING CENTER BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 8606125001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 88°50'51" E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 21.50 FEET;
THENCE S 00°52'39" W, PARALLEL TO THE WEST LINE OF SAID LOT 7, A DISTANCE OF 21.09 FEET;
THENCE S 44°07'21" E, A DISTANCE OF 32.53 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 86.95 FEET TO THE EAST LINE OF SAID LOT 7;
THENCE S 01°22'50" W, ALONG SAID EAST LOT LINE, A DISTANCE OF 44.00 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 131.06 FEET TO THE WEST LINE OF SAID LOT 7;
THENCE N 00°52'39" E, ALONG SAID WEST LOT LINE, A DISTANCE OF 88.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,989 SQUARE FEET MORE OR LESS.

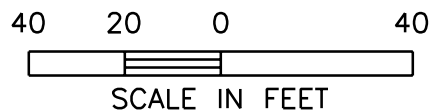
EXHIBIT TAX PARCEL #32041900309600 PERMANENT SLOPE EASEMENT



LINE	BEARING	DISTANCE
L1	S 00°52'39" W	4.17'
L2	N 88°04'06" E	24.03'
L3	S 89°05'34" E	83.47'
L4	S 87°27'04" E	23.57'
L5	N 01°22'50" E	3.72'
L6	N 89°07'21" W	131.06'



AREA (SF±)
SLOPE = 417



PERMANENT SLOPE EASEMENT
For: City of Stanwood
DATE: July 6, 2017 Sheet 1 of 1

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
SLOPE = SLOPE EASEMENT AREA

Slope Easement
for Foursquare Church
Tax Parcel #32041900309600

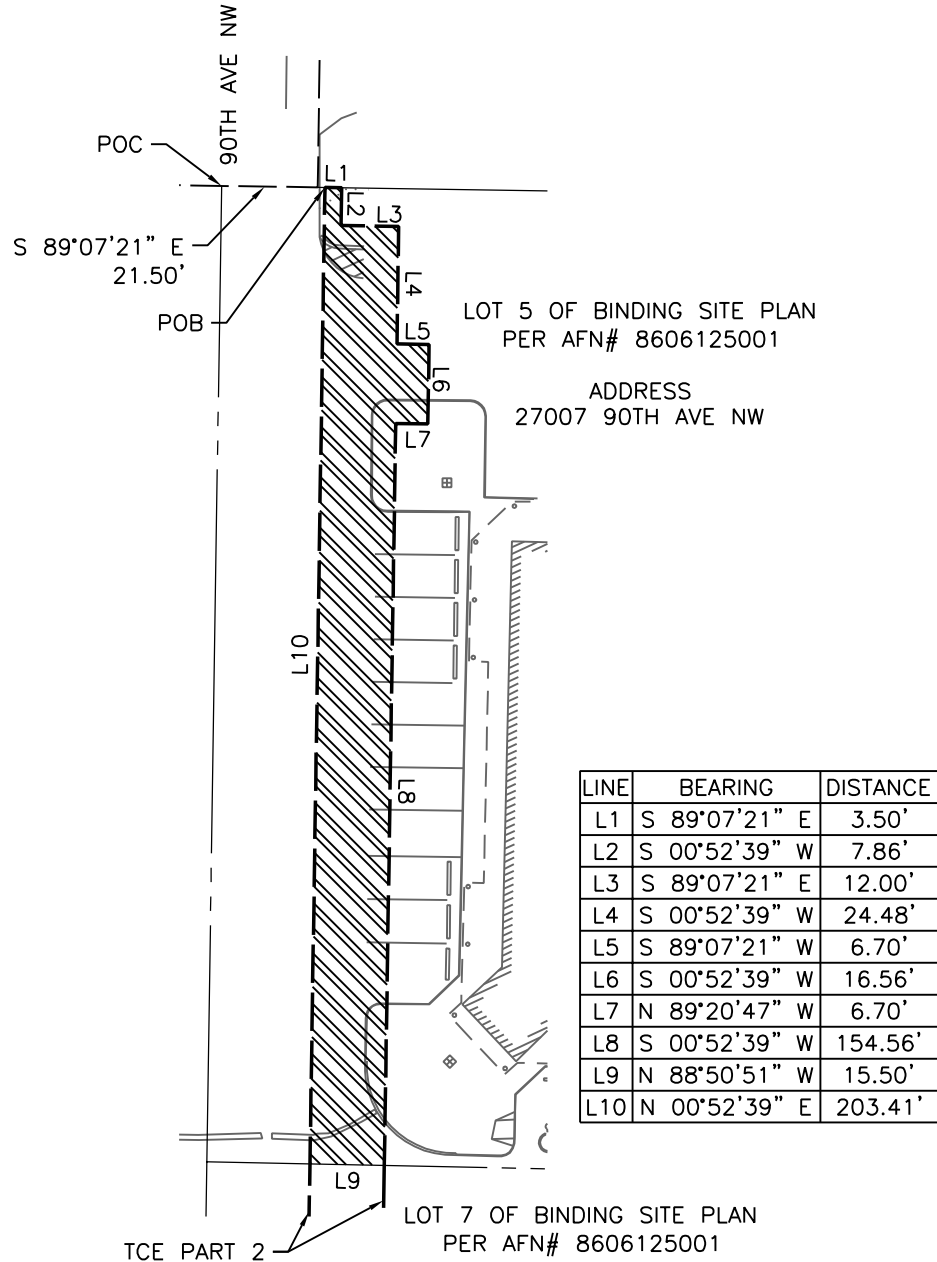
THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 7 OF THE STANWOOD SHOPPING CENTER BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 8606125001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 00°52'39" W, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 88.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 00°52'39" W, ALONG SAID WEST LINE, A DISTANCE OF 4.17 FEET;
THENCE N 88°04'06" E, A DISTANCE OF 24.03 FEET;
THENCE S 89°05'34" E, A DISTANCE OF 83.47 FEET;
THENCE S 87°27'04" E, A DISTANCE OF 23.57 FEET TO THE EAST LINE OF SAID LOT 7;
THENCE N 01°22'50" E, ALONG SAID EAST LOT LINE, A DISTANCE OF 3.72 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 131.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 417 SQUARE FEET MORE OR LESS.

EXHIBIT 27007 90TH AVE NW TEMPORARY CONSTRUCTION EASEMENT PART 1



POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

/// TCE = TEMPORARY CONSTRUCTION EASEMENT PART 1

AREA (SF±)
TCE = 3,170

TEMPORARY CONSTRUCTION EASEMENT

For: City of Stanwood

DATE: June 26, 2017

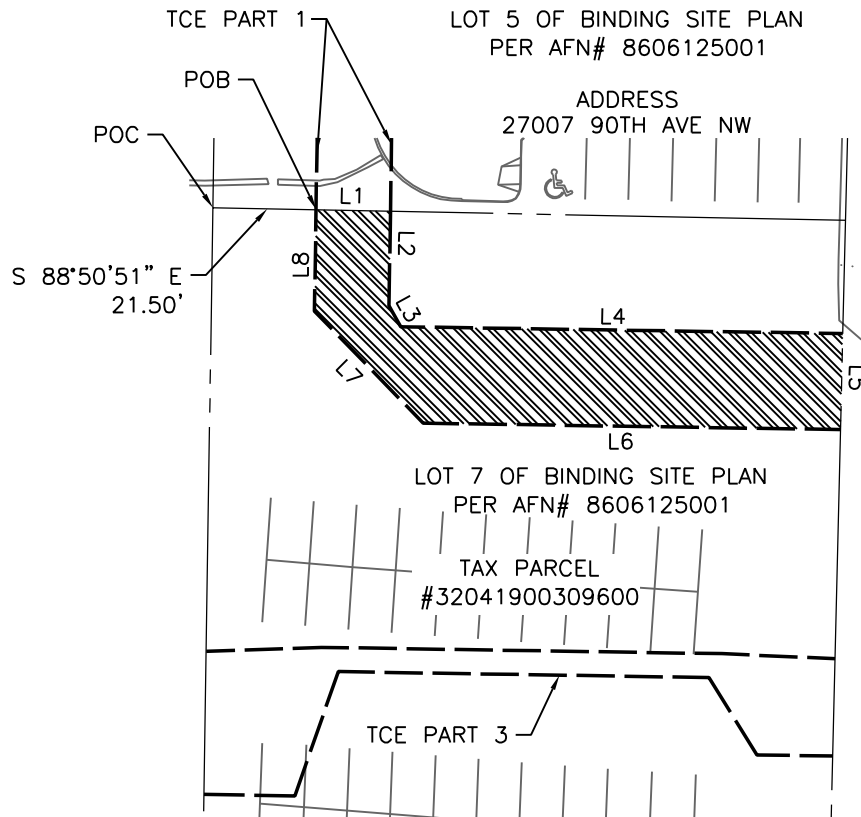
Sheet 1 of 1

40 20 0 40



SCALE IN FEET

EXHIBIT TAX PARCEL #32041900309600 TEMPORARY CONSTRUCTION EASEMENT PART 2



AREA (SF±)
TCE = 2,314



POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

TCE = TEMPORARY CONSTRUCTION EASEMENT PART 2

TEMPORARY CONSTRUCTION EASEMENT

For: City of Stanwood

DATE: June 26, 2017

Sheet 1 of 1

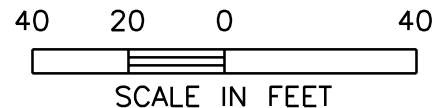
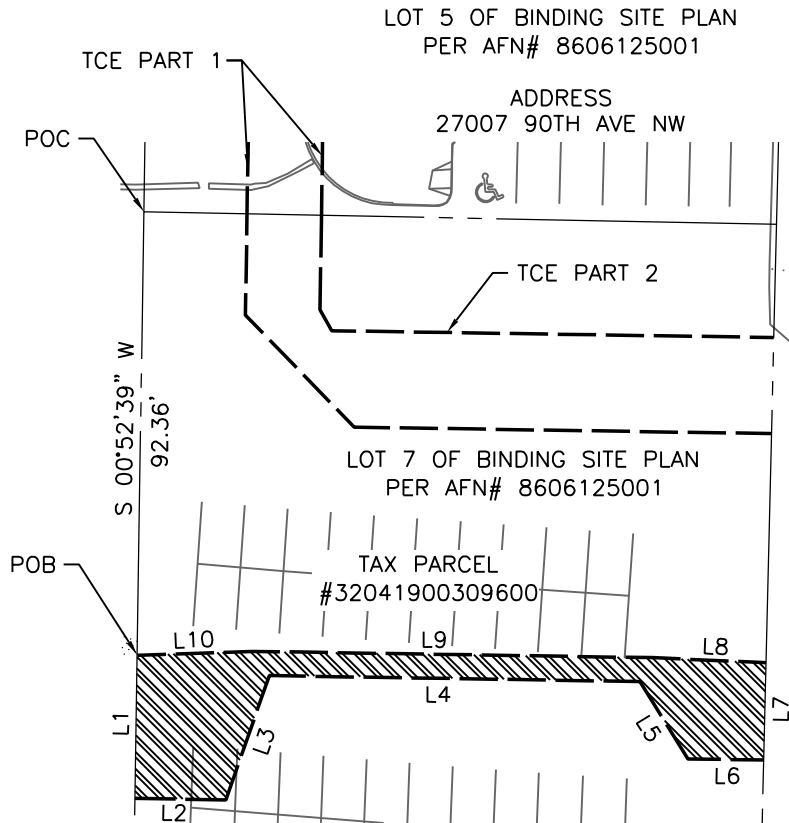


EXHIBIT 27007 90TH AVE NW TEMPORARY CONSTRUCTION EASEMENT PART 3



LINE	BEARING	DISTANCE
L1	S 00°52'39" W	29.83'
L2	S 89°07'21" E	18.94'
L3	N 19°18'26" E	27.41'
L4	S 89°05'34" E	77.24'
L5	S 31°45'21" E	18.96'
L6	S 89°07'21" E	15.78'
L7	N 01°22'50" E	20.28'
L8	N 87°27'04" W	23.57'
L9	N 89°05'34" W	83.47'
L10	S 88°04'06" W	24.03'



AREA (SF±)
TCE = 1,573

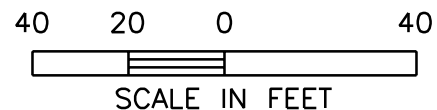


POC = POINT OF COMMENCEMENT

POB = POINT OF BEGINNING

TCE = TEMPORARY CONSTRUCTION EASEMENT PART 3

TEMPORARY CONSTRUCTION EASEMENT
For: City of Stanwood
DATE: June 26, 2017 Sheet 1 of 1



Temporary Construction Easement
for Foursquare Church Part 1
27007 90th AVE NW
Tax Parcel #32041900309400

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF THE STANWOOD SHOPPING CENTER BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 8606125001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 89°07'21" E, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 89°07'21" E, ALONG SAID NORTH LINE, A DISTANCE OF 3.50 FEET;
THENCE S 00°52'39" W, A DISTANCE OF 7.86 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 12.00 FEET;
THENCE S 00°52'39" W, A DISTANCE OF 24.48 FEET;
THENCE S 89°07'21" W, A DISTANCE OF 6.70 FEET;
THENCE S 00°52'39" W, A DISTANCE OF 16.56 FEET;
THENCE N 89°20'47" W, A DISTANCE OF 6.70 FEET;
THENCE S 00°52'39" W, A DISTANCE OF 154.56 FEET TO THE SOUTH LINE OF SAID LOT 5;
THENCE N 88°50'51" W, ALONG SAID SOUTH LINE, A DISTANCE OF 15.50 FEET;
THENCE N 00°52'39" E, A DISTANCE OF 203.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,170 SQUARE FEET MORE OR LESS.

Temporary Construction Easement
for Foursquare Church Part 2
Tax Parcel #32041900309600

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 7 OF THE STANWOOD SHOPPING CENTER BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 8606125001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 88°50'51" E, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 88°50'51" E, ALONG SAID NORTH LINE, A DISTANCE OF 15.50 FEET;
THENCE S 00°52'39" W, A DISTANCE OF 19.67 FEET;
THENCE S 29°17'18" E, A DISTANCE OF 5.03 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 92.10 FEET TO THE EAST LINE OF SAID LOT 7;
THENCE S 01°22'50" W, ALONG SAID EAST LOT LINE, A DISTANCE OF 20.00 FEET;
THENCE N 89°07'21" W, A DISTANCE OF 86.95 FEET;
THENCE N 44°07'21" W, A DISTANCE OF 32.53 FEET;
THENCE N 00°52'39" E, A DISTANCE OF 21.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,314 SQUARE FEET MORE OR LESS.

Temporary Construction Easement
for Foursquare Church Part 3
Tax Parcel #32041900309600

THAT PORTION OF GOVERNMENT LOT 4 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., CITY OF STANWOOD, SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 7 OF THE STANWOOD SHOPPING CENTER BINDING SITE PLAN AS RECORDED UNDER AUDITOR'S FILE NUMBER 8606125001, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE S 00°52'39" W, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 92.36 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 00°52'39" W, ALONG SAID WEST LINE, A DISTANCE OF 29.83 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 18.94 FEET;
THENCE N 19°18'26" E, A DISTANCE OF 27.41 FEET;
THENCE S 89°05'34" E, A DISTANCE OF 77.24 FEET;
THENCE S 31°45'21" E, A DISTANCE OF 18.96 FEET;
THENCE S 89°07'21" E, A DISTANCE OF 15.78 FEET TO THE EAST LINE OF SAID LOT 7;
THENCE N 01°22'50" E, ALONG SAID EAST LOT LINE, A DISTANCE OF 20.28 FEET;
THENCE N 87°27'04" W, A DISTANCE OF 23.57 FEET;
THENCE N 89°05'34" W, A DISTANCE OF 83.47 FEET;
THENCE S 88°04'06" W, A DISTANCE OF 24.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,573 SQUARE FEET MORE OR LESS.



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 10a

DATE: November 8, 2018

SUBJECT: Second Reading and Final Adoption of Ordinance 1463
2019 EMS Levy and 1464 Regular Property Tax Levy

CONTACT PERSON: David A. Hammond, Finance Director

ATTACHMENTS: A – Ordinance 1463 – 2019 Property Tax Levy
B – Ordinance 1464 – 2019 EMS Levy

SUMMARY STATEMENT

A public hearing on property taxes and revenues for the 2019 budget required by RCW 84.55.120 was held October 25, 2018. Ordinances establishing property taxes for 2019 were read, open for public comment and approved by Council for first reading. Ordinance 1463 establishes the property tax levies. Ordinance 1464 establishes the EMS levies. Each ordinance requires a separate motion for second reading and adoption.

RECOMMENDATION

1. Conduct second reading and final adoption of Ordinance 1463 levying taxes upon all property subject to taxation within the corporate limits of the City of Stanwood, Washington for the year 2019.
2. Conduct second reading and final adoption of Ordinance 1464, levying taxes for emergency medical services upon all property subject to taxation within the corporate limits of the City of Stanwood, Washington for the year 2019.

Note that council must take final action on a property tax levy and EMS levy in November, as levy certifications for each must be prepared and submitted to the Snohomish County Assessor's Office by their December 1, 2019 deadline.

Discussion—Property tax

As part of the biennial budget process, the city held a revenue hearing on October 25, 2018 and considered levy and EMS increases for 2019. Three citizens address council, one recommended a lower regular levy increase, one spoke in favor of the proposed regular levy increase. The city council voted to approve first reading of the regular property tax levy for 2019, by Ordinance 1463, and also voted to approve the EMS levy for 2019.

The regular property tax amount includes banked capacity, resulting from the increase authorized by voters in 2015 to fund increases in public safety costs. The cost of contracted fire and police services increases by \$339,943 between 2017 and 2019, which exceeds the effect of a six percent lid lift and the banked capacity.

Table One

Year	Police	Fire	Total	Increase	Percent
2017	\$ 1,665,549	\$ 1,491,201	\$ 3,156,750		
2018	\$ 1,717,688	\$ 1,674,600	\$ 3,392,288		
2019	\$ 1,771,855	\$ 1,724,838	\$ 3,496,693	\$ 339,943	10.0%

Table Two (below) describes the annual property tax and the annual tax rate, expressed as the amount levied per each \$1,000.00 of assessed valuation. The table demonstrates how the tax rate declined from \$3.15 to \$2.95 per thousand in 2018, and the effect of Ordinance 1463 increases the tax rate to \$3.00 per thousand.

Table Two

	Property Tax	Assessed Valuation	Tax Rate
2017	\$ 2,485,517	\$ 788,790,152	\$ 3.15
2018	\$ 2,537,140	\$ 858,722,419	\$ 2.95
2019*	\$ 2,869,492	\$ 956,071,700	\$ 3.00
*2019 per Ordinance 1463, approved first reading			

Ordinance 1463 results in a 10.91% increase (\$276,804) in the general property tax levy from \$2,592,688 to \$2,869,492 (in addition to \$55,548 related to new construction on the tax rolls and \$3,268 in estimated refunds.). The total property tax levy is estimated to be \$2,869,492, which is less than the statutory maximum, as described in Table Three:

Table Three – 2019 Property Tax Levy

Item	Amount
2018 Total Levy	\$ 2,537,140
1% Levy Increase	\$ 25,371
Est. New Construction (\$18.8 million)	\$ 55,548
Refunds	\$ 2,599
Effect of Levy Lid Lift	\$ 130,641
Banked Capacity	\$ 117,524
Estimated 2019 Levy before cap	\$ 2,869,492
Estimated 2019 Levy cap	\$ 2,992,504
Estimated 2019 Levy Rate*	\$ 3.00
*Amounts per Snohomish County Treasurer as of September 28, 2018 Preliminary Assessed Valuation \$956,071,700	

From the regular property tax levy, \$229,559 (8%) will be deposited directly to the street fund to balance its operational budget, while the remaining \$2,639,932 (92%) will go to the general fund. The banked capacity of \$117,524, additional levy lid lift amount of \$130,641, as approved by the voters, will partially offset public safety contract increases as outlined above.

Emergency Medical Services (EMS) Levy

The EMS levy is an additional property tax of up to 50 cents per thousand dollars of assessed valuation to support emergency medical services. The levy is limited to a 1% increase (\$3,828), for a total property tax levy of \$386,648, which will result in a levy rate of \$0.40/\$1,000. The Snohomish County Treasurer estimates that new construction will generate an additional \$8,469 in property taxes, and refunds of \$403.

Table Four – 2019 EMS Levy

Actual 2018 Levy		\$ 386,804
Highest Legal Levy*		\$ 382,779
1% Increase	\$ 3,869	
New Construction	\$ 8,469	
Est. Refunds	\$ 403	
2019 Levy before cap		\$ 386,648
2019 EMS Levy cap		\$ 395,273
*Excludes effect of prior year refunds		

The EMS levy funds a portion of the fire and EMS services contract with North County Regional Fire Authority (North County). The formula used in the contract to pay North County is based on the maximum allowed fire services levy rate of \$2.00 per \$1,000 assessed value (\$1.50 fire service + \$0.50 EMS = \$2.00 / \$1,000 AV total).

FINANCIAL IMPACT

Regular Property Tax Levy

The financial impact in 2019 will be \$2,869,492, which provides an additional \$276,804, which will be allocated to partly offset increases in public safety.

EMS Levy

The financial impact in 2019 will be \$386,802, which will be allocated to partially fund the annual fire and EMS contract with North County Regional Fire Authority.

COUNCIL OPTIONS

1. Approve second reading and final adoption of Ordinance 1463 levying taxes upon all property subject to taxation within the corporate limits of the City of Stanwood, Washington for 2019, and also have second reading of Ordinance 1464 levying taxes for emergency medical services upon all property subject to taxation within the corporate limits of the City of Stanwood, Washington for 2019.
2. Approve second reading and final adoption of Ordinance 1463 and Ordinance 1464 with Council changes.
3. Return to staff for further analysis and/or adjustments, and schedule an adoption date prior to the end of November 2018.
4. Take no action.

Note that the council must take final action on a property tax levy and EMS levy by November 30, as levy certifications for each must be prepared and submitted to the Snohomish County Assessor's Office by their December 1, 2018 deadline.

RECOMMENDED MOTIONS

1. **I MOVE TO APPROVE SECOND READING AND FINAL ADOPTION OF ORDINANCE 1463 LEVYING TAXES UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CORPORATE LIMITS OF THE CITY OF STANWOOD FOR THE YEAR 2019.**
2. **I MOVE TO APPROVE SECOND READING AND FINAL ADOPTION OF ORDINANCE 1464 LEVYING TAXES FOR EMERGENCY MEDICAL SERVICES UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE CORPORATE LIMITS OF THE CITY OF STANWOOD FOR THE YEAR 2019.**

CITY OF STANWOOD
Stanwood, Washington

ORDINANCE 1463

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, LEVYING
TAXES UPON ALL PROPERTY SUBJECT TO TAXATION WITHIN THE
CORPORATE LIMITS OF THE CITY OF STANWOOD, WASHINGTON FOR
THE YEAR 2019**

WHEREAS, the City Council of the City of Stanwood properly gave notice and conducted a public hearing pursuant to RCW 84.55.120 on October 25, 2018 to consider the current revenue sources and property tax levies for 2019 tax year; and,

WHEREAS, the City Council of the City of Stanwood adopted Resolution 2015-16 on July 23, 2015 providing for the submission of a proposition to the qualifying voters of the City of Stanwood at the November 3, 2015 general election for their ratification or rejection, providing for authority to a 6-year levy lid lift to the rate of \$3.10 per \$1,000 of assessed value in 2016 and for ensuing years set the limit factor at 106% of the previous year; and

WHEREAS, the proposition for a 6-year levy lid lift was duly ratified by the voters of the City of Stanwood by a majority vote in the November 3, 2015 general election; and

WHEREAS, the city's actual levy amount from the previous year (2018) was \$2,537,140 and,

WHEREAS, the city did not levy its highest lawful levy in 2017, which resulted in banked capacity of \$117,523.83;

WHEREAS, the population of the city is less than 10,000;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD DO ORDAIN
AS FOLLOWS:**

That an increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2019 tax year.

The dollar amount of the increase over the levy amount from the previous year is estimated to be \$276,804 which is a percentage increase of 10.92% from the previous year, and which includes the city's banked capacity, and the levy lid lift authorized in November 2015. This increase is exclusive of additional revenue resulting from new

construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

ADOPTED by the City Council and **APPROVED** by the Mayor this 8th day of November, 2018.

CITY OF STANWOOD

By: _____
Leonard Kelley, Mayor

ATTEST:

By: _____
David A. Hammond, City Clerk

APPROVED AS TO FORM:

By: _____
Grant K. Weed, City Attorney

Publication Date: _____

CITY OF STANWOOD
Stanwood, Washington

ORDINANCE 1464

**AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON,
LEVYING TAXES FOR EMERGENCY MEDICAL SERVICES UPON ALL
PROPERTY SUBJECT TO TAXATION WITHIN THE CORPORATE LIMITS
OF THE CITY OF STANWOOD, WASHINGTON FOR 2019**

WHEREAS, the City Council of the City of Stanwood properly gave notice and conducted a public hearing pursuant to RCW 84.55.120 on October 25, 2018 to consider the current expense budget and property tax levies for 2019; and,

WHEREAS, the electorate of the City has previously voted to tax itself for emergency medical services; and,

WHEREAS, the City Council of the City of Stanwood has met and considered its budget for the calendar year 2019; and,

WHEREAS, the city's actual levy amount from the previous year was \$386,804.40; and,

WHEREAS, the population of the city is less than 10,000;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD DO
ORDAIN AS FOLLOWS:**

That an increase in the regular property tax levy for emergency medical services is hereby authorized for the levy to be collected in the 2019 tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be \$3,869 which is a percentage increase of 1% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

ADOPTED by the City Council and **APPROVED** by the Mayor this _____ day of November, 2018.

CITY OF STANWOOD

By: _____
Leonard Kelley, Mayor

ATTEST:

By: _____ David A. Hammond, City Clerk

APPROVED AS TO FORM:

By: _____ Grant K. Weed, City Attorney

Publication Date: _____



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 10b

DATE: November 8, 2018

SUBJECT: Industrial Zones Performance Standards Code Amendment

CONTACT PERSON: Patricia Love, Community Development Director

ATTACHMENT: A – Proposed Draft Code Amendment
B – Findings of Fact and Conclusions

ISSUE:

Second reading and final adoption of Ordinance 1459 amending Title 17 relating to development regulations in the Light and General Industrial Zones in the City.

RECOMMENDATION

Conduct second reading and final adoption of Ordinance 1459 amending Stanwood Municipal Code Title 17 relating to development regulations in the Light and General Industrial Zones.

SUMMARY:

In recent months, the Planning Commission has been considering zoning code amendments to the Light Industrial (LI) and General Industrial (GI) zone to reduce potential negative impacts from industrial uses on surrounding commercial and residential properties. Issues being addressed include air quality, vibrations, waste storage and disposal, electrical interference, noise, fire and explosive hazards, steam, heat, odors, glare, ground contamination and prohibited uses.

DISCUSSION:

The Stanwood Municipal Code establishes the types of uses that are allowed outright, by conditional use, or prohibited by zoning district. In a few cases, the code applies additional development standards to:

- Mitigate potential impacts on adjacent properties or zones,
- Preserve historic character, or
- Create a cohesive street frontage or district character.

Stanwood Municipal Code includes additional development standards for light industrial parks within the Light Industrial zoning district. These standards contain specific language prohibiting typical uses that would be bothersome to adjoining commercial or residential neighborhoods which could be applied to both the larger IL and GI districts.

In mid-2018 the Community Development Department began working on a code amendment requested by several members of the community to make changes to the LI and GI zone surrounding air quality, odor, and dust similarly to that required for industrial parks.

The Planning Commission reviewed the issue and multiple drafts of the ordinance over four months. On August 13, 2018 the Planning Commission held a public hearing on the proposed ordinance and after considering staff comments and taking public testimony the unanimously recommended approval of the code changes to the City Council.

LI / GI Code Amendment Summary:

- The tone of the chapter changed from outright prohibiting all uses to allowing uses identified in the permitted use matrix with the requirement to meet additional performance standards that mitigate impacts on adjacent commercial and residential properties.
- Revised the prohibited uses subsection, specific uses were identified and those uses that could not meet the performance standards.
- Revised the standards to apply to both the Light Industrial and General Industrial zones, as there were not significant differences between the two zones.
- Required that businesses meet performance standards within their property boundaries, not within the entire zone. Council may want to consider if it matters whether a use in the same zone affects another business.
- Added a new section exempting: the water and sewer treatment plant from the performance standard requirement as it is an essential public facility, right to farm, and limited releases for a short period of time.
- Added a new section: Submittal Requirements. This section puts the burden on the applicant to provide proof of compliance with the performance standards and gives the City authority to ask for special studies at the applicants cost if needed. It also gives the City the authority to recover any costs for peer review for technical expertise when needed to fully evaluate a proposal.
- Added a new section: Enforcement. This section provides that violations of the performance standards is subject to the City's enforcement procedures and that

the City has the authority to issue either stop work or emergency notices halting any activity that violates the code until corrective actions are implemented.

COMPREHENSIVE PLAN GUIDANCE

The City's Comprehensive Plan includes a well-defined vision for the City: becoming the commercial and cultural center of the greater Stanwood / Camano region. Goals and policies promote a vibrant downtown and livable community which includes a mix of residential, office, retail, entertainment and service uses. Walkability is highly encouraged in the Plan and envisions residential and commercial areas connected with sidewalks, trails, and parks. Industrial uses are encouraged which do not adversely affect the health and safety of adjacent non-industrial and residential uses.

It is appropriate to consider new development standards for the General Industrial zone that supports the City's economic development goals while still protecting adjacent properties from potential non-intended adverse effects such as odors, smoke, and dust that would discourage people from enjoying shopping and dining downtown or from being able to enjoy their property while outdoors.

Supporting Comprehensive Plan Policies include:

LUP 13.1: Discourage industrial development that interferes with residential and commercial land uses in close proximity.

LUP 13.2 Require mitigation of any negative impacts of noise, light, glare, dust and other effects when considering the development of industry.

LUP 19.3General Industrial uses shall not adversely affect the health and safety of adjacent non-industrial and residential uses.

FINANCIAL IMPACT:

There are no direct financial impacts to the City except the staff time to review any subsequent permit applications.

To the applicant there may be additional permitting costs to show consistency with the proposed standards. As referenced in the summary section, this amendment puts the burden on the applicant to provide proof of compliance with the performance standards and gives the City authority to ask for special studies at the applicants cost if needed. It also gives the City the authority to recover any costs for peer review for technical expertise when needed to fully evaluate a proposal.

COMMITTEE RECOMMENDATION

The Council Community Development Committee discussed the proposed code amendment three times: June 14, July 12 and September 27, 2018. Comments and

suggestions by the Committee were forwarded to the Planning Commission and included in their final recommendation on the draft ordinance.

The Economic Development Committee also discussed the draft changes on June 21, 2018 and was supportive of the proposed changes.

CITY COUNCIL OPTIONS

1. Approve second reading and final adoption of Ordinance 1459.
2. Do not adopt Ordinance 1459.
3. Delay adoption of Ordinance 1459 and direct staff to address specific council concerns or provide additional information.

RECOMMENDED MOTION

I MOVE TO APPROVE THE SECOND READING AND FINAL ADOPTION OF ORDINANCE 1459 AMENDING STANWOOD MUNICIPAL CODE, CHAPTER 17.50 RELATING TO DEVELOPMENT REGULATIONS IN THE LIGHT AND GENERAL INDUSTRIAL ZONES.

**CITY OF STANWOOD
WASHINGTON**

ORDINANCE NO. 1459

AN ORDINANCE OF THE CITY OF STANWOOD, WASHINGTON, AMENDING PORTIONS OF STANWOOD MUNICIPAL CODE TITLE 17 ENTITLED ZONING AND RELATING TO DEVELOPMENT REGULATIONS BY AMENDING STANWOOD MUNICIPAL CODE (SMC) 17.50 ENTITLED “ADDITIONAL STANDARDS – LI (LIGHT INDUSTRIAL) ZONING DISTRICT” AND ESTABLISHING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, under the State Growth Management Act (GMA), the City is authorized to adopt zoning code amendments to implement its Comprehensive Plan; and

WHEREAS, amendments to the zoning code are required to ensure consistency with the Comprehensive Plan; and

WHEREAS, the development regulation amendment procedures contained in this ordinance are consistent with the procedural guidelines for amendments to the development regulations of the City; and

WHEREAS, on August 13, 2018 the Stanwood Planning Commission reviewed the amendments set forth in this Ordinance during the amendment process; and

WHEREAS, the City of Stanwood SEPA Responsible Official reviewed the amendments and issued a Determination of Non-significance (DNS) on July 6, 2018; and

WHEREAS, on August 13, 2018, following notice as required by law, a public hearing was held by the Planning Commission and all persons wishing to provide public input concerning the proposed amendments set forth in this Ordinance were heard; and

WHEREAS, public notice of the SEPA DNS and the above-referenced public hearing were provided as required by law; and

WHEREAS, the City Council Community Development Committee reviewed the proposed language and amendments set forth in this Ordinance at their April 12, June 14, and July 12, 2018 meeting and reviewed the Planning Commission’s recommendation for the proposed edits to Title 17 relating to industrial development performance standards at their August 9, 2018 meeting; and

WHEREAS, the City Council reviewed the recommendation of the Planning Commission at their September 13, 2018 regular meetings and accepted public comment; and

WHEREAS, pursuant to RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the zoning code; and

WHEREAS, the City Council has determined that it is in the best interest of the City and in the interest of the public health, safety and welfare of the City and its citizens to amend Title 17 relating to industrial development performance standards, as further set forth in this Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC 17.50 entitled "Additional Standards – LI (Light Industrial) Zoning District" is hereby amended to read as follows:

Chapter 17.50
ADDITIONAL STANDARDS – LI and GI (LIGHT AND GENERAL INDUSTRIAL)
ZONING DISTRICTS

Sections:

<u>17.50.005</u>	<u>Purpose of LI and GI Performance Standards</u>
<u>17.50.010</u>	<u>Light Industrial Parks.</u>
<u>17.50.020</u>	<u>Light Industrial and General Industrial District Prohibited Uses</u> <u>Performance Standards.</u>
<u>17.50.025</u>	<u>Exceptions to Performance Standards</u>
<u>17.50.030</u>	<u>Environmental Standards.</u>
<u>17.50.040</u>	<u>Submittal Requirements</u>
<u>17.50.050</u>	<u>Enforcement</u>

17.50.005 Purpose of Additional LI and GI Performance Standards [New Section]

(1) The City's LI and GI zoning districts in many cases are located directly adjacent to businesses and residences that could be negatively impacted by the unintended effects of industrial uses such as odors, noise, vibrations or other impacts that could cause interference with the general welfare of city residents.

(2) The City's comprehensive plan encourages industrial uses that do not adversely affect the health and safety of adjacent non-industrial and residential uses. Therefore, these additional development standards are required of all development in the LI and GI zoning districts to mitigate potential adverse impacts on abutting commercial and residential properties.

17.50.010 Light Industrial Parks.

~~(1) Purpose Light Industrial Parks.-A Light industrial parks chapter are allowed under of this title is established to:~~

- (a) Encourage imaginative design by permitting greater flexibility in zoning requirements than is generally permitted by other chapters of this title;
- (b) Preserve or create environmental amenities superior to those generally found in conventional development;
- (c) Encourage comprehensive planning of large industrial sites in order to create a park like environment;
- (d) Preserve to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;
- (e) Provide for maximum efficiency in the layout of streets, utility networks, open space, landscaping requirements and other public improvements.

(2) Binding Site Plan. Application for a light industrial park use within the light industrial zone shall be permitted when accompanied with a master plan for the site. The master plan is intended to be used as a guide for the developer and city officials in meeting the purpose and provisions of this subsection and chapter. The master plan shall be submitted during the site plan review and include the required landscape plan (SMC [17.145.090](#)). (Ord. 1294 § 16, 2011).

17.50.020 Light Industrial and General Industrial District Performance Standards. Prohibited uses.

In addition to the following uses identified below, all other uses other than those identified in 17.50.020(12), are prohibited. Uses other than those identified or described in SMC 17.50.040 17.50.030 are prohibited, including but not limited to: All uses shall comply with the following performance standards so they mitigate any potential detrimental effects on adjacent properties and the general public.

- (1) Air Quality. No visible or invisible noxious, toxic, or corrosive fumes or gases or particulate emissions, or suspended particles or fugitive dust emissions, shall be discharged into the atmosphere except such as are common to the normal operation of a heating plant or gasoline or diesel engines in cars, trucks, or railroad engines. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides or herbicides on public or private property. Equipment or vents that generate air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.

- (2) Vibrations. Every use shall be so operated that any air or ground vibration generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond the ~~light industrial zone~~ property boundaries.
- (3) Waste Storage and Disposal. The storage or disposal of industrial waste shall be subject to the regulations of the State Health Department and shall comply with the requirements of the Washington Pollution Control Commission.
- (4) Electrical Interference. Provisions must be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, or nuclear equipment uses or processes with electrical apparatus in nearby buildings or use areas.
- (5) Noise. The noise resulting from any activity other than noise produced by vehicles and other transportation facilities and construction and maintenance of buildings and grounds shall not be audible at any point on or beyond the ~~light industrial zone~~ property boundaries. Equipment or vents that generate noise shall be located on the opposite side of the building from any adjoining residentially designated properties.
- (6) Fire and Explosive Hazards. The manufacture, use, processing or storage of flammable liquids or materials, liquids or gases which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the Uniform Building and Fire Codes, SMC Title [14](#).
- (7) Steam. Any use producing humidity in the form of steam or moist air shall be carried on in such a manner that humidity is not perceptible at or beyond ~~the light industrial zone~~ property boundaries.
- (8) Heat. Any use producing heat shall be carried on in such a manner that heat is not perceptible at or beyond ~~the light industrial zone~~ property boundaries.
- (9) Odors. To promote the health, safety and welfare of the community and to maintain compatibility of surrounding land uses, any use producing odors shall be carried on in such a manner that offensive or obnoxious odor shall not be perceptible by a minimum of five people with ordinary sensitivity without instruments, at or beyond ~~the light industrial zone~~ property boundaries. Facilities shall comply with the “no detectable odor emission” standard, which means: systems shall be designed to remove offensive odors and sized to handle worst-case operating conditions when combinations of meteorological conditions, such as inversions and stagnant air, coincide with peak odor releases from treatment processes. This is not intended to prevent a single odor emission released as a direct result of necessary facility maintenance.
- (10) Glare. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from surrounding areas.

Lighting fixtures that conflict with the readability of traffic control devices, rotate or flash are prohibited.

- (11) Ground Contamination. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution that destroys or endangers natural and environmental resources as noted in SMC 17.50.030.

- (12) The following uses are ~~Examples of prohibited uses are:~~

- (a) Animal slaughtering with the exception of existing legal non-conforming uses or those established prior to September XX, 2018 (set date at expected Council action);
- (b) Sale of livestock, poultry or similar animals;
- (c) Storage, manufacturing or sales of highly volatile or otherwise extremely hazardous substances or materials;
- (d) Incineration or reduction of garbage, sewage, dead animals or refuse
- (e) Septage treatment plants; and
- (f) Uses that cannot meet and/or exceed the performance standards listed in this section
- ~~(e) Any other use not listed which, that produces offensive odor, dust, smoke, gas or noise to the olfactory systems of a majority of a five healthy observers.~~

17.50.025 Exceptions to Performance Standards [New Section]

The following uses shall be exempted from compliance with this chapter:

- (1) The existing City of Stanwood water and sewer treatment plant as it is an Essential Public Facility;
- (2) Any uses or activities allowed per SMC 17.102, Right-to-Farm Registration;
- (3) Legally permitted uses and / or businesses prior to adoption of Ordinance 1459; however, if improvements to the facility / use exceed 50 percent of the accessed building value then the use needs to be brought into compliance with this chapter.
- (4) Temporary smoke or odors originating from uses for the minimum time necessary, but not more than 30 minutes in duration per day;
- (5) Street light glare; and / or
- (6) Temporary construction projects.

17.50.030 Environmental standards.

It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of SMC Title [17](#) chapters:

17.115 Critical Areas – Geologically Hazardous Areas – Specific Standards

17.120 Critical Areas – Frequently Flooded Areas – Specific Standards

17.125 Critical Areas – Wetlands – Specific Standards

17.130 Critical Areas – Fish and Wildlife Habitat Conservation Areas – Specific Standards

17.135 Critical Areas – Critical Aquifer Recharge Areas – Specific Standards

17.140 Stormwater Management Performance Standards

17.149 State Environmental Policy Act (SEPA)

17.150 Shoreline Management Standards

(Ord. 1294 § 16, 2011).

17.50.040 Submittal Requirements. [new section]

(1) In addition to any other submittal requirements, all facilities and uses subject to this section shall submit information describing the facility or use, location, and potential mitigation measures to address each of the performance standards listed in SMC 17.50.030.

(2) If the City has reasonable doubt that a use is, or can be, conducted within the limits of the performance standards listed in SMC 17.50.030, it may require that the user or proposed user retain, at their expense, an independent, qualified, testing laboratory or expert to prepare an analysis of the use to determine its compliance with the performance standards established in this chapter. Such studies shall be submitted with the associated permit application and shall be approved by the City prior to any land use permit or building permit approval. The City shall have the right to require expert peer review of the studies and the cost of that review shall be the responsibility of the applicant.

17.50.050 Enforcement. [new section]

(1) Industrial and manufacturing uses established per SMC 17.50.030 shall comply with this chapter to ensure compatibility with surrounding residential and commercial areas and to provide for the health, welfare, and safety of the public occupying or visiting such areas. Violations of this chapter shall be considered a nuisance and shall be abated. Violations shall be processed per SMC 13.01, Enforcement.

(2) The enforcing official shall have the authority to issue a stop work or emergency order and require that all activities causing a violation of this chapter cease until any corrective measures, as may be required to eliminate the offense, can be implemented.

(3) It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing official may require demonstrating the use or activity is or will be in compliance with the performance standards of this chapter.

Section 2. Findings of Fact and Conclusions. In support of the amendment approved in this Ordinance the Stanwood City Council adopts the Findings of Fact and Conclusions attached hereto as Exhibit "A" and incorporated herein by reference and the analysis contained in the Staff Report on the amendments.

Section 3. Severability. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby.

Section 4. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbers, section/subsection numbers and any references thereto.

Section 5. Conflict. In the event that there is a conflict between the provision of this Ordinance and any other City ordinance, the provision of this Ordinance shall control.

Section 6. Effective Date. This Ordinance shall take effect from and after five (5) days after its passage and publication as required by law.

PASSED AND APPROVED by the Stanwood City Council this ____ day of _____ 2018.

CITY OF STANWOOD

Leonard Kelley, Mayor

ATTEST:

By: _____
David Hammond, City Clerk

APPROVED AS TO FORM:

By: _____
Grant Weed, City Attorney

Date of Publication: _____

Effective Date: _____

Exhibit A
Findings of Fact and Conclusions



City of Stanwood, Washington Findings of Fact and Conclusions of Law

Planning Commission Recommendation Industrial Zoning Code Amendment

A. GENERAL INFORMATION

File Number(s):	2018-0175
Project Summary:	Proposed code amendment to the Stanwood Municipal Code, Chapter 17.50, to adopt development performance standards in the Light Industrial and General Industrial zoning districts.
Applicant:	City of Stanwood
Location:	The code amendment applies to all properties within the Light Industrial and General Industrial zoning districts.
Public Hearing Date:	August 13, 2018
Location:	Stanwood Fire Station; 8117 267 th Place NW, Stanwood, WA 98292
Staff Contact:	Patricia Love, Community Development Director

B. BACKGROUND AND DESCRIPTION OF PROPOSAL

The Stanwood Planning Commission held a public hearing August 13, 2018 where they recommended amending SMC Chapter 17.50, Additional Standards – LI and GI Zoning Districts, to adopt performance standards necessary to develop properties within those zones.

In recent months, the Planning Commission has been considering zoning code amendments to the Light Industrial (LI) and General Industrial (GI) zone to reduce potential negative impacts from industrial uses on surrounding commercial and residential properties. Issues being addressed include air quality, vibrations, waste storage and disposal, electrical interference, noise, fire and explosive hazards, steam, heat, odors, glare, ground contamination and prohibited uses.

C. CODE AMENDMENT CRITERIA PER SMC 17.155.090

The city may approve or approve with modifications an application for an amendment to the text of the zoning code if:

(a) The purpose and desired effect of the proposed zoning code amendment are consistent with the Stanwood Municipal Code;

The purpose of the GI (General Industrial) Zone is to provide opportunities for major employment areas within the city and to allow heavy industrial uses including manufacturing, warehousing, storage, distribution, food processing, trucking and related uses in locations that are environmentally suitable for these activities. This zone also provides a location for major utilities including the sewage treatment plant. Additionally, this designation provides a location for the adult entertainment overlay.

Adding performance standards to the GI zone does not prohibit the types of uses described in the purpose statement, but they would mitigate the unintended effects of these uses on adjacent commercial and residential properties.

(b) There is a positive relationship to the public health, safety and welfare of the community; and

Generally, heavy industrial zones are located away or are buffered from commercial and residential uses; however, in Stanwood's case the GI zone in many cases is located directly adjacent businesses and residents that could be negatively impacted by foul odors. Adopting performance standards that address noise, odor, air quality, vibrations, and hazardous materials supports the public health, welfare and safety of the public visiting those areas and upland / adjacent property owners.

(c) The proposed amendment is consistent with the Stanwood Comprehensive Plan.

The City's Comprehensive Plan includes a well-defined vision for the City: becoming the commercial and cultural center of the greater Stanwood / Camano region. Goals and policies promote a vibrant downtown and livable community which includes a mix of residential, office, retail, entertainment and service uses. Walkability is highly encouraged in the Plan and envisions residential and commercial areas connected with sidewalks, trails, and parks. Industrial uses are encouraged which do not adversely affect the health and safety of adjacent non-industrial and residential uses. Supporting Comprehensive Plan Policies:

LUP 13.1: Discourage industrial development that interferes with residential and commercial land uses in close proximity.

LUP 13.2 Require mitigation of any negative impacts of noise, light, glare, dust and other effects when considering the development of industry.

LUP 19.3General Industrial uses shall not adversely affect the health and safety of adjacent non-industrial and residential uses.

D. FINDINGS OF FACT

1. There has been a request by several members of the community to make changes to the Light Industrial and General Industrial zoning regulations regarding air quality, odor, and dust.
2. The LI and GI zones are intended for industrial uses such as manufacturing, warehousing, fabrication and food processing.
3. Stanwood has adopted additional development standards for light industrial parks within the Light Industrial zoning district. These standards contain specific language prohibiting typical uses that would be bothersome to adjoining commercial or residential neighborhoods which could be applied to both the larger IL and GI districts.
4. Generally, heavy industrial zones are located away or are buffered from commercial and residential uses; however, in Stanwood's case the LI and GI zones are in many cases located directly adjacent to businesses and residents that could be negatively impacted by foul odors.
5. Stanwood's 2015 – 2035 Comprehensive Plan directly addresses compatibility issues between industrial and other zoning districts:

Comprehensive Plan Goal LUG 13: Discourage conflict where industrial land abuts other land uses.

Comprehensive Plan Policies:

- | | |
|------------------|---|
| Policy LUP 13.1: | Discourage industrial development that interferes with residential and commercial land uses in close proximity. |
| Policy LUP 13.2: | Require mitigation of any negative impacts of noise, light, glare, dust and other effects when considering the development of an industry. |
| Policy LUP 13.3: | Require installation of adequate landscape or structural buffer to separate differing land uses from the adverse impacts of industrial development. |
| Policy LUP 13.5: | Protect existing industry from possible future land use conflicts. |

Policy LUP 19.1(I):The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

6. The City felt it was appropriate to consider a code amendment that adopts new development standards for industrial developments to protect adjacent properties from potential non-intended adverse effects such as odors, smoke, and dust that would discourage people from enjoying shopping and dining downtown or from being able to enjoy their property while outdoors.
7. On June 18, 2018 the proposed amendments were transmitted to the State of Washington Department of Commerce for state agency review in accordance with RCW 36.70A.106.
8. Planning Commission briefings to discuss the proposed code amendment were held on April 23, June 11, June 25, and July 23, 2018.
9. Notice of the Public hearing was provided in accordance with SMC 17.155.030 and published in the Stanwood Camano News on July 31, 2018. No public comments were received.
10. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on the proposed amendment on July 6, 2018. There were no appeals of the DNS and the environmental determination stands as issued.
11. The code amendment was circulated for public review on July 6, 2018. No comments were received on the amendment.
12. The public hearing on this matter was held in front of the planning Commission on August 13, 2018 at 6:30 pm at the Stanwood Fire Station located at 8117 267th Place NW, Stanwood, Washington 98292.
13. Staff prepared a report summarizing the proposed code amendment. This report is part of the public record and was presented to the Planning Commission at the public hearing on August 13, 2018 for their consideration.

E. CONCLUSIONS OF LAW

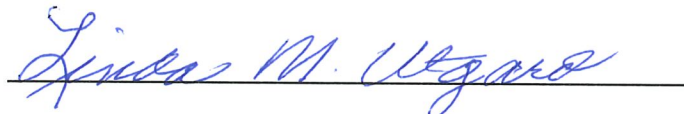
1. The City Council of Stanwood has authority under RCW Title 35A, to adopt plans and regulations related to development and operations within the City of Stanwood.
2. SMC section 17.155.030 requires that the Planning Commission review and make recommendations to the Stanwood City Council regarding code amendments to Title 17, Zoning.

3. Planning Commission briefings to discuss the proposed code amendment were held on April 23, June 11, June 25, and July 23, 2018.
4. Notice of the public was provided on July 31, 2018 in accordance with SMC Table 17.81A-I, Classification of Permits and Decisions.
5. SEPA review was conducted on the proposal and a Determination of Nonsignificance (DNS) was issued on July 6, 2018 under WAC 197-11-340(2). No appeals of the SEPA determination were filed.
6. The proposal is consistent with the Comprehensive Plan and meets the requirements and intent of the Plan, including land use goal 13 and policies 13.1, 13.2, 13.3, 13.5, and 19.1.
7. The proposal is beneficial to the public health, safety and welfare and is in the public interest by reducing potential negative impacts from industrial developments on adjacent or nearby commercial and residential properties.
8. After considering staff comments and public testimony the Stanwood Planning Commission determined the draft code amendment is consistent with the Comprehensive Plan and should be adopted.

F. STAFF RECOMMENDATION

Move that the Planning Commission **ADOPT** the Findings of Fact and Conclusions of Law contained herein and **AUTHORIZE** the Planning Commission Chair to sign the Findings on behalf of the Commission and recommend that the Stanwood City Council **APPROVE** the proposed amendments to Chapter 17 of the Stanwood Municipal Code.

Dated this 13th of August 2018.



Linda Utgard, Planning Commission Chair

City of Stanwood



CITY OF STANWOOD COUNCIL AGENDA STAFF REPORT

ITEM NUMBER: 11a

DATE: November 8, 2018

SUBJECT: Ordinance 1465 Adopting 2019-2020 Biennial Budget

CONTACT PERSON: David A. Hammond, Finance Director

ATTACHMENTS: A – Ordinance 1465
B – 2019-2020 Budget Summary
C – 2019-2020 Budget Detail
D – 2019-2020 Budget Supplemental Section

ISSUE

The issue before the city council is to hold a public hearing and have first reading of Ordinance 1465 adopting the 2019-2020 biennial budget.

RECOMMENDATION

Hold a public hearing and have first reading of Ordinance 1465 adopting a budget for the City of Stanwood, Washington, for the years 2019 and 2020, and setting forth in summary form the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined.

DISCUSSION

The city's budget development process began at a council workshop on February 1, 2018. The city council discussed revenue and spending year-to-date, forecasts, Budget Themes and Initiatives, and other topics including: Utility fees, Fire Authority Annexation, Park Acquisition and Master Planning and relocation of city hall/police station.

A council workshop was held on June 21, 2018 to discuss the financial forecast, budget themes, utility rates, parks and trails and potential use of one-time revenues.

A council workshop was held on October 22, 2018 where staff provided council with a detailed breakdown of general fund and street fund revenues and expenditures. Council reviewed and confirmed the current Budget Themes and Initiatives to ensure that the preliminary proposed budget was guided by those themes and initiatives. The city council also reviewed 4-year budget comparisons (2017-2020) for all funds. The department directors provided overviews of proposed fund operating budgets, followed by council discussion.

Tonight is the public hearing to receive public comment on the 2019-2020 preliminary budget and first reading of proposed Ordinance 1465 to adopt the 2019 and 2020 budgets. The 2019 and 2020 budgets as presented are consistent with the most current comprehensive plan.

City Council Budget Policy Issues

There were several policy questions the city council considered while preparing the 2019-2020 budget:

1. Water, Wastewater and Stormwater Utility Rates for the period 2019-2024 were adopted by Ordinance 1461 on October 11, 2018.
2. Employee Salary and Benefit Schedules for 2019 was adopted by Res. 2018-20 on October 11, 2018.
3. The Capital Improvement Plan was updated to cover 2019-2024.
4. Council adopted Ordinance 1463 levying the six percent lid lift and banked capacity authorized by Stanwood voters in 2015. This will enable a 2019 transfer of \$276,804 to the Building Improvement Fund to defray future borrowing costs to finance the new Police Station and City Hall.

Budget Changes and Updates

The following changes have been made to the budget since the council workshop on October 22, 2018:

- The Community Development Department salary and benefit expenditure line item was increased by \$73,500, in 2019, and \$83,200 in 2020; this increase was offset by decreases in the Parks Department, and the Water, Sewer and Drainage Utilities. This correction was the result of a software error in allocation of one employee's salary.
- The Teamster's Trust Insurance premium was increased 3.5 percent from prior year, which affects the medical benefits line item in numerous funds and departments; the total effect on expenditure budget is approximately \$12,600.
- Economic Development – in 2020, an increase of \$40,000 in anticipation of using consulting services to further market the Hotel/Motel effort.

2019-2020 Budgets Highlights

- Generate Revenue for Public Safety. Property tax increase of 10.91% including \$18.8 million in new construction, which will generate an additional \$276,804 to offset the \$339,943 increase in police and fire service contracts (combined increases in 2018 and 2019) with the Snohomish County Sheriff and North County Regional Fire Authority. This will enable the council to transfer estimated surplus from one-time revenues to the Building Construction Fund.

- Economic Development. Allow for the assessment of economic development plans and creation of a strategic action plan to recruit and retain local business. Capital investment in the construction of Viking Way from 88th Ave NW to 92nd Ave NW, which will open the area for future redevelopment.
- Tourism Promotion and Marketing. \$49,500 set aside in 2019 and \$46,500 in 2020 for tourism promotion and marketing including \$34,800 for special event management, DiscoverStanwood-Camano.com tourism website, four issues of the Discover Stanwood/Camano visitor magazine and an enhancement of social media and digital marketing efforts.
- Development/redevelopment of Parks. Heritage Park—\$1,475,000 to update master planning, improve drainage and rebuild fields at Heritage Park. Church Creek park—\$125,000 to replace play equipment.
- Reconnect the Community to the River. \$750,000 for construction/improvements at Hamilton Landing. \$120,000 to continue planning for Ovenell and Johnson properties and to further build community support for parks and trails and provide access to the Stillaguamish River.
- Develop Bike and Trail Systems. \$200,000 to construct a trail on planned flood berm on SR 532. Additional \$1,363,193 for various sidewalk construction and reconstruction projects, \$250,000 Trail Plan Implementation
- Improve Maintenance. Continue funding of an additional public works seasonal position in Streets, Parks, and Drainage Funds to assist the department during the busy summer months. Six people were hired in both 2017 & 2018, and this budget will maintain the same level of funding.
- Reduce the Risk of Flooding. Continue efforts to reduce the risk of flooding including \$911,000 for constructing the SR532 Berm to protect downtown Stanwood from flooding; \$2.8 million to begin construction of system to separate storm water from flood water in Irvine Slough.
- Expand Water & Sewer Availability to Accommodate Growth. \$463,000 for lift station upgrades at the Wastewater Treatment Plant. \$2,000,000 for design and construction of an additional water storage tank located in Northeast Stanwood.
- Maintain Taxpayer Owned Assets. Continue the transportation benefit district 0.2% sales tax, which provides \$340,000 per year for necessary street repairs and improvements. The funding is leveraged by providing grant matching funds. Replace furnaces and install central air conditioning at city hall.
- Rebuild Fund Balances. Continuation of utility rate increases in 2019 and 2020 (5% water and 3.5% sewer, 22.5% in drainage). Utility rate increases provide necessary funding to accomplish the following objectives:
 - Provide adequate staffing to ensure that the utilities are run safely, efficiently and effectively.
 - Provide adequate funding to maintain and repair existing facilities while minimizing the need to issue new debt.
 - Provide required cash reserves to deal with contingencies.

Over \$10 million has been allocated in 2019 and 2020 (potential for almost half of this from grants) for capital expenditures. Presented below is a listing of the major capital projects that are slated for the next biennium (2019 and 2020), grouped by the specific council goal that would be achieved:

Maintain existing city facilities and equipment	\$9,203,177
• Sidewalk and Street Repair Projects	\$2,675,017
• Sewer Projects	\$3,579,000
• Water Projects	\$2,949,160
Develop Parks and access to Stillaguamish River	\$895,000
• Ovenell and Johnson Property Master Plan	\$120,000
• Hamilton Landing Improvements	\$750,000
Protect the Community from Flooding	\$3,711,000
• Irvine Slough Stormwater Separation	\$2,800,000
• SR532 Berm	\$911,000
Develop Bike and Pedestrian Trail Systems	\$1,413,309
• New Sidewalk Construction	1,073,309
• Sidewalk Repair	\$140,000
• Pedestrian path, on SR532 Berm	\$200,000
Support Economic Development	\$2,000,000
• Viking Way/90 th Ave	\$2,000,000

FINANACIAL IMPACT

2019-2020 financial impacts are represented in the budget document below:

CITY COUNCIL OPTIONS

1. Have first reading of Ordinance 1465 adopting a budget for the City of Stanwood, Washington, for the years 2019 and 2020, and setting forth in summary form the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined.
2. Do not have first reading of Ordinance adopting a budget for the City of Stanwood, Washington, for the years 2019 and 2020, and setting forth in summary form the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined.

3. Do not have first reading of Ordinance 1465 adopting a budget for the City of Stanwood, Washington, for the years 2019 and 2020, and setting forth in summary form the totals of estimated revenues and appropriations for each separate fund and the aggregate totals for all such funds combined, and direct staff to answer council queries, requests for additional information, or make certain modifications to the budget as directed by council to be brought forward at the next council meeting.

RECOMMENDED ACTION

I MOVE TO APPROVE FIRST READING OF ORDINANCE 1465 ADOPTING A BUDGET FOR THE CITY OF STANWOOD, WASHINGTON, FOR THE YEARS 2019 AND 2020, AND SETTING FORTH IN SUMMARY FORM THE TOTALS OF ESTIMATED REVENUES AND APPROPRIATIONS FOR EACH SEPARATE FUND AND THE AGGREGATE TOTALS FOR ALL SUCH FUNDS COMBINED.

**CITY OF STANWOOD
Stanwood, Washington**

ORDINANCE 1465

AN ORDINANCE ADOPTING A BIENNIAL BUDGET FOR THE CITY OF STANWOOD, WASHINGTON, FOR THE YEARS 2019 AND 2020, AND SETTING FORTH IN SUMMARY FORM THE TOTALS OF ESTIMATED REVENUES AND APPROPRIATIONS FOR EACH SEPARATE FUND AND THE AGGREGATE TOTALS FOR ALL SUCH FUNDS COMBINED.

WHEREAS, State Law, Chapter 35A.34 RCW has provided that the legislative body of any city of the first and second classes and all towns may by ordinance elect to have a two-year fiscal biennial budget in lieu of the annual budget which is otherwise provided for; and

WHEREAS, State Law, Chapter 35A.11.020 RCW has provided that the legislative body of each code city shall have all powers possible for a city or town to have under the Constitution of this state, and not specifically denied to code cities by law; and

WHEREAS, pursuant to State Law, Chapter 35A.34 RCW, the City of Stanwood, as a code city, is authorized to adopt a two year biennial budget; and

WHEREAS, on July 25, 2013 the City Council adopted Ordinance 1348 establishing a two-year biennial budget for the City of Stanwood for the 2 year budget period beginning January 1, 2015.

WHEREAS, State law requires that the City adopt a biennial budget before the end of the preceding calendar year; and

WHEREAS, the Mayor has recommended a budget as provided by law; and

WHEREAS, the City Council held public workshops on February 1st, 2018, June 21st, 2018 and October 22nd, 2018, in preparation of the budget for the years 2019 and 2020; and

WHEREAS, as required by law, on November 8, 2018, and November 19, 2018, the City Council has held public hearings and provided opportunity for public comment on the budget for 2019 and 2020;

NOW THEREFORE, the City Council of the City of Stanwood, Washington do ordain as follows:

Section 1. In accordance with the provisions of Chapter 35A.34 RCW the budget of the City of Stanwood for the year 2019 in the aggregate amount of \$26,969,938 is hereby adopted.

Section 2. In accordance with the provisions of Chapter 35A.34 RCW the budget of the City of Stanwood for the year 2020 in the aggregate amount of \$24,642,475 is hereby adopted.

Section 3. The totals of budgeted revenues and appropriations for each separate fund are set forth in summary form for 2019 as follows:

Fund	Fund Title	2019 Est'd Beginning Fund Balance	2019 Est'd Revenues	2019 Proposed Expenditures	2019 Est'd Ending Fund Balance
001	General	\$ 3,320,590	\$ 6,406,889	\$ 7,097,349	\$ 2,630,130
101	Street	\$ 10,000	\$ 606,137	\$ 568,946	\$ 47,191
102	Street Impact Fee	\$ 385,000	\$ 220,403	\$ 125,000	\$ 480,403
103	Street Construction	\$ 492,222	\$ 3,143,900	\$ 3,577,133	\$ 58,989
104	Park Improvement	\$ 500,000	\$ 1,425,400	\$ 1,680,000	\$ 245,400
105	Fire Impact Fee	\$ 78,000	\$ 13,400	\$ -	\$ 91,400
106	Park Impact Fee	\$ 120,000	\$ 40,948	\$ 100,000	\$ 60,948
107	Equipment Reserve	\$ 440,000	\$ 314,943	\$ 508,626	\$ 246,317
108	Transportation Sales Tax	\$ 490,000	\$ 332,500	\$ 364,442	\$ 458,058
109	Contingency	\$ 320,500	\$ 32,400	\$ -	\$ 352,900
110	Building Improvement	\$ 580,000	\$ 813,604	\$ 370,000	\$ 1,023,604
120	REET 1- Capital	\$ 310,000	\$ 169,300	\$ 340,000	\$ 139,300
121	REET 2- Growth	\$ 600,000	\$ 261,264	\$ 120,000	\$ 741,264
205	Debt Service	\$ 67,000	\$ 202,500	\$ 201,450	\$ 68,050
401	Sewer	\$ 1,200,000	\$ 1,945,356	\$ 2,662,956	\$ 482,400
403	Sewer Construction	\$ 1,280,000	\$ 1,072,440	\$ 1,862,000	\$ 490,440
405	Sewer Plant Inv. Fees	\$ 975,000	\$ 482,040	\$ 463,140	\$ 993,900
410	Drainage	\$ 180,000	\$ 707,873	\$ 594,635	\$ 293,238
411	Drainage Construction	\$ 400,000	\$ 2,091,040	\$ 1,951,200	\$ 539,840
412	Drainage Plant Inv. Fees	\$ 25,000	\$ 85,540	\$ 84,840	\$ 25,700
421	Water	\$ 675,000	\$ 2,009,697	\$ 2,049,921	\$ 634,776
422	Water Construction	\$ 460,000	\$ 659,520	\$ 798,000	\$ 321,520
423	Cedarhome Plant Invest.	\$ 95,000	\$ 12,680	\$ 10,580	\$ 97,100
424	Water Plant Inv. Fees	\$ 250,000	\$ 419,920	\$ 414,720	\$ 255,200
451	Water Bond Reserve	\$ 220,000	\$ 214,100	\$ 209,400	\$ 224,700
452	Sewer Bond Reserve	\$ 477,000	\$ 8,900	\$ -	\$ 485,900
457	Sewer Equip. Reserve	\$ 597,000	\$ 341,862	\$ 509,750	\$ 429,112
458	Drainage Equip. Reserve	\$ 275,000	\$ 117,853	\$ 224,750	\$ 168,103
459	Water Equip. Reserve	\$ 175,000	\$ 72,641	\$ 81,100	\$ 166,541
630	Suspense	\$ 46,581			\$ 46,581
		\$ 15,043,893	\$ 24,225,050	\$ 26,969,938	\$ 12,299,005

Section 4. The totals of budgeted revenues and appropriations for each separate fund are set forth in summary form for 2020 as follows:

Fund	Fund Title	2020 Est'd Beginning Fund Balance	2020 Est'd Revenues	2020 Proposed Expenditures	2020 Est'd Ending Fund Balance
001	General	\$ 2,630,130	\$ 4,878,958	\$ 4,712,202	\$ 2,796,886
101	Street	\$ 47,191	\$ 475,448	\$ 491,740	\$ 30,899
102	Street Impact Fee	\$ 480,403	\$ 220,403	\$ 125,000	\$ 575,806
103	Street Construction	\$ 58,989	\$ 2,686,900	\$ 2,693,193	\$ 52,696
104	Park Improvement	\$ 245,400	\$ 1,930,400	\$ 2,080,000	\$ 95,800
105	Fire Impact Fee	\$ 91,400	\$ 13,400	\$ -	\$ 104,800
106	Park Impact Fee	\$ 60,948	\$ 40,948	\$ 100,000	\$ 1,896
107	Equipment Reserve	\$ 246,317	\$ 180,192	\$ 188,000	\$ 238,509
108	Transportation Sales Tax	\$ 458,058	\$ 307,500	\$ 265,854	\$ 499,704
109	Contingency	\$ 352,900	\$ 32,400	\$ -	\$ 385,300
110	Building Improvement	\$ 1,023,604	\$ 16,800	\$ -	\$ 1,040,404
120	REET 1- Capital	\$ 139,300	\$ 109,300	\$ 140,000	\$ 108,600
121	REET 2- Growth	\$ 741,264	\$ 114,500	\$ 200,000	\$ 655,764
205	Debt Service	\$ 68,050	\$ 197,700	\$ 204,050	\$ 61,700
401	Sewer	\$ 482,400	\$ 2,089,221	\$ 2,135,753	\$ 435,868
403	Sewer Construction	\$ 490,440	\$ 2,051,772	\$ 1,717,000	\$ 825,212
405	Sewer Plant Inv. Fees	\$ 993,900	\$ 482,040	\$ 1,342,472	\$ 133,468
410	Drainage	\$ 293,238	\$ 865,951	\$ 883,070	\$ 276,119
411	Drainage Construction	\$ 539,840	\$ 1,965,000	\$ 2,141,500	\$ 363,340
412	Drainage Plant Inv. Fees	\$ 25,700	\$ 85,540	\$ 100,000	\$ 11,240
421	Water	\$ 634,776	\$ 2,058,017	\$ 1,992,661	\$ 700,132
422	Water Construction	\$ 321,520	\$ 2,044,800	\$ 2,130,000	\$ 236,320
423	Cedarhome Plant Invest.	\$ 97,100	\$ 12,680	\$ 10,580	\$ 99,200
424	Water Plant Inv. Fees	\$ 255,200	\$ 419,920	\$ 600,000	\$ 75,120
451	Water Bond Reserve	\$ 224,700	\$ 214,100	\$ 209,400	\$ 229,400
452	Sewer Bond Reserve	\$ 485,900	\$ 8,900	\$ -	\$ 494,800
457	Sewer Equip. Reserve	\$ 429,112	\$ 141,426	\$ 77,500	\$ 493,038
458	Drainage Equip. Reserve	\$ 168,103	\$ 56,165	\$ 37,500	\$ 186,768
459	Water Equip. Reserve	\$ 166,541	\$ 65,892	\$ 65,000	\$ 167,433
630	Suspense	\$ 46,581		\$ -	\$ 46,581
		\$ 12,299,005	\$ 23,766,273	\$ 24,642,475	\$ 11,422,803

Section 5. Following adoption of this ordinance a copy shall be transmitted to the Office of the State Auditor, the Association of Washington Cities and the Municipal Research Services Center.

Section 6. Effective Date. This ordinance shall take effect and be in force January 1, 2019.

ADOPTED by the City Council and **APPROVED** by the Mayor this _____ day of _____, 2018.

CITY OF STANWOOD

ATTEST:

Leonard Kelley, Mayor

David A. Hammond, City Clerk

APPROVED AS TO FORM:

Grant Weed, City Attorney

2019-2020 Budget Summary

Vision

Create a family-oriented community with great parks and recreation activities, fun year-round events for residents and visitors, and a diverse economy.

Budget Themes

1. Public Safety – Continue evaluation of contracts for police and fire services. Invest in emergency preparedness. Using technology to increase public safety by leveraging limited tax dollars. Areas of focus include:
 - Proactively address School Safety
 - Reduce health based risks for vulnerable residents
 - Leverage community partnerships with businesses, non-profits and volunteers
 - Prevent gang activity, drug use and homelessness in Stanwood
 - Improve disaster Prevention and Preparedness
2. Economic Development – Invest in public infrastructure to spur private development. Ensure that building and zoning codes align with desired use to attract and retain businesses. Implement incentives to attract desirable private development to the city. Assist property owners seeking to develop and redevelop in the floodplain. Evaluate the city's fee structure to ensure fees for services align with Council policies. Work with community partners to support a marketing campaign to attract new residents, businesses and visitors to Stanwood.
3. Park and Recreation – Continue public and private investment in park and recreation assets to improve the quality of life for Stanwood residents. Improve the City's recreation facilities to support economic development. Develop parks, trails and open spaces that connect Stanwood's neighborhoods to the business districts and surrounding communities. Increase public access to the water. Preserve natural resources and protect farmland surrounding the city.
4. City Facilities and Infrastructure – Maintain taxpayer owned municipal facility assets. Seek opportunities to remodel and/or reuse existing facilities efficiently to serve customers. Evaluate alternatives to flood proof or relocate essential public facilities in the floodplain. Assess whether to surplus or redevelop city owned properties.
5. Financial Sustainability –Rebuild fund balances. Match one-time revenues with one-time expenses and ongoing revenues with ongoing expenses. Look for opportunities to reduce expenditures. Ensure rates for services and impact fees cover an appropriate portion of service costs, fund reserves and capital costs. Review current service levels for all programs to ensure they adequately reflect the council's budget themes and initiatives.

Budget Policy Questions

1. Water, Wastewater and Stormwater Utility Rates for the period 2019-2024 were adopted by Ordinance 1461 on October 11, 2018.
2. The Capital Improvement Plan was updated to cover 2019-2024.

2019-2020 Budget Summary

3. Council adopted Ordinance 1463 levying the six percent lid lift and banked capacity authorized by Stanwood voters in 2015. This will enable a 2019 transfer of \$276,804 to the Building Improvement Fund to defray future borrowing costs to finance the new Police Station and City Hall.

2019-2020 MAJOR INITIATIVES:

Major Initiatives are based on the budget themes and used by the Executive Office to prioritize the Council's investment in personnel and infrastructure to solve the key issues. Under direction of the Mayor, the City Administrator will develop a 2019-2020 plan of work that defines outcomes and sets an action plan in place for the City Management Team to accomplish and deliver results. An overview of the major initiatives preliminarily identified for 2019-2020 include:

- ❖ Stanwood Legislative Agenda and active promotion with Legislators during the upcoming session. Projects to included are: 532 Berm/Trail, Irvine Slough Drainage and the future development and improvement of the Heritage, Hamilton and Ovenell Parks
- ❖ Discovery phase and planning for the implementation of a community wide Strategic Plan
- ❖ Continue organizational development initiatives by assessing and aligning staffing resources
- ❖ Prepare for collective bargaining agreement negotiations
- ❖ Developing performance management strategies and outcome based programs
- ❖ Enhance our public engagement efforts and communication platforms to reach out to all citizens, businesses and community stakeholders
- ❖ Municipal code updates including: wireless communications facilities, street vacation ordinances, and general public safety and welfare
- ❖ Support programs that educate on commercial building and doing business in the floodplain
- ❖ Assessment of the economic development plans and development of a master action plan
- ❖ Improve the business climate by creating a business recruitment and retention plan for positive investments in the City
- ❖ Expand Tourism related activities and promote the Stanwood Community and showcase our assets
- ❖ Create a master parks plan to prioritize park projects and recreation programs to be showcased and promoted at Heritage, Hamilton and Ovenell Parks
- ❖ Continue development, design and site planning for a new Police Station/City Hall
- ❖ Gateway Sculpture at the High School
- ❖ Update the City's fee structure to accurately reflect the City cost of doing business
- ❖ Determine opportunities for cost savings through continued implementation of efficiency practices
- ❖ Promote safe and secure communities by reducing crime
- ❖ Deliver exceptional community policing services
- ❖ Update of the Shoreline Master Plan
- ❖ On-going work with FEMA to address impacts on fish/FEMA Bi-Op Regulations

2019-2020 Budget Summary

❖ 2019-2020 MAJOR INITIATIVES (continued):

- ❖ Maintain, repair and secure existing public and park facilities Secure funding for new City Hall and Police Station
- ❖ Support property acquisition and secure funding for new parks in NE Stanwood community area and Downtown Stanwood
- ❖ On-going Pavement Management Projects that preserve and extend roadway useful life
- ❖ Construct 90th Avenue and Viking Way
- ❖ On-going sidewalk maintenance and repairs
- ❖ Continue collection system inspection, cleaning and repair program
- ❖ Complete Inflow & Infiltration and Long-term Water Supply Studies
- ❖ Continue investments in utility system equipment and system upgrades
- ❖ New sewer mains in Viking Way/90th Avenue, Cedarhome lift station to Church Creek lift station and 72nd Avenue to Pioneer Hwy
- ❖ Construct 297 zone reservoir
- ❖ Decommission wells
- ❖ New Viking Way water main
- ❖ Drainage improvements in West Stanwood, 86th Drive and Viking Way
- ❖ Develop facility maintenance financing schedule
- ❖ Financial Policy Updates
- ❖ Improve periodic Financial Reporting
- ❖ Create Detention Pond Policy
- ❖ Evaluate integration of financial system with third-party revenue management On-going debt review and management plan

A Focus on Economic Development

In 2008, the city adopted an Economic Development Strategic Plan to develop active strategies to implement the city's vision. Since 2013, the city has focused attention on the following programmatic strategies identified in the plan:

1. Education Program: Cultivate a culture supportive of economic development among residents, business owners and the city organization
2. Zoning and Development Standards: Ensure city codes support development that achieves economic development objectives
3. Historic Resources Program: Preserve and enhance Stanwood's historic assets
4. Business Recruitment and Retention Programs: Retain and expand the city's existing businesses and employment base
5. Community Marketing Program: Raise Stanwood's profile in the region
6. Tourism Program: Enhance Stanwood's tourism draw.

2019-2020 Budget Summary

The following investments in 2019-20 support the Community Marketing and Tourism Program:

Tourism Promotion and Marketing 2019-2020

Proposal	2019	2020	Description
Stanwood Chamber of Commerce-Events	\$34,800	\$34,800	event management and promotion, website & social media support
Stanwood Tourism Grants	\$11,000	\$11,000	
Glass Quest	\$2,500		Event management
Discover Stanwood/Camano Magazine	\$12,500	\$9,885	This cost is offset by \$8,000 hotel/motel grant from Snohomish County
Advertising	\$2,500	\$2,500	Splash Ads Herald - Billboards
Total	\$63,300	\$60,800	

In addition to the Tourism and Marketing commitments outlined above, the city also supports the following events with advertising, printing and staff support. Approximately half the cost of the Annual Clean Up day event is offset by grants from the State Department of Ecology.

Special Events 2019-2020

Event	Month	2019	2020	Description
Touch a Truck	May	\$200	\$200	Printing
Clean Up Day	May	\$5,000	\$5,000	Staffing, Offset by
Summer Concert Series	June	\$3,100	3,100	supplies/advertising
Movies in the Park	Aug	\$3,774	\$3,868	contract/ads
National Night Out	Aug	\$3,500	\$3,500	supplies/ads
Haunted Halloween at Ovenell	Oct	\$1,500	\$1,568	supplies/ads
Light Up Your Holidays	Dec	\$100	\$200	Printing
Total		\$17,174	\$17,436	

Business Recruitment and Retention

Proposal	2019	2020	Description
Hotel/Motel	\$40,000	\$40,000	Gather additional data, develop

2019-2020 Budget Summary

2019-2020 Equipment Budget

The city's General Fund and utility operating budgets include funding for equipment purchases and replacements. The City Council approved a long term vehicle and equipment replacement plan that will ensure that reserves are established to annualize the cost of maintaining and operating the city fleets.

Department or Division	2019	Cost	2020	Cost
Streets and Drainage:	Sweeper	\$ 300,000		
Parks, Streets, Sewer, & Drainage:	Equipment	\$ 15,000	Dump Truck	\$ 150,000
Parks, Streets, Buildings & Grounds:	Bucket Truck	\$ 140,000	Utility Truck	\$ 75,000
Parks, Buildings & Grounds:			Equipment	\$ 8,000
Parks:			Equipment	\$ 30,000
Streets:	Equipment	\$ 17,000		
General Fund:	Motor Pool Car	\$ 22,000		
Sewer:	Vactor	\$ 400,000	Utility Truck	\$ 40,000
	Camera Van	\$ 35,000		
	Equipment	\$ 55,000		
Water:	Equipment	\$ 15,000	Utility Truck	\$ 55,000
			Equipment	\$ 10,000
Totals:		<u>\$ 999,000</u>		<u>\$ 368,000</u>

Capital Improvements

The city's capital improvement plan is intended to maintain and improve taxpayer owned assets. Investments include city facilities, parks, streets, sidewalks, water, sewer and drainage utility infrastructure.

2019-2020 Capital Improvement Plan

	2019	2020	Total Cost
Facilities	370,000	0	370,000
Parks	1,680,000	2,080,000	3,760,000
Streets	3,577,133	2,693,193	6,270,326
Sewer	1,862,000	1,717,000	3,579,000
Drainage	1,951,200	2,140,000	4,091,200
Water	798,000	2,130,000	2,928,000
Totals:	<u>10,240,352</u>	<u>10,762,213</u>	<u>20,998,526</u>

The city council has a goal of leveraging limited city revenues with grant funding. From 2012 through 2017, the city received over \$2,600,000 in grant funding. It is anticipated by the end of 2018 we will have received another \$1,645,480 in grant funding. Grant funded projects include:

- 68th Ave Safe Routes to Schools
- Design and Right-of-Way Acquisition for 90th Ave NW and Viking Way extension
- Permitting for the SR532 Berm
- Acquisition of Ovenell Park and Hamilton Landing
- Overlay of Pioneer Highway and 272nd Ave NW/72nd Ave -82nd Ave NW
- 7 Tubes FEMA reimbursement
- Cedarhome Elementary Safe Routes to School

2019-2020 Budget Summary

2019 Grant Revenues

Source of Funding	Project	2019
Department of Ecology	Solid Waste Clean Up	4,000
Puget Sound Regional Council (Rural Towns & City Centers)	Viking Way	1,437,000
WSDOT	Viking Way	500,000
Transportation Improvement Board (requested)	102nd Ave & 276th St Overlay	720,000
RCO Youth Athletic Facilities	Heritage Park	350,000
DOE-Floodplains by Design	Johnson Farm Improvements	375,000
Department of Ecology, Integrated Planning Grant	Raplee & Hamilton Properties	275,000
DOE-Floodplains by Design	Irvine Slough Stormwater Separation	1,000,000
Department of Commerce	Berm 532	911,200
	2019 Total Revenues	5,572,200

2020 Grant Revenues

Source of Funding	Project	2020 Requested/to be requested)
Department of Ecology	Solid Waste Clean Up	4,000
State Grants	Various overlay & sidewalk	1,400,000
Transportation Improvement Board	68th Ave & 72nd Ave SR 532 to Pioneer Hwy Overlay	900,000
Recreation Conservation Office - WWRP	Heritage Park	500,000
Recreation Conservation Office	Heritage Park	500,000
DOE-Floodplains by Design	Johnson Farm	375,000
Department of Commerce	Non-motorized Trail	250,000
DOE-Floodplains by Design	Irvine Slough Stormwater Separation	200,000
	2020 Total Revenues	\$4,129,000

Mayor and City Council

MISSION:

To provide excellent representative government; opportunity for citizen participation and service; and superior professional management of operations.

DESCRIPTION:

The City of Stanwood operates under the mayor-council form of government with a strong mayor. The mayor-council form of government consists of two separate and coequal power centers, each directly elected by the people: the mayor as chief executive, and the council as the municipal legislature. The mayor-council form of government makes a virtue of the idea of divided and shared power. Neither mayor nor council has the absolute last word in all instances.

Under this form the independently-elected mayor has powers of appointment and removal of subordinates, administrative control over departments, and the power to veto council legislation. The resulting government structure limits the council's role to policy making and oversight, and reserves administrative power and responsibility for the mayor. The system requires constant consultation between the mayor and the council; sometimes cooperating, sometimes competing and conflicting; always acting as a check and balance on the other.

Roles and Responsibilities:

- Based on Council Budget Themes, carry out the biennial initiatives through development of a master plan of work
- Determine the general direction for the operations of the City of Stanwood
- Enacting ordinances (laws)
- Establishing budgetary (taxing and spending) policies
- Adopting the comprehensive plan and other guiding documents
- Adopting the annual budget
- Awarding contracts
- Fiscal oversight of expenditures
- Appointing members to the planning commission and board of library trustees

2019-2020 MAJOR INITIATIVES:

Major Initiatives are based on the budget themes and used by the Executive Office to prioritize the Council's investment in personnel and infrastructure to solve the key issues. Under direction of the Mayor, the City Administrator will develop a 2019-2020 plan of work that defines outcomes and sets an action plan in place for the City Management Team to accomplish and deliver results. An overview of the major initiatives preliminarily identified for 2019-2020 include:

- ❖ Stanwood Legislative Agenda and active promotion with Legislators during the upcoming session. Projects to included are: 532 Berm/Trail, Irvine Slough Drainage and the future development and improvement of the Heritage, Hamilton and Ovenell Parks
- ❖ Discovery phase and planning for the implementation of a community-wide Strategic Plan
- ❖ Continue organizational development initiatives by assessing and aligning staffing resources
- ❖ Prepare for collective bargaining agreement negotiations
- ❖ Developing performance management strategies and outcome based programs
- ❖ Enhance our public engagement efforts and communication platforms to reach out to all citizens, businesses and community stakeholders
- ❖ Municipal code updates including: wireless communications facilities, street vacation ordinances, and general public safety and welfare
- ❖ Support programs that educate on commercial building and doing business in the floodplain
- ❖ Assessment of the economic development plans and development of a master action plan
- ❖ Improve the business climate by creating a business recruitment and retention plan for positive investments in the City
- ❖ Expand Tourism related activities and promote the Stanwood Community and showcase our assets
- ❖ Create a master parks plan to prioritize park projects and recreation programs to be showcased and promoted at Heritage, Hamilton and Ovenell Parks
- ❖ Continue development, design and site planning for a new Police Station/City Hall
- ❖ Gateway Sculpture at the High School
- ❖ Update the City's fee structure to accurately reflect the City cost of doing business
- ❖ Determine opportunities for cost savings through continued implementation of efficiency practices
- ❖ Promote safe and secure communities by reducing crime
- ❖ Deliver exceptional community policing services
- ❖ Update of the Shoreline Master Plan
- ❖ On-going work with FEMA to address impacts on fish/FEMA Bi-Op Regulations
- ❖ Maintain, repair and secure existing public and park facilities Secure funding for new City Hall and Police Station
- ❖ Support property acquisition and secure funding for new parks in NE Stanwood community area and Downtown Stanwood
- ❖ On-going Pavement Management Projects that preserve and extend roadway useful life
- ❖ Construct 90th Avenue and Viking Way
- ❖ On-going sidewalk maintenance and repairs
- ❖ Continue collection system inspection, cleaning and repair program
- ❖ Complete Inflow & Infiltration and Long-term Water Supply Studies
- ❖ Continue investments in utility system equipment and system upgrades

2019-2020 MAJOR INITIATIVES (continued):

- ❖ New sewer mains in Viking Way/90th Avenue, Cedarhome lift station to Church Creek lift station and 72nd Avenue to Pioneer Hwy
- ❖ Construct 297 zone reservoir
- ❖ De-commission of Wells
- ❖ New Viking Way water main
- ❖ Drainage improvements in West Stanwood, 86th Drive and Viking Way
- ❖ Develop facility maintenance financing schedule
- ❖ Financial Policy Updates
- ❖ Improve periodic Financial Reporting
- ❖ Create Detention Pond Policy
- ❖ Evaluate integration of financial system with third-party revenue management
- ❖ On-going debt review and management plan

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Mayor, City Council and Administration:

Mayor's Office Expenditure Summary				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 18,463	\$ 20,168	\$ 21,483	\$ 21,267
Operating	\$ 1,200	\$ 724	\$ 3,550	\$ 3,728
Professional Services	\$ 5,044	\$ 2,391	\$ 900	\$ 945
Miscellaneous	\$ 643	\$ 246	\$ 500	\$ 525
TOTALS	\$ 25,350	\$ 23,530	\$ 26,433	\$ 26,465

Mayor, City Council, & City Clerk Staffing Allocations	
Position	FTE
Mayor	
City Council	
Deputy City Clerk	1
Total Staffing Allocation	1

Clerk and Council Expenditure Summary				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 129,714	\$ 103,561	\$ 119,367	\$ 121,884
Operating	\$ 8,526	\$ 3,751	\$ 11,450	\$ 11,450
Professional Services	\$ 19,527	\$ 14,018	\$ 18,000	\$ 18,000
Miscellaneous	\$ 50	\$ (50)	\$ 500	\$ 500
TOTALS	\$ 157,818	\$ 121,279	\$ 149,317	\$ 151,834

Economic Development

MISSION:

The Executive Office is dedicated to carrying out the community's vision of enhancing and supporting our economic vitality to ensure a great quality of life. Economic Development is an overall budget theme in itself.

The City Administrator leads our community economic development initiatives with support from all city departments and primary support from the Community Development Department.

2019-2020 MAJOR INITIATIVES:

Major Initiatives are based on the budget themes and used by the Executive Office to prioritize the Council's investment in personnel and infrastructure to solve the key issues.

- ❖ Enhance our public engagement efforts and communication platforms to reach out to all citizens, businesses and community stakeholders
- ❖ Assessment of the economic development plans and development of a master action plan
- ❖ Improve the business climate by creating a business recruitment and retention plan for positive investments in the City
- ❖ Expand Tourism related activities and promote the Stanwood Community and showcase our assets
- ❖ Gateway Sculpture at the High School

Proposed 2019-2020 Summary Budget Allocations for Economic Development Initiatives:

Proposal	2019	2020	Description
Stanwood Chamber of Commerce-Events	\$34,800	\$34,800	event management and promotion, website & social media support
Stanwood Tourism Grants	\$11,000	\$11,000	
Glass Quest	\$2,500		Event management
Discover Stanwood/Camano Magazine	\$12,500	\$9,885	This cost is offset by \$8,000 hotel/motel grant from Snohomish County
Advertising	\$2,500	\$2,500	Splash Ads Herald - Billboards
Total	\$63,300	\$60,800	

Finance/Clerk

MISSION:

In a spirit of excellence, integrity and dedication, the Finance Department is committed to providing timely, accurate, clear and complete information and support to the other city departments, citizens and the community at large while maintaining a high level of compliance with all pertinent federal state and local rules and regulations.

DESCRIPTION:

Finance Department responsibilities include: accounts payable, accounts receivable, annual audit, payroll, insurance/risk management; utility billing; cash, debt and investment management; information systems; grant administration. The finance department establishes and maintains internal controls to protect City assets from loss and ensure accounting data compiled for financial statements are prepared in conformity with generally accepted accounting principles.

The Clerk's responsibilities include: prepare council agenda, issue legal notices; maintain permanent files for ordinances, resolutions and contracts; records retention; public record disclosure process.

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Mayor, City Council and Administration:

Administration & Finance Staffing Allocations	
Position	FTE
City Administrator	0.25
Finance Director/City Clerk	1
Senior Accountant	1
Accounting Specialist	1
Administrative Assistant	1
Accounting Clerk	1
Total Staffing Allocation	5.25

Administration Expenditure Summary				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 273,930	\$ 464,809	\$ 612,098	\$ 636,999
Operating	\$ 22,241	\$ 20,754	\$ 40,800	\$ 40,800
Professional Services	\$ (13,459)	\$ 52,196	\$ 77,000	\$ 98,000
Indirect Cost Reimbursement		\$ (309,336)	\$ (413,905)	\$ (422,745)
TOTALS	\$ 282,713	\$ 228,423	\$ 315,993	\$ 353,054

Community Development

MISSION:

The Community Development Department is dedicated to carrying out the community's vision through consistent, courteous and personalized customer service, supporting economic vitality, protecting the environment and ensuring a great quality of life.

DESCRIPTION:

The Community Development Department plays a significant role in shaping the City's current environment by implementing the vision of the Mayor, City Council, residents and business community as outlined in the Comprehensive Plan. While guiding the physical development of the City, the Department also plans for Stanwood's future over the next 30 years.

The Department provides three primary services to the residents of Stanwood, including: Current, Long Range, and Parks Planning.

Current Planning	Long Range Planning	Parks & Arts
• Permitting • Business Licenses • Passports • Special Events Planning	• Comprehensive Planning • Municipal Code Amendments • Shoreline Master Planning • Floodplain Management	• Park Planning and Development

COUNCIL BUDGET THEMES AND INITIATIVES:

The Community Development Department work plans fit into all of the budget themes: public safety, economic development, park and recreation assets, city facilities and infrastructure, and financial sustainability.

1. Public Safety

Although public safety is usually thought of as police and fire services, the fundamental zoning authority of the city also resides under the legal umbrella of public health, safety and welfare, or as it is often called "the police power". Code compliance, implementation

THEMES AND INITIATIVES (continued):

of zoning regulations including topics such as use regulations, critical areas regulations, floodplain regulations, sign regulations, and nuisance are in this category. The 2019/2020 goal is to continue to provide equitable implementation of city codes that provide for the general public safety and welfare.

- ❖ Finalize the Shoreline Master Plan Update
- ❖ Update the Comprehensive Plan and/or Development Regulations consistent with the annual Docket requests
- ❖ Provide information about building in the floodplain

2. Economic Development

The City reauthorized the Economic Development Board for an additional 4 year term to continue their community outreach efforts and to implement the Economic Development Action Plan. Staff will support the Executive Department in their efforts to improve a positive business climate and investment in the City.

3. Parks and Recreation

Providing a strong parks and recreation program is a high priority for the City. The 2019 / 2020 budget goals will continue the City's efforts to improve recreational opportunities for the residents and visitors within the City of Stanwood.

- ❖ Improve the drainage system at Heritage Park
- ❖ Work with the Department of Fish and Wildlife to permit and construct a boat launch at Hamilton Park
- ❖ Continue working on the Integrated Planning Grant and adopt an updated Master Plan for Hamilton Park
- ❖ Begin 10% engineering design on the Ovenell and Johnson property
- ❖ Continue to pursue leasing of the BNSR corridor or apply for a Rails to Trails permit

4. City Facilities and Infrastructure

In 2018 the City purchased a 1.25 acre parcel with the intent to design and relocate the Police Station and City Hall out of the floodplain. The 2019/2020 goal is to assist in the planning, design and potential permitting for this facility.

- ❖ Begin the design and site planning for a new Police Station/City Hall
- ❖ Work with FEMA on addressing floodplain issues in the City

5. Financial Stability

Along with the continued goal to improve customer service in the permitting division, the department will contribute to the financial stability of the city by supporting the Finance Department in updating the City's fee structure to accurately reflect the City costs to conduct business.

- ❖ Evaluate fee structure for both planning and building permits
- ❖ Continue working with property owners to approve residential plats, multifamily projects, and commercial projects that improve the city's property tax base
- ❖ Determine other opportunities for cost saving

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Community Development Department:

The department currently has six full time employees; additional planning support is provided by on-call consultants when needed to supplement or provide specialized technical assistance as needed. Those services include plan review and inspections, critical area environmental expertise, engineering or architectural services.

Community Development Staffing Allocations	
Position	FTE
Community Development Director	1
Building Official	1
Senior Planner	1
Associate Planner	1
Construction Inspector	1
Permit Specialist	1
Total Staffing Allocation	6

Community Development Expenditure Summary				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 495,268	\$ 516,192	\$ 632,694	\$ 664,535
Operating	\$ 15,428	\$ 18,499	\$ 26,700	\$ 23,600
Professional Services	\$ 42,926	\$ 57,402	\$ 109,500	\$ 69,700
Tourism Promotion & Marketing	\$ 53,924	\$ 40,770	\$ 62,000	\$ 56,000
TOTALS	\$ 607,546	\$ 632,863	\$ 830,894	\$ 813,835

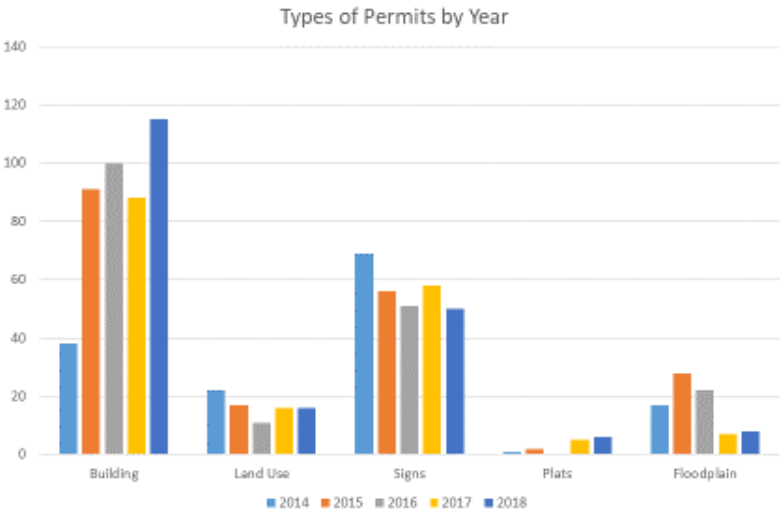
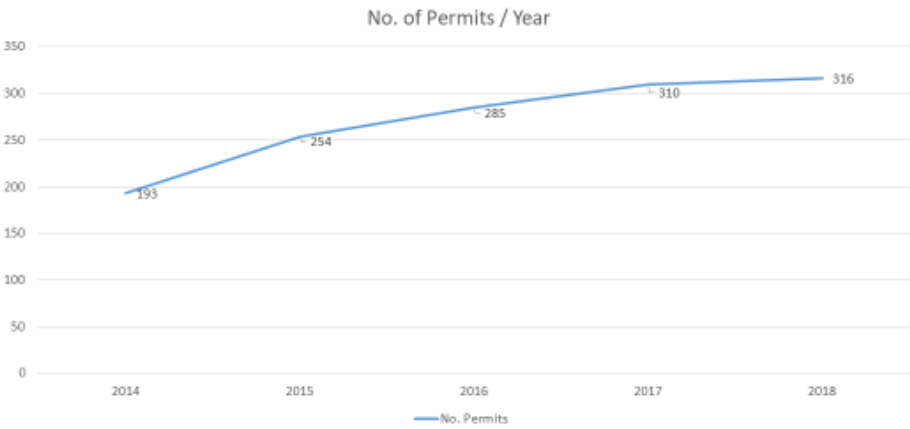
Work Load Statistics

	2017	2018 (through August 31 st)
Total Permits	497	415
Total Single-Family Home Permits	32	34
Total Commercial Building Permits	28	29
Total Code Enforcement Cases	41	24
Total Customers Served at Counter (Approx.)	480	330
Planning Commission Total Hours	15	14.25

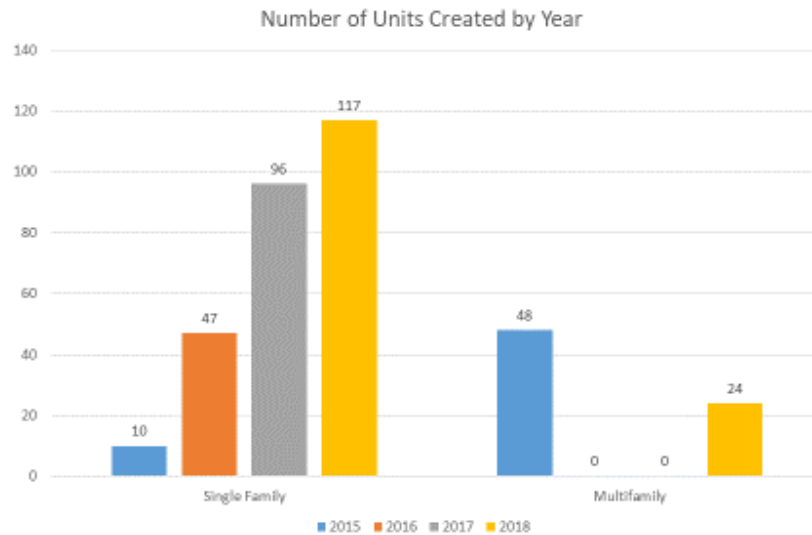
Planning Commission Total Meetings Held	15	12
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Work Load Statistics (continued):

**General Permit History
2014 – 2018 (October)**



Work Load Statistics (continued):



Note: 235 Units in Pre-App Stage (2018/2019)

2017 / 2018 REVENUE BY FUND TYPE:

General Fund Permit Revenue

Revenues	2017	2018 (through August 31 st)
General Fund–Land Use & Building Permit Revenue	\$332,971	\$385,040

Special Fund Revenue:

Revenues	2017	2018 (through August 31 st)
Impact Fees (Traffic, Parks & Fire)	\$342,816	\$142,977
Utility Connection Fees (Water, Sewer & Drainage)	\$56,900	\$55,000
Plant Investment Fee (Water, Sewer & Drainage)	\$340,072	\$498,580

Law Enforcement

Police Department

MISSION:

Provide safe communities through dedication and professional service.

DESCRIPTION:

Law Enforcement Services within the City of Stanwood are provided in partnership with the Snohomish County Sheriff's Office. This service is provided as part of a stand-alone law enforcement contract. With a stand-alone contract, the city is able to maintain its own police department identity. This arrangement allows the city to benefit from a friendly, small-town police atmosphere backed up by the vast resources of the largest law enforcement agency in the county.

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Police Department:

Law Enforcement Staffing Allocations	
Position	FTE
Police Records Clerk	2
Total Staffing Allocation	2

Police Department Expenditure Summary				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 196,499	\$ 174,686	\$ 204,117	\$ 195,399
Operating	\$ 11,007	\$ 7,899	\$ 18,400	\$ 18,400
Professional Services	\$ 1,776,202	\$ 1,360,310	\$ 1,898,785	\$ 1,956,098
Events	\$ 1,053	\$ 1,477	\$ 3,500	\$ 3,500
TOTALS	\$ 1,984,761	\$ 1,544,372	\$ 2,124,802	\$ 2,173,397

Public Works

Buildings and Grounds

MISSION:

The Mission of the City of Stanwood's Public Works Department is to provide high quality maintenance of the City's public works infrastructure in an economic and environmentally responsible manner while preserving and enhancing quality of life and public safety.

DESCRIPTION:

Buildings and Grounds is one of the two public works divisions that are part of the general fund budget. The City of Stanwood owns, operates and maintains a variety of buildings housing government and non-profit services. City facilities include city hall, public works shop, wastewater treatment plant (WWTP), water treatment plant (WTP), parks maintenance shop, sewer lift stations, well houses, library, police station, fire station and community conference center.

Proposed 2019-2020 Summary Budget and Staffing Allocations for Buildings and Grounds:

Building & Grounds Staffing Allocations	
Position	FTE
Public Works Director	0.1
Asst. PW Dir/City Engineer	0.1
Senior Planner	0.1
Administrative Assistant	0.1
Public Works Lead	0.25
PW Tech II	0.25
Total Staffing Allocation	0.9

BUILDINGS & GROUNDS				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 92,489	\$ 83,614	\$ 104,052	\$ 117,363
Operating	\$ 27,512	\$ 17,528	\$ 29,886	\$ 30,634
Professional Services	\$ 12,767	\$ 9,000	\$ 15,300	\$ 19,850
TOTALS	\$ 132,768	\$ 110,142	\$ 149,238	\$ 167,847

Public Works

Park Maintenance

MISSION:

The Mission of the City of Stanwood's Public Works Department is to provide high quality maintenance of the City's public works infrastructure in an economic and environmentally responsible manner while preserving and enhancing quality of life and public safety.

DESCRIPTION:

The Public Works Parks Division is part of the general fund budget. The division maintains the city's parks, open spaces and trails with over 63 acres of active parks and open spaces, 3 miles of multi-use trails, and 12 acres of future parks.

The challenge in the coming years will be to operate and maintain existing park properties while acquiring land for a future neighborhood park. There is a strong community preference for adding a neighborhood park with sports fields to serve young families and their children. Also, there is a strong desire to build onto the existing trail system to create connectivity from one end of Stanwood to the other. Maintaining the grounds of Ovenell Park and Hamilton Park, while design and development occurs over the next several years, will put additional burden on the minimally staffed parks department.

Proposed 2019-2020 Summary Budget and Staffing Allocations for Parks Maintenance:

Parks Maintenance Staffing Allocations	
Position	FTE
Public Works Director	0.15
Asst. PW Dir/City Engineer	0.15
Senior Planner	0.15
Administrative Assistant	0.15
Public Works Lead	0.25
PW Tech II	0.33
PW Tech II	0.25
PW Tech 1	0.33
Total Staffing Allocation	1.76

Parks Operation & Maintenance				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 189,784	\$ 169,036	\$ 208,767	\$ 230,004
Operating	\$ 31,497	\$ 28,453	\$ 43,220	\$ 44,239
Professional Services	\$ 529	\$ 1,852	\$ 2,550	\$ 6,780
Events	\$ 8,731	\$ 7,411	\$ 20,415	\$ 20,925
TOTALS	\$ 230,541	\$ 206,751	\$ 274,952	\$ 301,948

Public Works

Street Maintenance

MISSION:

The Mission of the City of Stanwood's Public Works Department is to provide high quality maintenance of the City's public works infrastructure in an economic and environmentally responsible manner while preserving and enhancing quality of life and public safety.

DESCRIPTION:

The street fund supports snow removal, pothole patching, as well as bike path and trail repairs as needed. There are 4 members of the public works crew who, along with working in the parks, drainage, buildings and grounds are responsible for the maintenance of Stanwood streets and public rights of way. Each year the city contracts with Snohomish County to re-stripe pavement markings along city streets using Street Fund revenues. This funding also provides for concrete curb and gutter work, asphalt patching and localized repair and engineering studies.

Proposed 2019-2020 Summary Budget and Staffing Allocations for Street Maintenance:

Street Maintenance Staffing Allocations	
Position	FTE
City Administrator	0.15
Public Works Director	0.15
Asst. PW Dir/City Engineer	0.15
Senior Planner	0.15
Administrative Assistant	0.15
Public Works Lead	0.25
PW Tech II	0.34
PW Tech II	0.25
PW Tech 1	0.34
Total Staffing Allocation	1.93

Streets Operation & Maintenance				
	2017	2018 YTD	2019	2020
	Actual	To 9-30-18	Proposed	Proposed
Salaries & Benefits	\$ 206,844	\$ 179,573	\$ 223,476	\$ 245,779
Operating	\$ 112,759	\$ 89,532	\$ 133,906	\$ 116,100
Professional Services	\$ 41,195	\$ 30,047	\$ 50,592	\$ 56,024
TOTALS	\$ 360,798	\$ 299,152	\$ 407,974	\$ 417,903

Utility Funds

Public Works Enterprise Fund Budget Summaries

Sewer Department

The City of Stanwood owns, operates and maintains the wastewater collection system as well as a 1.5 MGD wastewater treatment plant (WWTP). The collection system consists of approximately 27 miles of sewer mains, 674 manholes and 8 sewer lift stations. The City WWTP also houses a State accredited lab in which we perform tests consistent with requirements in our NPDES permit.

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Sewer Department:

Sewer Department Staffing Allocations	
Position	FTE
City Administrator	0.2
Public Works Director	0.2
Asst. PW Dir/City Engineer	0.2
Senior Planner	0.2
Administrative Assistant	0.2
WWTPO Lead	1
PW Tech 1	3
WWTPO 1 (new)	1
Total Staffing Allocation	6

Sewer Department O& M Expenditures				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 564,485	\$ 374,022	\$ 625,991	\$ 659,659
Operating	\$ 251,697	\$ 389,932	\$ 509,876	\$ 526,021
Professional Services	\$ 93,372	\$ 59,159	\$ 96,200	\$ 102,772
Debt Service	\$ 577,296	\$ 576,762	\$ 576,227	\$ 575,692
Transfer out for Equipment	\$ 20,000	\$ 372,745	\$ 334,662	\$ 134,226
Transfer out for Construction	\$ -	\$ 112,500	\$ 550,000	\$ 150,000
TOTALS	\$ 1,506,851	\$ 1,885,120	\$ 2,692,956	\$ 2,148,370

Water Department

The City owns, operates and maintains the entire water system to include source, treatment and distribution. The system consists of approximately 65 miles of water main, 5 reservoirs, 7 pressure zones, 11 pressure reducing stations, 2 booster pump stations, 2 well sites, spring source and WTP.

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Water Department:

Water Department Staffing Allocations	
Position	FTE
City Administrator	0.25
Public Works Director	0.25
Asst. PW Dir/City Engineer	0.25
Senior Planner	0.25
Administrative Assistant	0.25
PW Lead	1
PW Tech II	2
PW Tech I	1
Total Staffing Allocation	5.25

Water Department O & M Expenditures				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 651,819	\$ 413,683	\$ 595,163	\$ 642,044
Operating	\$ 352,925	\$ 382,742	\$ 566,835	\$ 566,835
Professional Services	\$ 107,147	\$ 58,144	\$ 85,000	\$ 89,167
Debt Service	\$ 539,001	\$ 482,142	\$ 532,882	\$ 531,323
Transfer out for Equipment	\$ 5,000	\$ 175,723	\$ 70,041	\$ 63,292
Transfer out for Construction	\$ -	\$ -	\$ 200,000	\$ 100,000
TOTALS	\$ 1,655,892	\$ 1,512,434	\$ 2,049,921	\$ 1,992,661

Drainage

The purpose of the drainage utility is to promote quality of storm water in the city. The City owns, operates and maintains the storm drainage system to include piping, approximately 1,554 catch basin, detention ponds, ditches, Irvine Slough and the Irvine Slough pump station.

Surface water management within the City is governed by federal, state, regional, county and city laws including the Clean Water Act, Endangered Species Act, the Growth Management Act, Shoreline Management Act, State Environmental Policy Act, Stormwater Management Performance Standards and Puget Sound Water Quality Action Plan.

Proposed 2019-2020 Summary Budget and Staffing Allocations for the Drainage Utility:

Drainage Staffing Allocations	
Position	FTE
City Administrator	0.15
Public Works Director	0.15
Asst. PW Dir/City Engineer	0.15
Senior Planner	0.15
Administrative Assistant	0.15
Public Works Lead	0.25
PW Tech II	0.33
PW Tech II	0.25
PW Tech 1	0.33
Total Staffing Allocation	1.91

Drainage Utility O& M Expenditures				
	2017 Actual	2018 YTD To 9-30-18	2019 Proposed	2020 Proposed
Salaries & Benefits	\$ 269,959	\$ 189,824	\$ 235,995	\$ 258,658
Operating	\$ 35,638	\$ 81,030	\$ 113,015	\$ 115,649
Professional Services	\$ 67,776	\$ 42,694	\$ 51,372	\$ 56,198
Transfer out for Equipment	\$ 10,000	\$ 227,336	\$ 114,253	\$ 52,565
Transfer out for Construction	\$ 125,000	\$ 18,327	\$ 80,000	\$ 400,000
TOTALS	\$ 508,373	\$ 559,210	\$ 594,635	\$ 883,070

Capital Projects – Parks

Project	2019	2020	Total
Ovenell Property	\$90,000	\$75,000	\$165,000
Heritage Park - 4th Field & Trail	\$850,000	\$625,000	\$1,475,000
Hamilton Property	\$250,000	\$500,000	\$750,000
Trail Plan Implementation		\$250,000	\$250,000
Church Creek		\$125,000	\$125,000
Johnson Farm	\$480,000	\$475,000	\$955,000
New Neighborhood Park		\$30,000	\$30,000
Totals	\$1,670,000	\$2,080,000	\$3,750,000

Ovenell Park / Johnson Farm

Ovenell Park is a 15 acre riverfront park on the south side of SR 532 adjacent to the Camano Gateway Bridge and Johnson Farm is recently purchased 15 acre farm site on the north side of SR 532 Bridge. Master Planning and preliminary design will begin on the Ovenell Park and Johnson Farm properties in 2019 and 2020. Work will include progressing the conceptual design for the Ovenell site and while integrating the Johnson Farm property to create one larger fully connected park along the Stillaguamish River. Planning efforts will include evaluating: wetland restoration options, trails, use of the rail road spur, non-motorized boat access, and use of upland farm structures for the benefit of the community and to promote tourism.

Heritage Park:

Heritage Park is a 43 acre sports field complex centrally located in the City's downtown area. The property contains a mix of baseball and soccer fields with associated recreational uses which include: a skate park, dog park, playground equipment, walking trails, bathrooms and open lawn for picnicking, horseshoes or kite flying. In 2019 / 2020 the ball field drainage system will be improved with the help of a Youth Athletics Fields grant from the Recreation and Conservation Office.

Hamilton:

Hamilton Park is a flat 2 acre parcel located on the Stillaguamish River adjacent to Stanwood's historic business district. The conceptual Master Plan for Hamilton includes water access, trails and viewing areas to enjoy the river and bird watching. In 2019 / 2020 a boat launch is expected to be built by the Department of Fish and Wildlife and the City will be finalizing the Master Plan with the help of an Integrated Planning Grant from the Department of Ecology.

Trail Plan Implementation

This project will begin implementation of projects listed with priority ratings in the non-motorized traffic plan, including areas with missing or incomplete sidewalk sections, areas where bike or pedestrian facilities could be built and other trail needs, and may be used as matching funds if grant funding opportunities arise.

Church Creek Park

Church Creek Park is a 15 acre community park services the residents of northeastern Stanwood. The playground equipment in Church Creek Park is many years old and is in need of replacement. In addition, the City also received a request to consider adding a pickleball court in Church Creek Park. This budget request is to replace the playground equipment in the park and potentially replace the existing basketball court with a larger court that could be used as both a basketball and pickleball court.

Johnson Farm / Irving Sough Restoration

In addition to the 15 acre Johnson Farm property, a 187 acre conservation easement was purchased over the farmlands adjacent to the Johnson homestead. In 2018 the City applied for a Floodplains by Design grant to: improve drainage and reduce flooding impacts on the City of Stanwood, restore wetland ecology and implement stream enhancement projects. This work is part of a larger partnership with the Diking District 7, the Department of Fish and Wildlife and the Stillaguamish Tribe.

New Neighborhood Park

The Comprehensive Plan includes a capital improvement project to purchase land in the Downtown Area for a neighborhood park. The 2019 budget includes a request to initiate this process by working with the Parks Trails Advisory Committee to identify potential park sites and programming needs of the facility.

Capital Projects—Streets:

Project	2019	2020	Total
New Sidewalk/Trail Installation	\$70,000	\$70,000	\$140,000
Sidewalk Repair	\$50,000	\$50,000	\$100,000
Miscellaneous	\$25,000	\$25,000	\$50,000
Pavement Inventory		\$50,000	\$50,000
Viking Way / 90th	\$2,000,000		\$2,000,000
102nd Ave Overlay	\$301,458		\$301,458
276th St. Overlay	\$530,675		\$530,675
102nd Ave Sidewalk		\$106,498	\$106,498
92nd Ave Sidewalk	\$150,000		\$150,000
273rd Pl. Sidewalk		\$175,452	\$175,452
72nd Ave Sidewalk	\$100,000	\$391,359	\$491,359
SR 532 Flood Berm/Bike Path		\$200,000	\$200,000
90th Ave 271st to 272nd		\$124,884	\$124,884
276th St. Sidewalk 70th to 73rd	\$150,000		\$150,000
276th St. (Lover's Lane) Chip Seal	\$200,000		\$200,000
272nd Pl. 99th to 102nd Overlay		\$250,000	\$250,000
68th Avenue Overlay		\$500,000	\$500,000
272st Street (94th to Viaduct) seal coat		\$250,000	\$250,000
72nd Avenue SR532 to Pioneer Hwy Overlay		\$500,000	\$500,000
Totals	\$3,577,133	\$2,693,193	\$6,270,326

Viking Way/90th Avenue:

This project is for the construction of Viking Way from 88th Ave NW to the existing Viking Way constructed by Port Susan Market Place (Petco – Grocery Outlet), and 90th Avenue from Viking Way to 271st St NW. This will include full street with curbs, planter strips, sidewalks, street lighting, and also, new water main, sewer main, and storm drainage. Currently this project is at 90% design and in the process of right of way acquisition. The city has approximately \$2,000,000 in grant funding for construction. This project is also on the sewer, water, and drainage sections of the CIP.

Overlay Projects grind and overlay, stripe, and replace/add ADA ramps at crossings:

- 102nd Street—270th St NW north to city limits
- 276th Street—80th Ave NW east to city limits
- 272nd Place—99th Avenue to 102nd
- 68th Avenue—276th St NW to city limits
- 72nd Avenue—Pioneer Highway to SR 532

Staff has applied for Transportation Improvement Board (TIB) grants for the 72nd Ave., 102nd St., and 276th St. projects. The TIB announces project selections in November.

Sidewalk projects:

92nd Avenue—this project would connect the sidewalk from 271st St NW to the Heritage Park trail. Currently 60% design is complete and right of way acquisition is beginning.

102nd Avenue—this project would construct sidewalk from approximately 271st St NW north to city limits on the west side of the street. This funding is for design/planning work, with hopes of getting grant funding to construct.

273rd Place Sidewalk—this project would construct sidewalk on one side of the road from 102nd Ave NW to 100th St NW. The funding would be for design and estimate.

72nd Avenue—this project is currently at 30% design and would construct sidewalk from 272nd St NW to 276th St NW on the west side of the street. This funding is for design, right of way, and construction.

90th Avenue—this project would construct sidewalk on one side of 90th Ave NW from 271st Street to 272nd Street. This is in the city's non-motorized transportation plan.

276th Street Sidewalk—this project is at 30% design and would construct sidewalk on the north side of 276th St NW from 70th Avenue to 73rd Avenue. Funding would be for design, right of way and construction.

SR 532 Flood Berm/Bike & Pedestrian Path:

This project would construct a flood berm and path along SR 532 from 92nd Ave NW to 88th Ave NW. Currently this project is at 100% design. City staff hope to get state funding for construction. This project is also in the drainage section of the CIP.

271st Street seal coat:

This project would seal coat existing asphalt from 94th Dr NW to the Viaduct. It would also include striping. This would connect to recently paved sections of 271st St NW on each end.

Capital Projects—Water

Project	2019	2020	Total
Improvements	\$50,000	\$50,000	\$100,000
Long Term Water Supply Study	\$20,000		\$20,000
297 Zone Reservoir	\$200,000	\$1,800,000	\$2,000,000
Decomission Fure Well	\$30,000		\$30,000
Cedarhome Generator		\$250,000	\$250,000
Viking Way water main	\$498,000		\$498,000
Bryant Well monitor		\$30,000	\$30,000
Totals	\$798,000	\$2,130,000	\$2,928,000

Long Term Water Study:

This project will provide a study looking at long term water supply for the city. This funding will be only for the study.

297 Zone Reservoir:

This project would construct a new elevated reservoir next to the existing elevated reservoir. Recent water availability analysis have shown the city to be deficient in storage for currently proposed development. This funding will be for design in 2019 and construction in 2020.

Decommission Fure Well:

This project will decommission the Fure well, which has not been used by the city for several years. The Department of Health is requiring the city to do this work.

Cedarhome Generator:

The Cedarhome well does not have emergency power during power outages. This project will provide backup power if ever required.

Bryant Well Decommission:

This project will decommission the Bryant well number 2, which has not been used by the city for several years. The Department of Health is requiring the city to do this work.

Capital Projects—Sewer:

Project	2019	2020	Total
Improvements	\$25,000	\$35,000	\$60,000
Miscellaneous Improvements Pipe Repl (EX1)		\$25,000	\$25,000
Collector/Interceptor Syst Flow Mon & Video (EX 2)	\$45,000	\$50,000	\$95,000
Church Creek Collection System Const (EX5A)	\$150,000		\$150,000
UV Energy Efficiency Upgrades	\$48,000		\$48,000
272nd/101st-99th (Ex13)		\$200,000	\$200,000
Pioneer Highway/Cedarhome to 267th St (EX 17)		\$100,000	\$100,000
Lower Pioneer Highway Interceptor (EX18)		\$500,000	\$500,000
72nd Avenue and 261st St. Interceptor (EX19)	\$900,000		\$900,000
Telemetry System Upgrades (EX7)	\$225,000		\$225,000
Biosolids Processing Facility (EX8A-B)		\$110,000	\$110,000
Viking Way	\$169,000		\$169,000
Main Lift Station Upgrades	\$150,000	\$413,000	\$563,000
Ultra violet disinfection		\$48,000	\$48,000
Smoke Testing/camera/flow meter basin 1	\$150,000	\$150,000	\$300,000
Upper Pioneer Hwy 85th to Cedarhome (EX16)		\$86,000	\$86,000
Totals	\$1,862,000	\$1,717,000	\$3,579,000

Church Creek Collection System Construction (EX5B):

This project will construct a sewer main from the Church Creek Estates lift station, to 72nd Ave NW & SR 532. This will allow for the elimination of the Cedarhome and Church Creek Estates lift stations. Design will be in 2019 and construction will be in 2021. The new High School project will be installing a new sewer main under SR 532 to the existing system in 72nd Ave NW, which will allow this to happen.

UV Energy Efficient Upgrades:

This project will provide upgrades to the existing Ultra Violet disinfection system at the Waste Water Treatment Plant.

272nd /101st-99th (EX13)

This project will replace an old, undersized sewer main in 272nd PI NW between 101st Ave NW and 99th Ave NW. Funding is for design in 2020.

Pioneer Highway/Cedarhome to 267th Street (EX17):

This project will replace an undersized sewer main in Pioneer Highway between Cedarhome Drive and 267th PI NW. Funding is for design work in 2020. Sewer projects along Pioneer Highway are necessary due to the new gravity system that will replace the Cedarhome and Church Creek Estates lift stations.

Sewer (continued)

Lower Pioneer Hwy Interceptor (EX18):

This project will replace undersized sewer main in Pioneer Highway from Fox Hill to 267th PI NW. This project is at 30% design and funding is for design and construction in 2020.

72nd Avenue and 261st Street Interceptor (EX19):

This project will construct a new sewer line on 72nd Ave NW from 261st St NW south to Pioneer Highway and west to tie into an existing line approximately 1000 feet west of 72nd Ave NW. This will allow the city to not need to upsize the existing main that currently connects this system through private property. Currently design is at 30% and funding is for design and construction in 2019.

Telemetry System Upgrades (EX7):

This project will upgrade the existing telemetry system that connects the existing lift stations throughout the city to the SCADA system at the Waste Water Treatment Plant. The existing system is very old and no longer works at all locations.

Biosolids Processing Facility:

This project will look at options for handling the biosolids created from the Waste Water Treatment Process. This funding is for design in 2020 with construction currently proposed in 2024.

Main Lift Station Upgrades:

This project will upgrade the main lift station at 270th St NW and 94th Dr NW. All of the city's sewer flows to this lift station and is pumped under SR 532 to the Waste Water Treatment Plant. Recent sewer availability analysis show capacity deficiencies for currently proposed development.

Ultra Violet Disinfection:

This project will provide upgrades to the existing system. Improvements include a new wiper system that will allow the lights to be more effective and not require hand cleaning as often.

Smoke Testing/Camera/flow meter basin 1:

This project will help isolate locations of Inflow/Infiltration (I/I) of ground water and illegal connection to the sewer system. This will follow the current I/I study being completed using flow monitors.

Upper Pioneer Highway 85th to Cedarhome (EX16):

This project will analyze the deficiencies of the existing sewer main. The funding is for design to replace the undersized sewer main in 2020.

Capital Projects—Drainage:

Project	2019	2020	Total
Retention Pond Improvements	\$25,000	\$25,000	\$50,000
(10) 85th Ave N Runoff		\$50,000	\$50,000
(1) Irvine Slough Stormwater Separation	\$1,000,000	\$1,800,000	\$2,800,000
(11) SR532 Flood Berm	\$911,200		\$911,200
(7) 101st, 102nd, 103rd Replacement		\$250,000	\$250,000
Irvine Slough Erosion Control	\$15,000	\$15,000	\$30,000
Totals	\$1,951,200	\$2,140,000	\$4,091,200

Irvine Slough Stormwater Separation:

This project is to separate downtown Stanwood from the Irvine Slough, to allow it to drain during times of high water or flooding. The first phase in 2019 will provide improvements to the existing lift station including a new pump, separation wall, and pipe to SR 532. Grant funding from Flood Plains by Design has been applied for in 2018. Phase 2 in 2020 will construct a new lift station at 92nd Avenue and SR 532, along with a force main and discharge structure to the Old Stillaguamish River Channel by the Waste Water Treatment Plant. Currently both phases are at 30% design.

101st, 102nd, 103rd Replacement:

This project will provide drainage improvements to these streets in West Stanwood. This existing system is incomplete and doesn't function properly. Funding is for design and construction in 2020.

Irvine Slough Erosion Control:

This project is for city staff to rent equipment to dredge Irvine Slough, from the lift station to 92nd Ave NW. This will allow the flap gates that connect downtown to Irvine Slough to operate. Currently, sediment will accumulate and block the gates from opening and/or closing. The permitting through the US Army Corps and the Washington Department of Ecology is in process.

Capital Projects—Building Improvement:

Project	2019	2020	Total
New Police/City Hall Design	\$300,000		\$300,000
City Hall HVAC	\$70,000		\$70,000
Totals	\$370,000	\$0	\$370,000

In 2019, the Building Improvement Fund includes two projects:

Begin planning and initial design of a future City Hall/Police Station.

Replacement of existing City Hall Furnaces, to include upgrading to a system that will also provide air conditioning.

2019 - 2020 BUDGET

ATTACHMENT C

City Of Stanwood
MCAG #: 0695

Time: 14:27:39 Date: 10/30/2018
Page: 1

001 General Fund

Account		2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 00 01	Beginning Cash & Investments	2,959,136.25	3,169,377.28	3,168,787.00	3,320,000.00	2,629,540.00	
308 80 00 02	Beginning Cash & Investments	0.00	0.00	590.00	590.00	590.00	
308	Beginning Balances	2,959,136.25	3,169,377.28	3,169,377.00	3,320,590.00	2,630,130.00	
311 10 00 00	Property Tax	2,295,416.61	1,315,134.87	2,410,000.00	2,639,932.00	1,491,778.00	If levy banked capacity
311 10 10 00	EMS. Levy	376,552.53	212,666.18	379,065.00	395,074.00	0.00	1 %
313 11 00 00	Sales Tax	1,423,360.89	1,121,348.21	1,200,000.00	1,300,000.00	1,300,000.00	4 yr avg is \$1.37m
313 61 00 00	Natural Gas Tax	2,496.51	1,772.56	3,100.00	2,500.00	2,500.00	
313 71 00 00	Sales Tax Criminal Justice	114,890.22	92,943.08	95,000.00	102,000.00	102,000.00	Trend
316 43 00 00	Gas Utility Tax	96,686.85	96,500.00	100,000.00	95,000.00	95,000.00	Trend
316 45 00 00	Garbage Utility Tax	79,954.28	80,172.62	74,000.00	78,000.00	78,000.00	Trend
316 46 00 00	Cable Tv Utility Tax	37,898.03	39,866.60	35,000.00	36,000.00	36,000.00	
316 47 00 00	Telephone Utility Tax	165,323.75	122,474.60	145,000.00	150,000.00	150,000.00	
316 48 00 00	Electric Utility Tax	301,358.59	251,593.80	312,300.00	290,000.00	290,000.00	Trend down, more gas?
316 49 10 00	Water/Sewer/Drainage Utility Tax	328,399.38	400,327.24	274,665.00	345,000.00	345,000.00	Trend
316 81 00 00	Gambling Tax	3,263.37	3,617.86	3,000.00	3,000.00	3,000.00	Trend
337 00 00 00	Local Grants, Entitlements, And Other Payments	459.99	624.68	500.00	500.00	500.00	
310	Taxes	5,226,061.00	3,739,042.30	5,031,630.00	5,437,006.00	3,893,778.00	
321 91 00 00	Cable Tv Franchise Fee	57,941.77	60,839.06	56,105.00	56,000.00	56,200.00	
321 99 00 00	Business Lic & Permits	64,182.47	53,605.86	53,249.00	58,000.00	50,000.00	
322 10 00 00	Building Permits	80,129.90	127,098.46	277,900.00	180,000.00	180,000.00	60 residential
322 10 00 01	Mechanical Permits	10,938.79	17,797.88	4,200.00	10,000.00	10,000.00	
322 10 00 02	Plumbing Permits	8,326.26	15,396.02	500.00	7,000.00	7,000.00	
322 10 00 03	Grading Permit	309.23	1,824.00	500.00	800.00	800.00	
322 10 00 04	Demolition Permit	900.00	1,160.00	300.00	600.00	600.00	
322 10 00 05	Roofing Permits	3,577.95	2,496.06	1,000.00	3,000.00	3,000.00	
322 10 00 06	Sign Permit	3,055.00	3,052.51	4,000.00	3,000.00	3,000.00	
322 10 00 07	3% Permit Technology Fee	6,144.32	11,834.71	3,000.00	6,000.00	6,000.00	
322 30 00 00	Animal Licenses	690.00	490.00	500.00	500.00	500.00	
322 40 00 00	Parking Permits	80.00	0.00	50.00	50.00	50.00	
322 90 00 00	Gun Permits	7,751.00	7,838.00	5,200.00	6,500.00	6,500.00	
322 90 00 01	Right Of Way And Utility Admin	7,300.00	10,548.00	4,000.00	6,000.00	6,000.00	
322 90 00 02	Other Licenses & Permits	1,907.61	6,368.09	1,500.00	2,000.00	2,000.00	
320	Licenses & Permits	253,234.30	320,348.65	412,004.00	339,450.00	331,650.00	
334 01 80 01	State Grant Military Dept	0.00	250.00	0.00	0.00	0.00	
334 03 10 00	Department Of Ecology - CPG	2,810.52	2,055.81	5,000.00	4,000.00	4,000.00	
335 00 91 00	Pud Privilege Tax	38,129.00	0.00	35,895.00	35,895.00	35,895.00	
336 06 21 00	Criminal Justice-population	1,876.82	1,465.60	1,690.00	2,200.00	2,200.00	

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336 06 25 00 Contracted Police Services	11,587.08	9,047.93	11,000.00	11,000.00	11,000.00	
336 06 26 00 Criminal Justice Special Pro	6,812.03	5,301.20	6,345.00	7,400.00	7,400.00	
336 06 42 00 Marijuana Excise Tax Distribution	0.00	0.00	0.00	10,000.00	20,000.00	
336 06 51 00 Crim Justice--dui Cities	1,006.02	752.85	1,300.00	1,300.00	1,300.00	
336 06 94 00 Liquor Excise Tax	31,997.74	25,015.60	31,500.00	35,100.00	35,100.00	
336 06 95 00 Liquor Board Profits	56,045.86	42,198.05	57,300.00	55,700.00	55,700.00	
342 10 00 00 School Resource Officer Reim	71,260.00	93,953.00	75,250.00	107,318.00	110,000.00	Per ILA
330 State Generated Revenues	221,525.07	180,040.04	225,280.00	269,913.00	282,595.00	
341 43 00 01 Credit Card Proc Fee-Admin/Finance	2.00	71.60	100.00	100.00	100.00	
341 43 00 02 Credit Card Proc Fee-CD	757.11	692.88	500.00	500.00	500.00	
341 43 00 03 Credit Card Proc Fee-City Clerk	403.89	327.12	250.00	250.00	250.00	
341 43 00 04 Credit Card Proc Fee-Law Enf	51.20	10.00	50.00	50.00	50.00	
341 43 00 05 Credit Card Proc Fee-PW	34.99	29.47	50.00	50.00	50.00	
341 81 00 00 Services	613.64	698.00	500.00	500.00	500.00	
341 99 00 00 Passport / Naturalization Fe	34,625.00	28,280.00	22,000.00	30,000.00	30,000.00	=880*\$35
342 10 90 00 Law Enforcement - Other Fees	3,087.90	2,763.00	2,700.00	2,500.00	2,500.00	
345 60 00 00 Tourism Services - POS Discover	8,200.00	5,122.35	0.00	8,000.00	8,000.00	
345 81 00 00 Port Susan Website						
345 81 00 00 Zoning/inspection Fees	158,822.25	164,373.69	15,000.00	60,500.00	60,500.00	
345 81 00 01 Engineering Fees	0.00	0.00	9,400.00	10,000.00	10,000.00	
345 83 00 00 Plan Checking Fees	57,639.18	93,891.75	142,722.00	95,000.00	105,000.00	
345 89 00 00 Environmental Fees	450.00	2,525.00	1,000.00	1,400.00	1,500.00	
345 89 00 01 Other Planning & Development Fees	4,651.11	34,636.77	0.00	50,000.00	50,000.00	
347 30 00 00 Park Fees- Per Use	5,542.50	11,222.50	10,000.00	8,000.00	8,000.00	
347 30 00 01 Park Fees- Tourn/Comm Use	3,220.00	300.00	1,000.00	1,500.00	1,500.00	
347 30 00 02 Park Fees- Energy	85.00	150.00	100.00	70.00	70.00	
347 30 00 03 Park Fees- Staff	200.00	100.00	150.00	150.00	150.00	
347 30 00 04 Park Fees- Picnic Area/Meeting Rooms	736.25	770.00	500.00	500.00	500.00	
369 91 00 01 Interfund/interdepart Charge	0.00	0.00	381,523.00	0.00	0.00	Change in acctg
340 Charges For Services	279,122.02	345,964.13	587,545.00	269,070.00	279,170.00	
353 10 00 00 Court Fines	19,495.06	10,134.67	26,000.00	21,500.00	21,500.00	
354 00 00 00 Parking Fines	665.00	500.00	500.00	500.00	500.00	
355 20 00 00 Dui Recoveries	0.00	0.00	500.00	200.00	500.00	
356 90 00 00 Other Criminal Non-Traffic Fines	355.38	0.00	0.00	0.00	0.00	
359 00 00 00 Traffic Fines & Penalties	3,699.27	904.25	3,500.00	3,200.00	3,200.00	
350 Fines & Forfeitures	24,214.71	11,538.92	30,500.00	25,400.00	25,700.00	
361 11 00 01 State Pool/cd Interest	17,274.95	37,714.77	6,000.00	61,900.00	61,900.00	

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361 40 00 01 Sales Tax Interest	1,475.25	1,751.02	765.00	750.00	765.00	
362 00 00 01 Rents And Leases	1,150.00	3,350.00	0.00	0.00	0.00	
367 00 10 10 Donations	2,365.42	0.00	500.00	500.00	500.00	
367 00 10 11 Touch A Truck Donations	200.00	0.00	0.00	0.00	0.00	
369 81 00 00 Cashier's Overage/shortage	-20.00	0.00	0.00	0.00	0.00	
369 91 00 00 Misc.	219.43	753.32	2,800.00	2,800.00	2,800.00	
360 Misc Revenues	22,665.05	43,569.11	10,065.00	65,950.00	65,965.00	
389 90 00 01 Payroll Deductions Clearing	383.13	0.00	0.00	0.00	0.00	
380 Non Revenues	383.13	0.00	0.00	0.00	0.00	
395 10 00 01 Sales Of Fixed Assets	129,670.44	0.00	100.00	100.00	100.00	
390 Other Revenues	129,670.44	0.00	100.00	100.00	100.00	
TOTAL REVENUES:	9,116,011.97	7,809,880.43	9,466,501.00	9,727,479.00	7,509,088.00	
511 60 10 00 Salaries & Wages	100,200.86	76,553.12	102,415.00	89,295.00	91,009.00	2019 Projection 1
511 60 11 00 Overtime	150.33	0.00	510.00	510.00	510.00	
511 60 20 00 Social Security	7,636.32	5,856.66	7,710.00	5,532.00	5,619.00	2019 Projection 1
511 60 21 00 Retirement	6,991.73	5,390.56	7,510.00	4,491.00	4,626.00	2019 Projection 1
511 60 22 00 Medical Benefits	14,332.60	15,310.90	11,285.00	19,029.00	19,604.00	2019 Projection 1
511 60 23 00 L & I	261.08	329.09	315.00	396.00	396.00	2019 Projection 1
511 60 24 00 Unemployment Insurance	141.26	120.93	1,065.00	114.00	118.00	2019 Projection 1
511 60 31 00 Supplies	821.12	412.53	1,200.00	1,200.00	1,200.00	
511 60 32 00 Fuel	0.00	0.00	250.00	0.00	0.00	N/a
511 60 35 00 Small Equipment	0.00	0.00	0.00	1,500.00	1,500.00	
511 60 41 00 Professional Services	7,294.14	4,930.47	5,000.00	5,000.00	5,000.00	
511 60 42 00 Communications	180.00	198.14	750.00	500.00	500.00	
511 60 44 00 Advertising	4,074.87	1,889.12	4,000.00	4,000.00	4,000.00	
511 60 45 00 Operating Rentals	0.00	0.00	350.00	0.00	0.00	N/a
511 60 48 00 Repair/maintenance	187.41	0.00	500.00	0.00	0.00	N/a
511 60 49 00 Miscellaneous	50.00	-50.00	500.00	500.00	500.00	
511 60 49 01 Meetings, Training & Travel	2,424.57	916.64	3,000.00	3,000.00	3,000.00	
511 60 49 06 Dues	470.00	210.00	500.00	500.00	500.00	
511 60 49 10 Wellness Program	368.38	468.24	750.00	750.00	750.00	
514 40 51 00 Election Services	3,918.51	1,242.52	12,000.00	4,000.00	4,000.00	
514 40 51 80 Voter Registration	8,314.60	7,844.55	9,000.00	9,000.00	9,000.00	
511 Clerk & City Council	157,817.78	121,623.47	168,610.00	149,317.00	151,832.00	
512 50 50 00 Cascade Court	13,186.35	5,271.65	15,000.00	16,000.00	17,000.00	

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515 93 00 00 Public Defense	20,762.60	0.00	0.00	0.00	0.00	
512 Judicial	33,948.95	5,271.65	15,000.00	16,000.00	17,000.00	
513 10 10 00 Salaries & Wages	15,500.00	13,000.00	15,600.00	17,136.00	17,136.00	2019 Projection 1
513 10 20 00 Social Security	1,017.79	677.30	1,200.00	964.00	964.00	2019 Projection 1
513 10 22 00 Medical Benefits	1,880.84	3,935.40	520.00	4,955.00	4,955.00	2019 Projection 1
513 10 23 00 L & I	64.31	55.56	55.00	64.00	64.00	2019 Projection 1
513 10 31 00 Supplies	380.07	1.20	500.00	400.00	420.00	
513 10 41 00 Professional Services	32.44	0.00	500.00	400.00	420.00	
513 10 42 00 Communications	674.50	482.75	640.00	650.00	683.00	
513 10 42 01 Mayor's Newsletter	5,011.74	2,391.20	4,050.00	2,500.00	2,525.00	
513 10 49 01 Meetings, Training & Travel	145.00	290.94	3,000.00	2,500.00	2,625.00	
513 10 49 02 Volunteer Appreication	643.07	246.21	575.00	500.00	525.00	
513 Mayor	25,349.76	21,080.56	26,640.00	30,069.00	30,317.00	
514 23 10 00 Salaries & Wages	190,293.66	314,425.22	408,330.00	418,996.00	438,088.00	2019 Projection 1
514 23 10 99 Salaries Indirect Cost Allocation	0.00	-165,804.00	0.00	-223,508.00	-228,282.00	
514 23 11 00 Overtime	229.93	0.00	1,080.00	1,080.00	1,080.00	
514 23 20 00 Social Security	28,887.77	23,854.24	31,320.00	24,591.00	25,919.00	2019 Projection 1
514 23 21 00 Retirement	43,026.51	38,659.20	44,665.00	53,390.00	56,110.00	2019 Projection 1
514 23 22 00 Medical Benefits	4,406.17	84,540.15	91,250.00	110,057.00	111,780.00	2019 Projection 1
514 23 22 99 Benefits Indirect Cost Allocation	0.00	-66,879.00	0.00	-91,059.00	-93,004.00	
514 23 23 00 L & I	1,456.47	1,207.72	1,265.00	1,426.00	1,426.00	2019 Projection 1
514 23 23 01 Awc Retro Program	4,902.71	1,375.72	1,720.00	1,720.00	1,720.00	
514 23 24 00 Unemployment Insurance	726.98	746.72	2,450.00	838.00	876.00	2019 Projection 1
514 23 31 00 Supplies	-7,576.59	755.61	4,000.00	3,000.00	3,000.00	-9,734
514 23 31 99 Supplies Indirect Cost Allocation	0.00	-7,299.00	0.00	-12,417.00	-12,682.00	
514 23 32 00 Fuel	0.00	24.62	100.00	0.00	0.00	N/a
514 23 35 00 Small Equipment	755.74	0.00	500.00	1,000.00	1,000.00	
514 23 41 00 Professional Services	-35,038.73	47,829.07	63,000.00	63,000.00	63,000.00	-92,471
514 23 41 04 CPG Grant - Clean Up Day	1,625.86	1,224.10	0.00	5,100.00	5,100.00	
514 23 41 99 Services Indirect Cost Allocation	0.00	-69,354.00	0.00	-86,921.00	-88,777.00	
514 23 42 00 Communications	2,217.76	1,206.84	3,600.00	2,500.00	2,500.00	
514 23 44 00 Advertising	478.96	0.00	500.00	500.00	500.00	
514 23 45 00 Operating Rentals	18,431.60	10,229.08	16,500.00	16,500.00	16,500.00	
514 23 48 00 Repair/maintenance	187.41	0.00	8,000.00	4,000.00	4,000.00	
514 23 49 00 Miscellaneous	0.00	0.00	0.00	200.00	200.00	
514 23 49 01 Meetings, Training & Travel	3,046.49	5,471.62	5,500.00	5,500.00	5,500.00	
514 23 49 04 Credit Card Fees-Utilities	0.00	0.00	1,200.00	0.00	1,400.00	N/a
514 23 49 05 Credit Card Bank Fees-Admin/Finance	1,908.95	1,659.67	0.00	1,400.00	0.00	
514 23 49 06 Dues	1,165.00	200.00	1,100.00	1,100.00	1,100.00	

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514 23 51 00 State Audit	21,579.88	4,417.24	34,125.00	14,000.00	35,000.00	
514 Administration	282,712.53	228,490.82	720,205.00	315,993.00	353,054.00	
515 30 41 00 Professional Services	10,573.91	0.00	0.00	0.00	0.00	
515 30 41 02 Litigation	170.00	0.00	0.00	0.00	0.00	
515 41 00 00 City Attorney	47,557.57	0.00	0.00	0.00	0.00	
515 41 41 21 External Legal Services-Advice	0.00	42,486.11	68,690.00	60,000.00	60,000.00	
515 45 00 00 Prosecuting Attorney	9,752.36	0.00	0.00	0.00	0.00	
515 45 41 22 External Legal Serv-Claims & Litigation	0.00	1,408.34	20,000.00	12,500.00	12,500.00	
515 93 41 23 Adult Misdemeanor Public Def	0.00	27,929.02	24,000.00	34,000.00	34,000.00	
515 Legal Services	68,053.84	71,823.47	112,690.00	106,500.00	106,500.00	
518 30 10 00 Salaries & Wages	61,913.64	56,604.33	67,080.00	71,406.00	82,309.00	2019 Projection 1
518 30 11 00 Overtime	627.02	468.22	500.00	467.00	467.00	2019 Projection 1
518 30 20 00 Social Security	4,943.26	4,336.12	5,170.00	4,321.00	4,938.00	2019 Projection 1
518 30 21 00 Retirement	7,657.13	7,228.78	7,450.00	9,186.00	10,585.00	2019 Projection 1
518 30 22 00 Medical Benefits	16,084.67	13,931.34	21,170.00	17,395.00	17,740.00	2019 Projection 1
518 30 23 00 L & I	1,136.22	909.92	1,035.00	1,133.00	1,158.00	2019 Projection 1
518 30 24 00 Unemployment Insurance	127.06	135.40	340.00	144.00	166.00	2019 Projection 1
518 30 31 00 Supplies	3,843.75	1,422.60	5,500.00	5,610.00	5,750.00	
518 30 31 05 Uniforms	548.01	237.12	1,000.00	1,020.00	1,046.00	
518 30 32 00 Fuel	3,607.16	1,960.58	2,000.00	2,040.00	2,091.00	
518 30 35 00 Small Tools	42.36	143.19	300.00	306.00	314.00	
518 30 41 00 Professional Services	12,767.02	10,343.83	15,000.00	15,300.00	19,850.00	
518 30 42 00 Communications	556.84	392.22	400.00	408.00	418.00	
518 30 47 00 Utilities	13,240.52	11,835.24	12,000.00	12,240.00	12,546.00	
518 30 47 02 Rental Expense	261.84	0.00	300.00	306.00	314.00	
518 30 48 00 Repairs/maintenance	5,302.17	3,169.09	7,500.00	7,650.00	7,841.00	
518 30 49 01 Meetings, Training & Travel	109.16	263.72	300.00	306.00	314.00	
518 Building & Grounds	132,767.83	113,381.70	147,045.00	149,238.00	167,847.00	
518 30 31 90 General Gov't Office Supplie	4,134.37	2,938.33	5,000.00	4,800.00	4,800.00	
518 30 35 90 Other General Governmental Services (SA) - Small Tools And Minor Equipment	0.00	0.00	528.00	500.00	500.00	
518 30 46 00 Insurance	32,808.25	34,665.00	34,665.00	40,000.00	40,000.00	
518 30 64 01 Machinery & Equipment	0.00	960.01	0.00	0.00	0.00	
518 90 42 00 General Gov't Communications	7,818.76	3,154.56	15,000.00	15,000.00	15,000.00	
518 90 42 02 Passport Postage	2,130.15	1,614.98	0.00	2,500.00	2,500.00	
518 90 50 01 Awc Dues	4,211.00	4,405.00	4,750.00	4,405.00	4,750.00	
518 90 50 02 Puget Sound Regional Council	4,198.00	2,155.00	2,500.00	2,500.00	2,500.00	

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518 90 50 03 Snohomish County Tomorrow	1,292.00	1,329.00	1,200.00	1,500.00	1,500.00	
518 90 50 04 Puget Sound Clean Air Agency	4,506.00	4,566.00	4,740.00	4,653.00	4,800.00	
518 90 50 05 OMWBE Dues	100.00	0.00	0.00	200.00	200.00	
518 90 50 06 Snohomish Health District	6,635.03	6,785.00	6,785.00	6,785.00	7,000.00	
518 90 53 00 B&o Tax	580.71	486.66	420.00	450.00	500.00	
519 General Government Services	68,414.27	63,059.54	75,588.00	83,293.00	84,050.00	
521 10 10 00 Salaries & Wages	125,647.54	105,208.96	139,325.00	141,429.00	131,240.00	2019 Projection 1
521 10 20 00 Social Security	9,518.31	8,010.91	10,660.00	7,290.00	7,354.00	2019 Projection 1
521 10 21 00 Retirement	14,273.48	13,372.95	14,065.00	16,583.00	16,838.00	2019 Projection 1
521 10 22 00 Medical Benefits	46,307.60	47,380.63	40,790.00	38,028.00	39,177.00	2019 Projection 1
521 10 23 00 L & I	514.26	462.04	520.00	528.00	528.00	2019 Projection 1
521 10 24 00 Unemployment Insurance	237.50	250.32	1,040.00	259.00	262.00	2019 Projection 1
521 10 31 00 Supplies	1,361.88	1,647.19	1,800.00	1,800.00	1,800.00	
521 10 31 01 Supplies - Nat'l Night Out	1,053.20	1,476.98	3,500.00	3,500.00	3,500.00	
521 10 31 02 Training Supplies	0.00	0.00	275.00	275.00	275.00	
521 10 32 00 Fuel	0.00	0.00	175.00	175.00	175.00	
521 10 33 50 Small Equipment	42.87	0.00	0.00	0.00	0.00	
521 10 35 01 Uniforms	0.00	0.00	450.00	450.00	450.00	
521 10 41 00 Professional Services	557.93	335.66	400.00	400.00	400.00	
521 10 44 00 Advertising	0.00	0.00	500.00	500.00	500.00	
521 10 45 00 Rentals And Leases	166.00	0.00	500.00	500.00	500.00	
521 10 47 00 Utilities	8,082.65	5,560.82	10,000.00	10,000.00	10,000.00	
521 10 48 03 Repair\maintenance	59.65	30.02	1,000.00	1,000.00	1,000.00	
521 10 49 00 Miscellaneous	120.62	421.34	1,000.00	1,000.00	1,000.00	
521 10 49 02 Dues	140.00	115.00	700.00	700.00	700.00	
521 10 49 03 Meeting, Training & Travel	1,033.64	530.00	1,500.00	2,000.00	2,000.00	
521 10 51 01 Narcotics Task Force	438.00	621.19	2,680.00	1,807.00	1,862.00	
521 10 51 02 Intergovernmental Agreements	1,665,548.67	1,428,727.78	1,717,688.00	1,771,855.00	1,825,461.00	
521 10 51 03 Sno Pac Dispatch	86,953.36	60,673.15	90,540.00	93,256.00	96,054.00	
521 10 51 04 Sers Maint. & Operating	20,854.00	18,845.00	23,170.00	28,467.00	29,321.00	
521 10 51 05 Animal Control	1,850.00	5,525.00	2,000.00	3,000.00	3,000.00	
521 Law Enforcement	1,984,761.16	1,699,194.94	2,064,278.00	2,124,802.00	2,173,397.00	
522 22 41 00 Professional Services	517.50	0.00	0.00	0.00	0.00	
522 22 48 00 Repair/maintenance	0.00	0.00	5,000.00	0.00	0.00	RFA responsibility
522 22 51 10 Administrative Serv Contract	1,491,201.59	1,631,572.60	1,674,600.00	1,724,838.00	0.00	
522 Fire Control	1,491,719.09	1,631,572.60	1,679,600.00	1,724,838.00	0.00	
523 50 51 00 County Jail	67,808.09	33,326.71	86,000.00	88,580.00	91,237.00	

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523	Jail Costs	67,808.09	33,326.71	86,000.00	88,580.00	91,237.00	
525 10 51 05	Emergency Services-D.e.m.(gen Govnt)	7,837.16	8,279.74	8,370.00	8,750.00	9,013.00	
525	Emergency Services	7,837.16	8,279.74	8,370.00	8,750.00	9,013.00	
558 60 10 00	Salaries & Wages	343,906.26	343,287.73	500,500.00	490,295.00	510,420.00	2019 Projection 1
558 60 11 00	Overtime	0.00	0.00	570.00	570.00	570.00	
558 60 20 00	Social Security	26,064.93	25,981.80	34,000.00	28,194.00	29,646.00	2019 Projection 1
558 60 21 00	Retirement	39,248.31	43,527.98	49,350.00	62,905.00	65,487.00	2019 Projection 1
558 60 22 00	Medical Benefits	84,114.22	101,414.96	106,210.00	137,177.00	165,664.00	2019 Projection 1
558 60 23 00	L & I	1,227.46	1,221.82	1,265.00	1,404.00	1,404.00	2019 Projection 1
558 60 24 00	Unemployment Insurance	706.58	757.86	2,390.00	981.00	1,021.00	2019 Projection 1
558 60 31 00	Supplies	940.83	3,337.69	800.00	3,500.00	2,000.00	Tables for field insp
558 60 32 00	Fuel	0.00	659.96	650.00	300.00	300.00	
558 60 35 00	Small Equipment	2,461.03	3,647.44	1,500.00	5,100.00	3,500.00	440 ESRI,660 Adobe,800 Books,1000 Notice Boards
558 60 41 00	Professional Services	42,925.97	65,457.60	105,000.00	105,000.00	105,000.00	
558 60 41 01	Economic Development-DSC	7,010.00	2,500.00	4,000.00	12,500.00	10,000.00	Incentives+\$10K for HS statue
558 60 41 03	Tourism Promotion & Marketing	46,914.17	38,269.79	50,500.00	49,500.00	46,000.00	
558 60 42 00	Communications	1,519.53	1,741.10	2,000.00	2,000.00	2,000.00	
558 60 44 00	Advertising	2,997.43	2,635.12	2,500.00	2,500.00	2,500.00	Public Notices
558 60 45 00	Rentals	136.83	825.48	0.00	1,500.00	1,500.00	
558 60 48 00	Repairs & Maintenance	0.00	0.00	400.00	400.00	400.00	
558 60 49 00	Meetings, Training & Travel	3,490.21	3,677.30	5,000.00	9,000.00	9,000.00	
558 60 49 02	Dues	3,533.00	3,387.00	4,000.00	2,000.00	2,000.00	1000 EASC, 1800 Staff
558 60 49 03	Printing	348.98	0.00	800.00	400.00	400.00	
558 60 49 05	Credit Card Bank Fees-CD	0.00	0.00	1,000.00	500.00	500.00	
558 60 51 00	Intergov't Prof. Services	0.00	0.00	2,500.00	4,000.00	4,200.00	ILA,1700 AHA,1264 SCT
559	Community Development	607,545.74	642,330.63	874,935.00	919,726.00	963,512.00	
566 00 51 00	Liquor Board Excise Tax	1,310.75	1,358.56	1,510.00	1,555.00	1,602.00	
566	Substance Abuse	1,310.75	1,358.56	1,510.00	1,555.00	1,602.00	
572 10 47 00	Utilities	11,413.40	9,521.59	12,000.00	12,000.00	12,360.00	
572 10 48 00	Repair/maintenance	681.20	1,353.70	2,000.00	2,000.00	2,000.00	
572	Libraries	12,094.60	10,875.29	14,000.00	14,000.00	14,360.00	
576 80 10 00	Salaries & Wages	128,928.93	115,689.90	136,995.00	145,095.00	162,403.00	2019 Projection 1
576 80 11 00	Overtime	1,448.63	870.86	2,000.00	684.00	684.00	2019 Projection 1
576 80 20 00	Social Security	9,929.54	8,846.67	10,635.00	8,474.00	9,424.00	2019 Projection 1

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576 80 21 00 Retirement	13,951.29	13,209.17	13,860.00	16,796.00	18,952.00	2019 Projection 1
576 80 22 00 Medical Benefits	31,577.86	27,140.59	36,130.00	33,855.00	34,608.00	2019 Projection 1
576 80 23 00 L & I	3,693.31	3,007.30	3,670.00	3,581.00	3,618.00	2019 Projection 1
576 80 24 00 Unemployment Insurance	254.66	271.27	730.00	282.00	315.00	2019 Projection 1
576 80 31 00 Supplies	9,928.90	7,523.15	10,000.00	10,200.00	10,500.00	
576 80 32 00 Fuel	3,607.15	3,647.39	4,500.00	4,590.00	4,705.00	
576 80 35 00 Small Equipment	42.36	251.93	1,000.00	1,020.00	1,046.00	
576 80 35 01 Uniforms	412.18	237.12	1,000.00	1,020.00	1,046.00	
576 80 41 00 Professional Services	529.18	1,851.76	0.00	2,550.00	2,550.00	
576 80 41 01 Summer Concert Series	1,569.42	3,059.19	1,150.00	3,100.00	3,150.00	
576 80 41 02 Movies In The Park	3,422.60	3,590.08	3,700.00	3,774.00	3,868.00	Contracts, adv
576 80 41 03 Light Up Your Holidays	506.09	0.00	3,800.00	100.00	200.00	Adv
576 80 41 04 CPG Grant - Clean Up Day	0.00	0.00	5,000.00	0.00	0.00	N/a
576 80 41 05 Touch A Truck	1,759.59	95.17	1,650.00	200.00	200.00	Adv
576 80 41 06 Snow Goose/Glass Quest	1,200.00	0.00	2,500.00	2,500.00	100.00	Event mgmt
576 80 41 07 Haunted Halloween At Ovenell	0.00	0.00	1,500.00	1,500.00	1,568.00	
576 80 42 00 Communications	272.82	702.41	600.00	612.00	627.00	
576 80 45 06 Rent	0.00	0.00	200.00	2,500.00	2,500.00	N/a
576 80 47 00 Utilities	12,965.46	13,073.66	14,000.00	15,000.00	15,000.00	
576 80 48 00 Repair/maintenance	4,034.03	2,601.80	4,000.00	4,080.00	4,000.00	
576 80 48 01 Field Maint - User Fees	3.47	3,126.20	10,000.00	4,000.00	10,455.00	Amt expected to collect
576 80 49 01 Meetings, Training & Travel	503.73	570.58	1,300.00	1,326.00	1,359.00	
576 80 49 05 Credit Card Bank Fees-PW	0.00	0.00	200.00	204.00	209.00	
576 Park Facilities	230,541.20	209,366.20	270,120.00	267,043.00	293,087.00	
589 90 00 01 Payroll EE Deductions Clearing	0.00	1,539.68	0.00	0.00	0.00	
589 90 00 02 Payroll Draw Clearing	500.00	2,400.00	0.00	0.00	0.00	
580 Non Expeditures	500.00	3,939.68	0.00	0.00	0.00	
597 00 00 01 Transfer To 101-Share Of St Lighting	35,000.00	26,250.00	35,000.00	38,006.00	38,006.00	
597 00 01 07 Transfer To Equip Replacemen	25,000.00	254,387.00	254,387.00	149,071.00	101,455.00	
597 01 01 09 Trfr Out-contingency Fund (1	10,000.00	26,428.00	35,238.00	27,000.00	27,000.00	
597 01 01 10 Transfer To Build Impr Fund	638,115.44	0.00	0.00	796,804.00	0.00	
597 01 04 21 Trsfr Out To Water Operating	65,336.50	49,002.00	65,337.00	86,764.00	88,933.00	
597 Interfund Transfers	773,451.94	356,067.00	389,962.00	1,097,645.00	255,394.00	
508 80 00 01 Ending Cash & Investments	0.00	0.00	2,811,359.00	2,629,540.00	2,796,296.00	
508 80 00 02 Ending Cash	0.00	0.00	590.00	590.00	590.00	
999 Ending Balance	0.00	0.00	2,811,949.00	2,630,130.00	2,796,886.00	

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TOTAL EXPENDITURES:	5,946,634.69	5,221,042.56	9,466,502.00	9,727,479.00	7,509,088.00	
FUND GAIN/LOSS:	3,169,377.28	2,588,837.87	-1.00	0.00	0.00	

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101 Street Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 01 01 Beginning Cash & Investments	209,220.58	143,817.94	143,818.00	10,000.00	47,191.00	
308 Beginning Balances	209,220.58	143,817.94	143,818.00	10,000.00	47,191.00	
311 10 01 01 Property Taxes - Street 8%	199,601.46	114,359.57	205,449.00	229,559.00	119,342.00	If levy banked capacity
310 Taxes	199,601.46	114,359.57	205,449.00	229,559.00	119,342.00	
321 91 00 10 WM - Street Maintenance Fee	17,241.46	16,179.77	18,300.00	18,400.00	18,500.00	
320 Licenses & Permits	17,241.46	16,179.77	18,300.00	18,400.00	18,500.00	
336 00 71 00 Multimodal Transportation	6,979.51	7,166.29	3,400.00	9,400.00	9,400.00	
336 00 87 00 Mvft Unrestricted Fuel Tax	143,767.18	110,138.85	130,000.00	148,200.00	148,200.00	=\$140K + \$\$8,200 "increased"
330 State Generated Revenues	150,746.69	117,305.14	133,400.00	157,600.00	157,600.00	
344 10 00 01 Misc. Charges For Services	405.00	180.00	0.00	0.00	0.00	
340 Charges For Services	405.00	180.00	0.00	0.00	0.00	
361 11 01 01 State Pool/cd Interest	982.51	1,151.10	100.00	2,000.00	2,000.00	
398 10 01 01 Insurance Recoveries	0.00	165.33	0.00	20,572.00	0.00	
360 Misc Revenues	982.51	1,316.43	100.00	22,572.00	2,000.00	
397 00 00 00 Transfer In From GF	35,000.00	26,250.00	35,000.00	38,006.00	38,006.00	New AV
397 01 01 20 Transfer In From Reet (120)	0.00	0.00	0.00	140,000.00	140,000.00	
397 Interfund Transfers	35,000.00	26,250.00	35,000.00	178,006.00	178,006.00	
TOTAL REVENUES:	613,197.70	419,408.85	536,067.00	616,137.00	522,639.00	
542 30 10 00 Salaries & Wages	143,139.29	124,942.67	149,405.00	156,715.00	174,953.00	2019 Projection 1
542 30 11 00 Overtime	1,461.38	880.82	1,500.00	688.00	688.00	2019 Projection 1
542 30 20 00 Social Security	11,009.18	9,556.87	11,545.00	9,301.00	10,326.00	2019 Projection 1
542 30 21 00 Retirement	15,331.34	14,060.85	14,900.00	18,268.00	20,543.00	2019 Projection 1
542 30 22 00 Medical Benefits	32,117.66	26,988.50	36,305.00	34,810.00	35,502.00	2019 Projection 1
542 30 23 00 L & I	3,500.21	2,846.49	3,445.00	3,389.00	3,426.00	2019 Projection 1
542 30 24 00 Unemployment Insurance	284.61	296.47	520.00	305.00	341.00	2019 Projection 1
542 30 31 00 Supplies	22,821.53	21,358.92	20,000.00	20,400.00	20,910.00	
542 30 31 03 Uniforms	482.79	237.12	1,000.00	500.00	1,045.00	
542 30 32 00 Fuel	3,607.15	3,365.10	6,000.00	4,000.00	4,100.00	
542 30 35 00 Small Tools & Equipment	159.28	251.94	400.00	408.00	418.00	
542 30 35 01 Adopt A Street Signs	37.07	0.00	0.00	0.00	0.00	

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101 Street Fund

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542 30 41 00 Professional Services	12,775.36	10,523.25	15,000.00	15,300.00	19,849.00	
542 30 42 00 Communications	1,015.00	767.65	3,000.00	2,000.00	2,000.00	
542 30 45 00 Rentals	0.00	730.98	500.00	1,500.00	1,537.00	Ricoh
542 30 46 00 Insurance	19,653.45	19,600.00	19,600.00	19,992.00	20,492.00	
542 30 47 00 Utilities	61,270.40	46,490.53	60,000.00	61,200.00	62,730.00	
542 30 48 00 Repair/maintenance	22,184.56	22,615.77	15,000.00	42,572.00	22,000.00	20,572 insurance recovery
542 30 49 00 Miscellaneous	0.00	0.00	200.00	204.00	209.00	
542 30 49 01 Meetings, Training & Travel	1,011.42	705.39	1,000.00	1,020.00	1,046.00	
542 30 49 03 Dues	207.16	99.66	100.00	102.00	105.00	
542 30 50 00 Sno Co PW Striping	8,765.92	11,566.39	15,000.00	15,300.00	15,683.00	
542 Streets - Maintenance	360,834.76	317,885.37	374,420.00	407,974.00	417,903.00	
597 01 01 07 Transfer Out To Equip Resrv	108,545.00	114,867.00	153,156.00	160,972.00	73,837.00	
597 Interfund Transfers	108,545.00	114,867.00	153,156.00	160,972.00	73,837.00	
508 80 01 01 Ending Balance	0.00	0.00	8,491.00	47,191.00	30,899.00	
999 Ending Balance	0.00	0.00	8,491.00	47,191.00	30,899.00	
TOTAL EXPENDITURES:	469,379.76	432,752.37	536,067.00	616,137.00	522,639.00	
FUND GAIN/LOSS:	143,817.94	-13,343.52	0.00	0.00	0.00	

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102 Street Impact Fee Fund

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308 10 01 02 Reserved Beginning Cash & Investments	641,810.63	385,910.90	385,911.00	385,000.00	480,403.00	
308 Beginning Balances	641,810.63	385,910.90	385,911.00	385,000.00	480,403.00	
345 85 01 02 Street Impact Fees	249,796.15	144,587.80	77,506.00	211,403.00	211,403.00	
340 Charges For Services	249,796.15	144,587.80	77,506.00	211,403.00	211,403.00	
361 11 01 02 State Pool/cd Interest	5,304.12	5,443.14	500.00	9,000.00	9,000.00	
360 Misc Revenues	5,304.12	5,443.14	500.00	9,000.00	9,000.00	
TOTAL REVENUES:	896,910.90	535,941.84	463,917.00	605,403.00	700,806.00	
597 01 01 03 Transfer Out To St Const (103)	511,000.00	93,750.00	125,000.00	125,000.00	125,000.00	
597 Interfund Transfers	511,000.00	93,750.00	125,000.00	125,000.00	125,000.00	
508 10 01 02 Reserved Ending Cash & Investments	0.00	0.00	338,917.00	480,403.00	575,806.00	
999 Ending Balance	0.00	0.00	338,917.00	480,403.00	575,806.00	
TOTAL EXPENDITURES:	511,000.00	93,750.00	463,917.00	605,403.00	700,806.00	
FUND GAIN/LOSS:	385,910.90	442,191.84	0.00	0.00	0.00	

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103 Street Construction Fund

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308 80 01 03 Beginning Cash & Investments	127,041.47	492,222.34	492,222.00	492,222.00	58,989.00	
308 Beginning Balances	127,041.47	492,222.34	492,222.00	492,222.00	58,989.00	
333 20 00 00 FHWA/WSDOT Grant	156,550.00	0.00	0.00	0.00	0.00	
333 20 00 04 RTCC - Viking Way	24,292.87	14,178.28	500,000.00	1,437,000.00	0.00	
334 03 60 00 State Grants	0.00	0.00	1,105,000.00	500,000.00	1,400,000.00	Dir Appropriation
334 03 80 03 TIB - CHAP	278,591.76	24,918.00	0.00	0.00	0.00	
334 03 80 04 TIB 88th Overlay	160,722.48	39,630.33	0.00	0.00	0.00	
334 03 80 05 TIB 271st St 94th-SR532	160,722.48	39,630.33	0.00	0.00	0.00	
334 03 80 06 TIB Pioneer Hwy/72nd-City Limits	151,110.40	21,982.20	0.00	0.00	0.00	
334 03 80 07 Transportation Improvement Board (TIB)	0.00	0.00	1,090,000.00	720,000.00	900,000.00	
334 04 20 01 Dept Of Commerce - SRTS	235,741.10	45,128.90	0.00	0.00	0.00	
330 State Generated Revenues	1,167,731.09	185,468.04	2,695,000.00	2,657,000.00	2,300,000.00	
361 11 01 03 State Pool/cd Interest	306.56	7,367.01	100.00	11,900.00	11,900.00	
360 Misc Revenues	306.56	7,367.01	100.00	11,900.00	11,900.00	
397 00 03 05 Transfer In From Const (305)	1,382.33	0.00	0.00	0.00	0.00	
397 01 01 02 Transfer In From St Impact (102)	511,000.00	93,750.00	125,000.00	125,000.00	125,000.00	
397 01 01 03 Transfer From TBD	265,562.50	165,000.00	220,000.00	350,000.00	250,000.00	
397 Interfund Transfers	777,944.83	258,750.00	345,000.00	475,000.00	375,000.00	
TOTAL REVENUES:	2,073,023.95	943,807.39	3,532,322.00	3,636,122.00	2,745,889.00	
595 10 61 06 New Sidewalk/Trail Installation	3,415.25	18,858.08	70,000.00	70,000.00	70,000.00	
595 10 61 07 Sidewalk Repair	0.00	0.00	0.00	50,000.00	50,000.00	
595 10 63 02 Eng 68th St Sidewalk Construction	587,767.65	5,733.05	0.00	0.00	0.00	
595 10 63 03 Downtown Street & Sidewalk Imp.	0.00	0.00	20,000.00	0.00	0.00	N/a
595 10 63 07 276th Sidewalk	0.00	265.00	50,000.00	150,000.00	0.00	
595 10 63 08 Viking Way Eng	3,146.05	0.00	0.00	0.00	0.00	
595 10 63 09 Viking Way ROW	39,901.78	27,769.73	0.00	0.00	0.00	
595 30 63 05 Misc Capital Projects	395.71	0.00	25,000.00	25,000.00	25,000.00	
595 30 63 13 Viking Way Construction	0.00	0.00	300,000.00	2,000,000.00	0.00	
595 30 63 14 Pioneer Hwy Overlay-CHAP	288,088.46	480.68	0.00	0.00	0.00	
595 30 63 16 271st St 94th-SR532 TIB	222,071.26	1,789.44	0.00	0.00	0.00	
595 30 63 17 88th/SR532-Florence (84th Ave) TIB	222,071.26	1,789.45	0.00	0.00	0.00	
595 30 63 18 Pioneer Hwy Overlay/72nd-City Limits TIB	210,388.09	1,789.44	0.00	0.00	0.00	
595 30 63 19 Cedarhome Dr. Overlay	1,778.05	231,802.80	300,000.00	0.00	0.00	N/a

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595 30 63 22 92nd Ave Overlay	1,778.05	232,830.90	400,000.00	0.00	0.00	N/a
595 30 63 23 102nd Ave Overlay	0.00	0.00	0.00	301,458.00	0.00	TIB 90%
595 30 63 24 SR 532/Ovenell Access	0.00	0.00	330,000.00	0.00	0.00	N/a
595 30 63 26 SR 532/Corridor Study	0.00	0.00	350,000.00	0.00	0.00	N/a
595 30 63 27 102nd Ave Sidewalk	0.00	0.00	106,498.00	0.00	0.00	N/a
595 30 63 28 92nd Ave Sidewalk	0.00	19,123.08	72,228.00	150,000.00	0.00	ROW/Constr
595 30 63 29 72nd Ave Sidewalk ROW	0.00	19,123.09	391,359.00	100,000.00	0.00	ROW
595 30 63 33 276th St Overlay	0.00	0.00	0.00	530,675.00	0.00	TIB Grant 90%
595 30 63 34 276th St (Lover's Lane) ChipSeal	0.00	0.00	0.00	200,000.00	0.00	
595 30 63 35 68th Ave Overlay	0.00	0.00	0.00	0.00	500,000.00	
595 30 63 36 271st St 94th To Viaduct(seal Coat)	0.00	0.00	0.00	0.00	250,000.00	
595 30 63 37 72nd Ave SR532 To Pioneer Hwy Overlay	0.00	0.00	0.00	0.00	500,000.00	
595 30 63 38 272nd Pl 99th To 102nd Overlay	0.00	0.00	0.00	0.00	250,000.00	
595 30 63 39 Pavement Inventory	0.00	0.00	0.00	0.00	50,000.00	
595 30 63 41 72nd Ave Sidewalk Construction	0.00	0.00	0.00	0.00	391,359.00	
595 30 63 42 273rd Pl Sidewalk	0.00	0.00	0.00	0.00	175,452.00	
595 30 63 43 SR 532 Flood Berm/Bike Path	0.00	0.00	0.00	0.00	200,000.00	
595 30 63 44 90th Ave 271st To 272nd	0.00	0.00	0.00	0.00	124,884.00	
595 30 63 45 102nd Ave Sidewalk	0.00	0.00	0.00	0.00	106,498.00	
594 Capital Expenditures	1,580,801.61	561,354.74	2,415,085.00	3,577,133.00	2,693,193.00	
508 80 01 03 Ending Cash & Investments	0.00	0.00	1,117,237.00	58,989.00	52,696.00	
999 Ending Balance	0.00	0.00	1,117,237.00	58,989.00	52,696.00	
TOTAL EXPENDITURES:	1,580,801.61	561,354.74	3,532,322.00	3,636,122.00	2,745,889.00	
FUND GAIN/LOSS:	492,222.34	382,452.65	0.00	0.00	0.00	

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104 Park Improvement Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 01 04 Beginning Cash & Investments	138,085.24	153,708.22	153,708.00	500,000.00	245,400.00	
308 Beginning Balances	138,085.24	153,708.22	153,708.00	500,000.00	245,400.00	
334 02 70 00 RCO-WWRP Grant	0.00	0.00	0.00	0.00	500,000.00	
334 02 70 71 RCO-YAF	0.00	0.00	0.00	350,000.00	0.00	
334 02 70 72 RCO	0.00	0.00	0.00	0.00	500,000.00	
334 03 10 10 DOE-Floodplains By Design	0.00	0.00	250,000.00	375,000.00	375,000.00	
334 03 10 12 Dept Of Ecology-IPG	0.00	0.00	0.00	275,000.00	0.00	
334 04 20 04 DOC-Berm Trail	0.00	0.00	0.00	0.00	250,000.00	
337 00 00 03 Johnson Conservation Futures	0.00	500,000.00	0.00	0.00	0.00	
330 State Generated Revenues	0.00	500,000.00	250,000.00	1,000,000.00	1,625,000.00	
345 85 01 04 Park Impact Fees	0.00	0.00	18,583.00	0.00	0.00	See fund 106
361 11 01 04 State Pool/cd Interest	1,312.23	3,680.13	250.00	5,400.00	5,400.00	
362 00 01 04 Rents And Leases	7,408.00	10,690.00	0.00	0.00	0.00	
360 Misc Revenues	8,720.23	14,370.13	250.00	5,400.00	5,400.00	
397 00 10 06 Transfer In From Park Impact Fees	0.00	0.00	0.00	100,000.00	100,000.00	
397 00 10 20 Transfer In From REET (120)	0.00	425,000.00	425,000.00	200,000.00	0.00	
397 00 10 21 Transfer In From REET (121)	150,000.00	430,000.00	430,000.00	120,000.00	200,000.00	No amount requested
397 Interfund Transfers	150,000.00	855,000.00	855,000.00	420,000.00	300,000.00	
TOTAL REVENUES:	296,805.47	1,523,078.35	1,277,541.00	1,925,400.00	2,175,800.00	
594 76 61 01 Hamilton	11,563.50	11,753.34	275,000.00	250,000.00	500,000.00	
594 76 61 02 Ovenell	32,953.95	1,219.00	55,000.00	90,000.00	75,000.00	
594 76 61 03 Johnson Easement Purch	38,970.18	774,587.90	700,000.00	0.00	0.00	N/a
594 76 63 02 City Hall Park	0.00	327.30	0.00	0.00	0.00	
594 76 63 05 Johnson Farm Improvements	0.00	0.00	0.00	480,000.00	475,000.00	
594 76 63 15 Park Improvements	0.00	0.00	0.00	10,000.00	0.00	Sculpture contribution
594 76 63 17 Church Creek Restrooms	13,415.34	0.00	0.00	0.00	0.00	
594 76 63 18 Heritage Park Improvemments	45,699.28	132,561.64	50,000.00	850,000.00	625,000.00	
594 76 63 19 Non-motorized Trail	495.00	0.00	0.00	0.00	250,000.00	
594 76 63 20 New Neighborhood Park	0.00	0.00	0.00	0.00	30,000.00	
594 76 63 22 Church Creek	0.00	0.00	0.00	0.00	125,000.00	
594 Capital Expenditures	143,097.25	920,449.18	1,080,000.00	1,680,000.00	2,080,000.00	
508 80 01 04 Ending Cash & Investments	0.00	0.00	197,541.00	245,400.00	95,800.00	

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104 Park Improvement Fund

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999	Ending Balance	0.00	0.00	197,541.00	245,400.00	95,800.00	
TOTAL EXPENDITURES:		143,097.25	920,449.18	1,277,541.00	1,925,400.00	2,175,800.00	
FUND GAIN/LOSS:		153,708.22	602,629.17	0.00	0.00	0.00	

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105 Fire Impact Fees

Account		2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 01 05	Reserved Beginning Cash & Investments	56,206.24	66,860.40	66,860.00	78,000.00	91,400.00	
308	Beginning Balances	56,206.24	66,860.40	66,860.00	78,000.00	91,400.00	
345 85 01 05	Fire Impact Fees	10,537.50	10,760.50	4,400.00	12,000.00	12,000.00	
340	Charges For Services	10,537.50	10,760.50	4,400.00	12,000.00	12,000.00	
361 11 01 05	State Pool/cd Interest	116.66	848.05	0.00	1,400.00	1,400.00	
360	Misc Revenues	116.66	848.05	0.00	1,400.00	1,400.00	
TOTAL REVENUES:		66,860.40	78,468.95	71,260.00	91,400.00	104,800.00	
508 10 01 05	Reserved Ending Cash & Investments	0.00	0.00	71,260.00	91,400.00	104,800.00	
999	Ending Balance	0.00	0.00	71,260.00	91,400.00	104,800.00	
TOTAL EXPENDITURES:		0.00	0.00	71,260.00	91,400.00	104,800.00	
FUND GAIN/LOSS:		66,860.40	78,468.95	0.00	0.00	0.00	

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106 Park Impact Fees

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 01 06 Reserved Beginning Cash & Investments	32,135.35	115,523.09	115,523.00	120,000.00	60,948.00	
308 Beginning Balances	32,135.35	115,523.09	115,523.00	120,000.00	60,948.00	
345 85 01 06 Park Impact Fees	83,304.00	4,582.40	14,097.60	38,448.00	38,448.00	
340 Charges For Services	83,304.00	4,582.40	14,097.60	38,448.00	38,448.00	
361 11 01 06 State Pool/cd Interest	83.74	1,498.63	150.00	2,500.00	2,500.00	
360 Misc Revenues	83.74	1,498.63	150.00	2,500.00	2,500.00	
TOTAL REVENUES:	115,523.09	121,604.12	129,770.60	160,948.00	101,896.00	
597 00 00 04 Transfer To Park Improvement	0.00	0.00	0.00	100,000.00	100,000.00	
597 Interfund Transfers	0.00	0.00	0.00	100,000.00	100,000.00	
508 10 01 06 Reserved Ending Cash & Investments	0.00	0.00	129,771.00	60,948.00	1,896.00	
999 Ending Balance	0.00	0.00	129,771.00	60,948.00	1,896.00	
TOTAL EXPENDITURES:	0.00	0.00	129,771.00	160,948.00	101,896.00	
FUND GAIN/LOSS:	115,523.09	121,604.12	-0.40	0.00	0.00	

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107 Equipment Reserve Fund

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308 80 01 07 Beginning Cash & Investments	7,846.90	141,407.21	141,407.00	440,000.00	246,317.00	
308 Beginning Balances	7,846.90	141,407.21	141,407.00	440,000.00	246,317.00	
361 11 01 07 State Pool/cd Interest	15.31	3,111.81	100.00	4,900.00	4,900.00	
360 Misc Revenues	15.31	3,111.81	100.00	4,900.00	4,900.00	
397 01 00 01 General Gov't Equip Replacem	25,000.00	254,387.00	254,387.00	149,071.00	101,455.00	
397 01 01 01 Transfer In From Streets	108,545.00	114,867.00	153,156.00	160,972.00	73,837.00	
397 04 04 01 Transfer In From Drainage	0.00	5,000.00	5,000.00	0.00	0.00	N/a
397 Interfund Transfers	133,545.00	374,254.00	412,543.00	310,043.00	175,292.00	
TOTAL REVENUES:	141,407.21	518,773.02	554,050.00	754,943.00	426,509.00	
594 18 64 07 Machinery & Equipment - Admin	0.00	26,150.42	102,455.00	98,304.00	0.00	Add 2018 unspent \$76304
594 18 64 08 Machinery & Equipment - Parks	0.00	19,618.87	5,000.00	49,950.00	96,250.00	
594 19 64 09 Machinery & Equipment - Street	0.00	37,722.61	128,545.00	309,172.00	63,000.00	Add 90,822 from 2018
594 19 64 10 Machinery & Equipment - B&G	0.00	17,725.98	0.00	46,200.00	28,750.00	
594 19 64 20 Machinery & Equipment-Drainage	0.00	0.00	5,000.00	5,000.00	0.00	From 2018
594 Capital Expenditures	0.00	101,217.88	241,000.00	508,626.00	188,000.00	
597 10 14 57 Transfer To Sewer	0.00	3,076.80	0.00	0.00	0.00	
597 10 24 58 Transfer To Drainage	0.00	2,307.60	0.00	0.00	0.00	
597 10 34 59 Transfer To Water	0.00	3,846.02	0.00	0.00	0.00	
597 Interfund Transfers	0.00	9,230.42	0.00	0.00	0.00	
508 80 01 07 Ending Cash & Investments	0.00	0.00	421,595.00	246,317.00	238,509.00	
999 Ending Balance	0.00	0.00	421,595.00	246,317.00	238,509.00	
TOTAL EXPENDITURES:	0.00	110,448.30	662,595.00	754,943.00	426,509.00	
FUND GAIN/LOSS:	141,407.21	408,324.72	-108,545.00	0.00	0.00	

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108 Transportation Sales Tax Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 01 08 Reserved Beginning Cash & Investments	297,319.88	417,636.66	417,637.00	490,000.00	458,058.00	
308 Beginning Balances	297,319.88	417,636.66	417,637.00	490,000.00	458,058.00	
313 21 01 08 Public Transportation Systems Sales Tax	333,640.85	263,457.70	292,900.00	325,000.00	300,000.00	4 yr avg is \$331K
310 Taxes	333,640.85	263,457.70	292,900.00	325,000.00	300,000.00	
334 03 80 08 TIB Grant	252,320.93	0.00	0.00	0.00	0.00	
330 State Generated Revenues	252,320.93	0.00	0.00	0.00	0.00	
361 11 01 08 State Pool/cd Interest	3,337.96	4,734.29	1,000.00	7,500.00	7,500.00	
360 Misc Revenues	3,337.96	4,734.29	1,000.00	7,500.00	7,500.00	
TOTAL REVENUES:	886,619.62	685,828.65	711,537.00	822,500.00	765,558.00	
543 30 10 08 Salaries & Wages	9,037.69	8,015.92	9,095.00	9,906.00	10,192.00	2019 Projection 1
543 30 11 08 Overtime	9.45	0.00	0.00	0.00	0.00	
543 30 20 08 Social Security	687.80	609.58	695.00	595.00	612.00	2019 Projection 1
543 30 21 08 Retirement	1,066.49	1,016.25	1,015.00	1,268.00	1,305.00	2019 Projection 1
543 30 22 08 Medical Benefits	2,300.03	1,932.24	3,310.00	2,404.00	2,476.00	2019 Projection 1
543 30 23 08 L & I	244.99	204.89	0.00	249.00	249.00	2019 Projection 1
543 30 24 08 Unemployment	17.78	19.02	100.00	20.00	20.00	2019 Projection 1
543 30 41 08 Professional Services	0.00	0.00	4,000.00	0.00	0.00	N/a
543 30 44 08 Advertising	56.23	0.00	0.00	0.00	0.00	
543 30 49 08 Miscellaneous	0.00	0.00	1,000.00	0.00	1,000.00	N/a
543 Streets Admin & Overhead	13,420.46	11,797.90	19,215.00	14,442.00	15,854.00	
597 07 03 05 Transfer To Fund 305	190,000.00	0.00	0.00	0.00	0.00	
597 07 03 07 Transfer To Street Construction	265,562.50	165,000.00	220,000.00	350,000.00	250,000.00	
597 Interfund Transfers	455,562.50	165,000.00	220,000.00	350,000.00	250,000.00	
508 10 01 08 Reserved Ending Cash & Investments	0.00	0.00	472,322.00	458,058.00	499,704.00	
999 Ending Balance	0.00	0.00	472,322.00	458,058.00	499,704.00	
TOTAL EXPENDITURES:	468,982.96	176,797.90	711,537.00	822,500.00	765,558.00	

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108 Transportation Sales Tax Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
FUND GAIN/LOSS:	417,636.66	509,030.75	0.00	0.00	0.00	

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109 Contingency Fund

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308 80 01 09 Beginning Cash & Investments	271,644.40	283,781.72	283,782.00	320,500.00	352,900.00	
308 Beginning Balances	271,644.40	283,781.72	283,782.00	320,500.00	352,900.00	
361 11 01 09 State Pool/cd Interest	2,137.32	3,334.47	1,500.00	5,400.00	5,400.00	
360 Misc Revenues	2,137.32	3,334.47	1,500.00	5,400.00	5,400.00	
397 02 00 01 Transfer In From General Fun	10,000.00	26,428.00	35,238.00	27,000.00	27,000.00	Legal max, assume \$8K int
397 Interfund Transfers	10,000.00	26,428.00	35,238.00	27,000.00	27,000.00	
TOTAL REVENUES:	283,781.72	313,544.19	320,520.00	352,900.00	385,300.00	
508 80 01 09 Ending Cash & Investments	0.00	0.00	320,520.00	352,900.00	385,300.00	
999 Ending Balance	0.00	0.00	320,520.00	352,900.00	385,300.00	
TOTAL EXPENDITURES:	0.00	0.00	320,520.00	352,900.00	385,300.00	
FUND GAIN/LOSS:	283,781.72	313,544.19	0.00	0.00	0.00	

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110 Building Improvement Fund

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308 80 01 10 Beginning Cash & Investments	302,631.69	916,005.97	916,006.00	580,000.00	1,023,604.00	
308 Beginning Balances	302,631.69	916,005.97	916,006.00	580,000.00	1,023,604.00	
333 01 80 01 DOC - New CH Design	0.00	0.00	300,000.00	0.00	0.00	Removed
361 11 01 10 State Pool/cd Interest	979.76	10,247.68	2,000.00	16,800.00	16,800.00	
367 00 01 10 Contributions & Donations	2,500.00	0.00	0.00	0.00	0.00	
369 40 01 10 Judgments And Settlements	3,683.76	0.00	0.00	0.00	0.00	
360 Misc Revenues	7,163.52	10,247.68	2,000.00	16,800.00	16,800.00	
397 04 00 01 Transfer In From General Fund	638,115.44	0.00	0.00	796,804.00	0.00	
397 Interfund Transfers	638,115.44	0.00	0.00	796,804.00	0.00	
TOTAL REVENUES:	947,910.65	926,253.65	1,218,006.00	1,393,604.00	1,040,404.00	
594 18 62 10 Building Improvements	2,465.83	0.00	0.00	0.00	0.00	
594 18 62 11 Police/City Hall Design	4,813.75	15,542.60	600,000.00	300,000.00	0.00	
594 18 62 12 City Hall HVAC	0.00	0.00	20,000.00	70,000.00	0.00	
594 18 62 14 Library Improvements	19,891.11	0.00	0.00	0.00	0.00	
594 18 62 15 Fire Station Improvements	0.00	20,987.67	50,000.00	0.00	0.00	RFA
594 18 62 16 Police Station Improvements	4,733.99	0.00	0.00	0.00	0.00	
594 Capital Expenditures	31,904.68	36,530.27	670,000.00	370,000.00	0.00	
508 80 01 10 Ending Cash & Investments	0.00	0.00	548,006.00	1,023,604.00	1,040,404.00	
999 Ending Balance	0.00	0.00	548,006.00	1,023,604.00	1,040,404.00	
TOTAL EXPENDITURES:	31,904.68	36,530.27	1,218,006.00	1,393,604.00	1,040,404.00	
FUND GAIN/LOSS:	916,005.97	889,723.38	0.00	0.00	0.00	

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120 REET - Capital Improvements

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 01 20 Restricted Beginning Cash & Investments	287,542.43	572,932.90	572,933.00	310,000.00	139,300.00	
308 Beginning Balances	287,542.43	572,932.90	572,933.00	310,000.00	139,300.00	
318 34 00 00 REET 1 - 1st Quarter Percent	282,541.23	190,804.84	160,000.00	160,000.00	100,000.00	
310 Taxes	282,541.23	190,804.84	160,000.00	160,000.00	100,000.00	
361 11 01 20 State Pool/cd Interest	2,849.24	5,447.78	500.00	9,300.00	9,300.00	
360 Misc Revenues	2,849.24	5,447.78	500.00	9,300.00	9,300.00	
TOTAL REVENUES:	572,932.90	769,185.52	733,433.00	479,300.00	248,600.00	
597 00 01 04 Transfer Out To Park Imp (104)	0.00	425,000.00	425,000.00	200,000.00	0.00	
597 03 01 01 Transfer Out To Street (101)	0.00	0.00	0.00	140,000.00	140,000.00	Pay for Equipment repl. plan
597 Interfund Transfers	0.00	425,000.00	425,000.00	340,000.00	140,000.00	
508 10 01 20 Ending Cash & Investments	0.00	0.00	308,433.00	139,300.00	108,600.00	
999 Ending Balance	0.00	0.00	308,433.00	139,300.00	108,600.00	
TOTAL EXPENDITURES:	0.00	425,000.00	733,433.00	479,300.00	248,600.00	
FUND GAIN/LOSS:	572,932.90	344,185.52	0.00	0.00	0.00	

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121 REET - Growth Management

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 01 21 Restricted Beginning Cash & Investments	715,503.82	853,363.50	853,364.00	600,000.00	741,264.00	
308 Beginning Balances	715,503.82	853,363.50	853,364.00	600,000.00	741,264.00	
318 35 00 00 REET 2 - 2nd Quarter Percent	282,541.23	190,804.81	160,000.00	160,000.00	100,000.00	
310 Taxes	282,541.23	190,804.81	160,000.00	160,000.00	100,000.00	
361 11 01 21 State Pool/cd Interest	5,318.45	8,623.90	500.00	14,500.00	14,500.00	
360 Misc Revenues	5,318.45	8,623.90	500.00	14,500.00	14,500.00	
397 00 01 10 Transfer In From Bldg Imp (110)	0.00	0.00	0.00	86,764.00	0.00	Correction
397 Interfund Transfers	0.00	0.00	0.00	86,764.00	0.00	
TOTAL REVENUES:	1,003,363.50	1,052,792.21	1,013,864.00	861,264.00	855,764.00	
597 00 00 05 Transfers-Out Park Imprv (104)	0.00	430,000.00	430,000.00	120,000.00	200,000.00	No transfer
597 00 01 03 Transfer Out To Park Improvement	150,000.00	0.00	0.00	0.00	0.00	
597 Interfund Transfers	150,000.00	430,000.00	430,000.00	120,000.00	200,000.00	
508 10 01 21 Ending Cash & Investments	0.00	0.00	583,864.00	741,264.00	655,764.00	
999 Ending Balance	0.00	0.00	583,864.00	741,264.00	655,764.00	
TOTAL EXPENDITURES:	150,000.00	430,000.00	1,013,864.00	861,264.00	855,764.00	
FUND GAIN/LOSS:	853,363.50	622,792.21	0.00	0.00	0.00	

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203 LID Guarantee Fund-CLOSED 20

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
TOTAL REVENUES:	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES:	0.00	0.00	0.00	0.00	0.00	
FUND GAIN/LOSS:	0.00	0.00	0.00	0.00	0.00	

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205 Debt Service Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 02 05 Beginning Cash & Investments	58,048.68	69,172.29	69,172.00	67,000.00	68,050.00	
308 Beginning Balances	58,048.68	69,172.29	69,172.00	67,000.00	68,050.00	
311 10 22 10 G.o. Bond 2007 Ref 1994/2000	209,997.78	107,162.64	195,400.00	200,200.00	195,400.00	
310 Taxes	209,997.78	107,162.64	195,400.00	200,200.00	195,400.00	
361 11 02 05 State Pool/cd Interest	125.83	1,453.19	300.00	2,300.00	2,300.00	
360 Misc Revenues	125.83	1,453.19	300.00	2,300.00	2,300.00	
TOTAL REVENUES:	268,172.29	177,788.12	264,872.00	269,500.00	265,750.00	
591 22 71 01 1993-1995 Go Bond Princ-2007	170,000.00	0.00	175,000.00	185,000.00	195,000.00	
592 22 83 10 G.o.bond Interest-fire Stati	29,000.00	11,100.00	22,200.00	15,200.00	7,800.00	
592 22 89 00 Professional Services	0.00	300.00	1,250.00	1,250.00	1,250.00	
591 Debt Service	199,000.00	11,400.00	198,450.00	201,450.00	204,050.00	
508 80 02 05 Ending Cash & Investments	0.00	0.00	66,422.00	68,050.00	61,700.00	
999 Ending Balance	0.00	0.00	66,422.00	68,050.00	61,700.00	
TOTAL EXPENDITURES:	199,000.00	11,400.00	264,872.00	269,500.00	265,750.00	
FUND GAIN/LOSS:	69,172.29	166,388.12	0.00	0.00	0.00	

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207 LID 92-1 Debt Service Fund-CLC

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
TOTAL REVENUES:	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES:	0.00	0.00	0.00	0.00	0.00	
FUND GAIN/LOSS:	0.00	0.00	0.00	0.00	0.00	

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305 Construction Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 03 05 Beginning Cash & Investments	130,694.02	0.00	0.00	0.00	0.00	
308 Beginning Balances	130,694.02	0.00	0.00	0.00	0.00	
381 10 00 01 Interfund Loans Received	130,000.00	0.00	0.00	0.00	0.00	
380 Non Revenues	130,000.00	0.00	0.00	0.00	0.00	
397 00 05 02 Trsfr From 422	5,000.00	0.00	0.00	0.00	0.00	
397 00 05 08 Trsfr From 108	190,000.00	0.00	0.00	0.00	0.00	
397 Interfund Transfers	195,000.00	0.00	0.00	0.00	0.00	
TOTAL REVENUES:	455,694.02	0.00	0.00	0.00	0.00	
581 20 00 01 Interfund Loan Principal Payback	130,000.00	0.00	0.00	0.00	0.00	
580 Non Expeditures	130,000.00	0.00	0.00	0.00	0.00	
592 38 82 01 Interfund Loan Interest	228.00	0.00	0.00	0.00	0.00	
591 Debt Service	228.00	0.00	0.00	0.00	0.00	
595 30 63 32 270thST(94th To 96th)	264,667.74	0.00	0.00	0.00	0.00	
594 Capital Expenditures	264,667.74	0.00	0.00	0.00	0.00	
597 03 01 03 Transfer Out To Street Const (103)	1,382.33	0.00	0.00	0.00	0.00	
597 03 04 03 Transfer Out To Sewer Const (403)	12,573.34	0.00	0.00	0.00	0.00	
597 03 04 11 Transfer Out To Drain Const (411)	41,562.31	0.00	0.00	0.00	0.00	
597 03 04 22 Transfer Out To Water Const (422)	5,280.30	0.00	0.00	0.00	0.00	
597 Interfund Transfers	60,798.28	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES:	455,694.02	0.00	0.00	0.00	0.00	
FUND GAIN/LOSS:	0.00	0.00	0.00	0.00	0.00	

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401 Sewer Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 01 Beginning Cash & Investments	1,161,454.12	1,603,873.04	1,603,873.00	1,200,000.00	482,400.00	
308 Beginning Balances	1,161,454.12	1,603,873.04	1,603,873.00	1,200,000.00	482,400.00	
343 50 04 01 Sewer Service Charges	1,940,195.32	1,737,007.12	1,787,407.00	1,916,806.00	2,060,566.00	3 yr avg *1.05
343 50 50 01 Sewer - Other Fees	0.00	140.00	1,100.00	1,000.00	1,100.00	
340 Charges For Services	1,940,195.32	1,737,147.12	1,788,507.00	1,917,806.00	2,061,666.00	
361 11 04 01 State Pool/cd Interest	8,553.96	16,502.80	5,649.00	27,300.00	27,300.00	
369 91 04 01 Miscellaneous	520.18	0.00	255.00	250.00	255.00	
360 Misc Revenues	9,074.14	16,502.80	5,904.00	27,550.00	27,555.00	
TOTAL REVENUES:	3,110,723.58	3,357,522.96	3,398,284.00	3,145,356.00	2,571,621.00	
535 80 10 00 Salaries & Wages	376,514.88	246,397.20	317,685.00	391,015.00	431,440.00	2019 Projection 1
535 80 11 00 Overtime	1,976.70	3,149.81	10,000.00	5,183.00	5,183.00	2019 Projection 1
535 80 20 00 Social Security	23,829.15	18,991.35	24,300.00	22,491.00	24,975.00	2019 Projection 1
535 80 21 00 Retirement	36,436.50	30,687.75	35,420.00	50,595.00	55,782.00	2019 Projection 1
535 80 22 00 Medical Benefits	116,699.36	68,081.55	104,785.00	115,054.00	117,878.00	2019 Projection 1
535 80 23 00 L & I	8,425.62	6,106.13	7,730.00	10,861.00	10,911.00	2019 Projection 1
535 80 24 00 Unemployment Insurance	602.79	608.52	1,665.00	792.00	873.00	2019 Projection 1
535 80 31 00 Supplies	26,051.55	14,748.66	30,000.00	30,600.00	31,365.00	Over last 5 of 7 yrs
535 80 31 03 Uniforms	2,668.27	1,522.35	4,000.00	4,080.00	4,182.00	Have been short staffed
535 80 32 00 Fuel	8,819.60	5,736.34	7,500.00	7,650.00	7,841.00	Have been short staffed
535 80 35 00 Small Equipment	2,463.20	0.00	2,500.00	2,550.00	2,614.00	
535 80 41 00 Professional Services	67,167.12	34,304.20	60,000.00	61,200.00	66,897.00	
535 80 42 00 Communications	10,983.68	13,465.78	20,000.00	20,400.00	20,910.00	
535 80 44 00 Advertising	32.61	462.71	500.00	510.00	523.00	
535 80 45 00 Rentals	3,437.93	2,569.46	2,000.00	4,000.00	4,100.00	New ricoh rates
535 80 46 00 Insurance	26,204.60	30,840.00	30,840.00	35,000.00	35,875.00	
535 80 47 00 Utilities	119,361.60	76,519.31	160,000.00	150,000.00	153,750.00	Running aerators in biosolids pond
535 80 48 00 Repair/maintenance	21,566.21	137,721.44	40,000.00	50,000.00	51,250.00	Aging infrastructure
535 80 49 01 B & O Tax	37,285.97	33,562.69	37,000.00	37,740.00	38,684.00	
535 80 49 03 Meetings, Training & Travel	6,411.71	2,299.80	9,000.00	9,180.00	9,410.00	
535 80 49 05 Credit Card Bank Fees	4,731.28	5,558.49	3,250.00	5,000.00	6,000.00	
535 80 49 06 Dues	309.68	187.42	500.00	510.00	523.00	
535 80 49 80 Interfund Payment For Servic	0.00	115,104.00	153,476.00	153,476.00	160,459.00	2018 amount, update later
535 80 51 09 Permits	7,574.08	4,515.33	9,000.00	9,180.00	9,410.00	
535 Sewer	909,554.09	853,140.29	1,071,151.00	1,177,067.00	1,250,835.00	
591 35 78 02 Srf Principal-treatment Plan	465,029.34	465,029.34	465,029.00	465,029.00	465,029.00	

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401 Sewer Fund

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591 35 78 03 Pwtf Principal-271st Trunkli	106,921.05	106,921.05	106,921.00	106,921.00	106,921.00	
580 Non Expenditures	571,950.39	571,950.39	571,950.00	571,950.00	571,950.00	
592 35 83 03 Pwtf Interest-271st Trunk Co	5,346.05	4,811.45	4,811.00	4,277.00	3,742.00	
591 Debt Service	5,346.05	4,811.45	4,811.00	4,277.00	3,742.00	
594 35 64 03 Machinery & Equipment	0.00	3,219.73	25,000.00	25,000.00	25,000.00	
594 Capital Expenditures	0.00	3,219.73	25,000.00	25,000.00	25,000.00	
597 00 04 57 Transfer To Equip Replacemen	20,000.00	372,745.00	372,745.00	334,662.00	134,226.00	
597 01 04 03 Transfer Out To Sewer Const (403)	0.00	112,500.00	150,000.00	550,000.00	150,000.00	
597 Interfund Transfers	20,000.00	485,245.00	522,745.00	884,662.00	284,226.00	
508 80 04 01 Ending Cash & Investments	0.00	0.00	1,202,627.00	482,400.00	435,868.00	
999 Ending Balance	0.00	0.00	1,202,627.00	482,400.00	435,868.00	
TOTAL EXPENDITURES:	1,506,850.53	1,918,366.86	3,398,284.00	3,145,356.00	2,571,621.00	
FUND GAIN/LOSS:	1,603,873.05	1,439,156.10	0.00	0.00	0.00	

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403 Sewer Construction Fund

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308 80 04 03 Beginning Cash & Investments	2,295,170.48	1,442,266.06	1,442,266.00	1,280,000.00	490,440.00	
308 Beginning Balances	2,295,170.48	1,442,266.06	1,442,266.00	1,280,000.00	490,440.00	
343 50 00 00 Sewer Connection Fees	24,500.00	23,500.00	14,500.00	30,000.00	30,000.00	
340 Charges For Services	24,500.00	23,500.00	14,500.00	30,000.00	30,000.00	
361 11 04 03 State Pool/cd Interest	11,940.75	16,973.54	5,000.00	27,800.00	27,800.00	
361 40 00 02 Interest From Interfund Loan	228.00	0.00	1,500.00	1,500.00	1,500.00	
360 Misc Revenues	12,168.75	16,973.54	6,500.00	29,300.00	29,300.00	
381 12 03 05 Interfund Loan Repayment	130,000.00	0.00	0.00	0.00	0.00	
381 12 04 11 Interfund Loan Repayment	0.00	0.00	80,000.00	0.00	0.00	Remove
380 Non Revenues	130,000.00	0.00	80,000.00	0.00	0.00	
391 20 04 03 Revenue Bond Proceeds	0.00	0.00	0.00	0.00	500,000.00	
395 10 04 03 Sale Of Fixed Assets	9,430.00	0.00	0.00	0.00	0.00	
390 Other Revenues	9,430.00	0.00	0.00	0.00	500,000.00	
397 01 03 05 Transfer In From Const (305)	12,573.34	0.00	0.00	0.00	0.00	
397 01 04 05 Trfr In From Sewer Plant Inv	97,140.00	106,854.00	142,472.00	463,140.00	1,342,472.00	
397 02 04 01 Transfer In From Sewer (401)	0.00	112,500.00	150,000.00	550,000.00	150,000.00	
397 Interfund Transfers	109,713.34	219,354.00	292,472.00	1,013,140.00	1,492,472.00	
TOTAL REVENUES:	2,580,982.57	1,702,093.60	1,835,738.00	2,352,440.00	2,542,212.00	
581 10 03 05 Interfund Loan Issued	130,000.00	0.00	0.00	0.00	0.00	
581 10 04 11 Interfund Loan Issued	80,000.00	0.00	0.00	0.00	0.00	
580 Non Expenditures	210,000.00	0.00	0.00	0.00	0.00	
594 35 41 06 Bio-solids Removal	807,934.59	0.00	0.00	0.00	0.00	
594 35 41 20 Wastewater Rate Study	0.00	17,930.38	22,000.00	0.00	0.00	N/a
594 35 62 01 Biosolids Processing Facility	37,630.98	5,498.07	110,000.00	0.00	110,000.00	N/a
594 35 63 00 Improvements	0.00	4,076.20	0.00	25,000.00	35,000.00	
594 35 63 13 Collector/Int Syst Flow	0.00	515.00	45,000.00	0.00	0.00	N/a
594 35 63 16 Pioneer/Cedarhome To 267th	0.00	78,151.88	50,000.00	0.00	100,000.00	N/a
594 35 63 19 Viking Way Sewer Improve	0.00	0.00	0.00	169,000.00	0.00	
594 35 63 24 271st (94th - 99th)	51,084.50	0.00	400,000.00	0.00	0.00	N/a
594 35 63 27 Misc Pipe Replacement (EX1)	0.00	0.00	0.00	0.00	25,000.00	

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403 Sewer Construction Fund

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594 35 63 28	Collector/Int Flow Monitor & Video(Ex2)	0.00	0.00	0.00	45,000.00	50,000.00	
594 35 63 29	Main Lift Station Upgrades	0.00	0.00	0.00	150,000.00	413,000.00	
594 35 63 33	UV Energy Efficiency Upgrades	0.00	0.00	0.00	48,000.00	0.00	
594 35 63 34	272nd/101st-99th(Ex13)	0.00	0.00	0.00	0.00	200,000.00	
594 35 63 35	Upper Pioneer Hwy/85th-CedarhomeDesign	0.00	0.00	0.00	0.00	86,000.00	
594 35 63 36	Lower Pioneer Hwy (Ex18)	0.00	0.00	0.00	0.00	500,000.00	
594 35 63 37	UV Disinfection	0.00	0.00	0.00	0.00	48,000.00	
594 35 63 38	Church Creek Collection System (Ex5A)	0.00	0.00	0.00	150,000.00	0.00	
594 35 63 39	72nd Ave & 261st Interceptor	0.00	0.00	0.00	900,000.00	0.00	
594 35 64 01	Telemetry Equipment	32,066.44	28,485.17	225,000.00	225,000.00	0.00	
594 35 64 33	Smoke Testing/Camera/Flow Meter Basin 1	0.00	23,909.97	300,000.00	150,000.00	150,000.00	
594	Capital Expenditures	928,716.51	158,566.67	1,152,000.00	1,862,000.00	1,717,000.00	
508 80 04 03	Ending Cash & Investments	0.00	0.00	683,738.00	490,440.00	825,212.00	
999	Ending Balance	0.00	0.00	683,738.00	490,440.00	825,212.00	
TOTAL EXPENDITURES:		1,138,716.51	158,566.67	1,835,738.00	2,352,440.00	2,542,212.00	
FUND GAIN/LOSS:		1,442,266.06	1,543,526.93	0.00	0.00	0.00	

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405 Sewer Plant Investment Fund

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308 80 04 05 Beginning Cash & Investments	744,271.80	825,957.04	825,957.00	975,000.00	993,900.00	
308 Beginning Balances	744,271.80	825,957.04	825,957.00	975,000.00	993,900.00	
361 11 04 05 State Pool/cd Interest	6,221.24	11,569.66	250.00	18,900.00	18,900.00	
368 10 04 05 Plant Investment Fees	172,604.00	300,033.00	187,804.00	463,140.00	463,140.00	
360 Misc Revenues	178,825.24	311,602.66	188,054.00	482,040.00	482,040.00	
TOTAL REVENUES:	923,097.04	1,137,559.70	1,014,011.00	1,457,040.00	1,475,940.00	
597 00 04 03 Transfer To Sewer Constructi	97,140.00	106,854.00	142,472.00	463,140.00	1,342,472.00	
597 Interfund Transfers	97,140.00	106,854.00	142,472.00	463,140.00	1,342,472.00	
508 80 04 05 Ending Cash & Investments	0.00	0.00	871,539.00	993,900.00	133,468.00	
999 Ending Balance	0.00	0.00	871,539.00	993,900.00	133,468.00	
TOTAL EXPENDITURES:	97,140.00	106,854.00	1,014,011.00	1,457,040.00	1,475,940.00	
FUND GAIN/LOSS:	825,957.04	1,030,705.70	0.00	0.00	0.00	

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410 Drainage Fund

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308 80 04 10 Beginning Cash & Investments	228,888.86	298,228.16	298,228.00	180,000.00	293,238.00	
308 Beginning Balances	228,888.86	298,228.16	298,228.00	180,000.00	293,238.00	
343 83 00 00 Drainage Service Charges	575,879.77	512,008.30	450,000.00	702,573.00	860,651.00	2017 *01.22
343 83 83 10 Drainage - Other Fees	0.00	0.00	200.00	200.00	200.00	
340 Charges For Services	575,879.77	512,008.30	450,200.00	702,773.00	860,851.00	
361 11 04 10 State Pool/cd Interest	1,496.14	3,091.19	500.00	5,100.00	5,100.00	
369 91 41 00 Miscellaneous Revenue	336.62	0.00	0.00	0.00	0.00	
360 Misc Revenues	1,832.76	3,091.19	500.00	5,100.00	5,100.00	
TOTAL REVENUES:	806,601.39	813,327.65	748,928.00	887,873.00	1,159,189.00	
531 50 10 00 Salaries & Wages	187,690.67	131,968.75	158,225.00	165,364.00	183,853.00	2019 Projection 1
531 50 11 00 Overtime	1,448.67	871.00	2,080.00	684.00	684.00	2019 Projection 1
531 50 20 00 Social Security	11,611.09	10,090.82	12,105.00	9,826.00	10,866.00	2019 Projection 1
531 50 21 00 Retirement	16,265.45	14,950.60	16,360.00	19,374.00	21,682.00	2019 Projection 1
531 50 22 00 Medical Benefits	48,941.35	28,614.52	39,395.00	36,833.00	37,586.00	2019 Projection 1
531 50 23 00 L & I	3,701.73	3,014.60	3,640.00	3,592.00	3,629.00	2019 Projection 1
531 50 24 00 Unemployment Insurance	300.38	313.52	780.00	322.00	358.00	2019 Projection 1
531 50 31 00 Supplies	5,163.36	1,869.41	4,500.00	4,590.00	4,705.00	
531 50 31 03 Uniforms	412.62	237.50	1,000.00	500.00	520.00	
531 50 32 00 Fuel	3,607.21	4,491.00	5,000.00	5,100.00	5,228.00	
531 50 35 00 Small Equipment	1,267.40	1,211.35	1,500.00	1,530.00	1,568.00	
531 50 41 00 Professional Services	41,571.43	17,054.00	40,000.00	25,000.00	29,167.00	
531 50 42 00 Communications	462.32	809.86	3,000.00	1,500.00	1,500.00	
531 50 45 00 Rentals	855.31	836.17	500.00	510.00	523.00	
531 50 46 00 Insurance	26,204.60	25,855.00	25,855.00	26,372.00	27,031.00	
531 50 47 00 Utilities	7,199.42	6,471.47	8,500.00	8,670.00	8,887.00	
531 50 48 00 Repairs And Maintenance	5,944.00	1,918.44	5,000.00	5,100.00	5,228.00	
531 50 49 00 Miscellaneous	0.00	106.87	0.00	0.00	0.00	
531 50 49 01 B & O Tax	7,922.86	7,175.63	7,200.00	7,344.00	7,528.00	
531 50 49 03 Meetings, Training & Travel	459.84	604.33	750.00	765.00	784.00	
531 50 49 05 Credit Card Bank Fees	2,343.52	2,117.50	1,500.00	2,500.00	2,400.00	
531 50 49 50 Interfund Payment For Servic	0.00	54,630.00	72,837.00	74,294.00	76,151.00	
531 50 51 01 State Operating Permits	0.00	0.00	600.00	612.00	627.00	
531 Natural Resources	373,373.23	315,212.34	410,327.00	400,382.00	430,505.00	
597 01 04 11 Transfer To DCF (411)	125,000.00	18,327.00	24,435.00	80,000.00	400,000.00	
597 03 04 58 Trsfr To 458 Equip Repl	10,000.00	222,336.00	222,336.00	114,253.00	52,565.00	

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410 Drainage Fund

Account		2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
597 04 01 07	Transfer To Equip Res (107)	0.00	5,000.00	5,000.00	0.00	0.00	N/a
597	Interfund Transfers	135,000.00	245,663.00	251,771.00	194,253.00	452,565.00	
508 80 04 10	Ending Cash & Investments	0.00	0.00	86,830.00	293,238.00	276,119.00	
999	Ending Balance	0.00	0.00	86,830.00	293,238.00	276,119.00	
TOTAL EXPENDITURES:		508,373.23	560,875.34	748,928.00	887,873.00	1,159,189.00	
FUND GAIN/LOSS:		298,228.16	252,452.31	0.00	0.00	0.00	

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411 Drainage Construction Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 11 Beginning Cash & Investments	47,927.00	141,304.38	141,304.00	400,000.00	539,840.00	
308 Beginning Balances	47,927.00	141,304.38	141,304.00	400,000.00	539,840.00	
333 97 03 60 FEMA	0.00	123,841.41	144,364.00	0.00	0.00	Rec'd 2018
334 01 80 00 State Fema	0.00	20,623.07	0.00	0.00	0.00	
334 03 10 01 Department Of Ecology	0.00	0.00	0.00	1,000,000.00	200,000.00	Floodplains by Design
334 04 20 11 DOC - Stormwater Separation Grant	0.00	0.00	435,000.00	0.00	0.00	N/a
334 04 20 12 DOC - Berm 532	74,205.00	8,245.00	0.00	911,200.00	0.00	
330 State Generated Revenues	74,205.00	152,709.48	579,364.00	1,911,200.00	200,000.00	
343 83 04 11 Drainage Connection Fees	12,600.00	9,400.00	5,800.00	12,000.00	12,000.00	
340 Charges For Services	12,600.00	9,400.00	5,800.00	12,000.00	12,000.00	
361 11 04 11 State Pool/cd Interest	54.01	1,804.12	250.00	3,000.00	3,000.00	
369 40 00 11 Judgments And Settlements	29,838.85	0.00	0.00	0.00	0.00	
360 Misc Revenues	29,892.86	1,804.12	250.00	3,000.00	3,000.00	
381 10 00 02 Interfund Loans Received	80,000.00	0.00	0.00	0.00	0.00	
380 Non Revenues	80,000.00	0.00	0.00	0.00	0.00	
391 20 04 11 Revenue Bond Proceeds	0.00	0.00	0.00	0.00	1,250,000.00	
390 Other Revenues	0.00	0.00	0.00	0.00	1,250,000.00	
397 01 04 10 Transfer From Drainage (410)	125,000.00	18,327.00	24,435.00	80,000.00	400,000.00	
397 02 03 05 Transfer In From Const (305)	41,562.31	0.00	0.00	0.00	0.00	
397 02 04 12 Transfer In From Drainage PIF	44,000.00	15,000.00	20,000.00	84,840.00	100,000.00	
397 Interfund Transfers	210,562.31	33,327.00	44,435.00	164,840.00	500,000.00	
TOTAL REVENUES:	455,187.17	338,544.98	771,153.00	2,491,040.00	2,504,840.00	
581 20 00 02 Interfund Loan Principal Payback	0.00	0.00	80,000.00	0.00	0.00	Paid in 2018
592 38 82 02 Interfund Loan Interest	0.00	0.00	1,500.00	0.00	1,500.00	Loan repaid in 2018
591 Debt Service	0.00	0.00	1,500.00	0.00	1,500.00	
594 34 41 24 Drainage Rate Study	0.00	34,147.75	32,000.00	0.00	0.00	N/a
594 38 63 01 Irvine Slough Pump Station	0.00	0.00	200,000.00	1,000,000.00	1,800,000.00	
594 38 63 02 SR 532 Flood Berm	93,062.61	348.69	55,000.00	911,200.00	0.00	

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411 Drainage Construction Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
594 38 63 03 Florence Rd Drainage	29,838.85	0.00	0.00	0.00	0.00	
594 38 63 05 Retention Pond Improvements	0.00	74.00	0.00	25,000.00	25,000.00	
594 38 63 08 Irvine Slough Erosion Control	7,500.00	31,233.42	30,000.00	15,000.00	15,000.00	
594 38 63 10 85th Drainage (Pioneer Hwy To 276th)	0.00	0.00	0.00	0.00	50,000.00	
594 38 63 11 Stormwater Separation	183,481.33	137,595.60	300,000.00	0.00	0.00	N/a
594 38 63 17 101st,102nd,103rd Replacement	0.00	0.00	0.00	0.00	250,000.00	
594 Capital Expenditures	313,882.79	203,399.46	617,000.00	1,951,200.00	2,140,000.00	
508 80 04 11 Ending Cash & Investments	0.00	0.00	108,218.00	539,840.00	363,340.00	
999 Ending Balance	0.00	0.00	108,218.00	539,840.00	363,340.00	
TOTAL EXPENDITURES:	313,882.79	203,399.46	806,718.00	2,491,040.00	2,504,840.00	
FUND GAIN/LOSS:	141,304.38	135,145.52	-35,565.00	0.00	0.00	

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412 Drainage Plant Investment Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 12 Beginning Cash & Investments	32,374.76	15,142.49	15,142.00	25,000.00	25,700.00	
308 Beginning Balances	32,374.76	15,142.49	15,142.00	25,000.00	25,700.00	
361 11 04 12 State Pool/cd Interest	70.06	450.48	100.00	700.00	700.00	
368 10 04 12 Plant Investment Fees	26,697.67	44,120.42	19,185.00	84,840.00	84,840.00	
360 Misc Revenues	26,767.73	44,570.90	19,285.00	85,540.00	85,540.00	
TOTAL REVENUES:	59,142.49	59,713.39	34,427.00	110,540.00	111,240.00	
597 02 04 11 Transfer Out Drainage Const	44,000.00	15,000.00	20,000.00	84,840.00	100,000.00	
597 Interfund Transfers	44,000.00	15,000.00	20,000.00	84,840.00	100,000.00	
508 80 04 12 Ending Cash & Investments	0.00	0.00	14,427.00	25,700.00	11,240.00	
999 Ending Balance	0.00	0.00	14,427.00	25,700.00	11,240.00	
TOTAL EXPENDITURES:	44,000.00	15,000.00	34,427.00	110,540.00	111,240.00	
FUND GAIN/LOSS:	15,142.49	44,713.39	0.00	0.00	0.00	

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421 Water Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 21 Beginning Cash & Investments	434,390.13	752,860.44	752,860.00	675,000.00	634,776.00	
308 Beginning Balances	434,390.13	752,860.44	752,860.00	675,000.00	634,776.00	
343 40 00 21 Water - Other Fees	13,076.48	6,838.14	7,000.00	7,000.00	7,000.00	
343 40 04 21 Water Service Charges	1,851,386.78	1,560,892.38	1,725,413.00	1,846,053.00	1,892,204.00	3 yr avg *1.05
340 Charges For Services	1,864,463.26	1,567,730.52	1,732,413.00	1,853,053.00	1,899,204.00	
359 90 51 00 Late Penalties	28,725.74	25,575.86	40,000.00	40,000.00	40,000.00	
361 11 04 21 State Pool/cd Interest	3,911.02	11,400.19	1,700.00	19,100.00	19,100.00	
369 91 04 21 Miscellaneous	1,345.60	134.36	200.00	200.00	200.00	
360 Misc Revenues	33,982.36	37,110.41	41,900.00	59,300.00	59,300.00	
397 00 00 01 Operating Transfer In	65,336.50	49,002.00	65,337.00	86,764.00	88,933.00	
397 00 04 23 Trfr In From Cedarhome Pif	10,580.00	7,935.00	10,580.00	10,580.00	10,580.00	
397 Interfund Transfers	75,916.50	56,937.00	75,917.00	97,344.00	99,513.00	
TOTAL REVENUES:	2,408,752.25	2,414,638.37	2,603,090.00	2,684,697.00	2,692,793.00	
534 80 10 00 Salaries & Wages	444,972.59	277,441.91	391,420.00	400,389.00	437,733.00	2019 Projection 1
534 80 11 00 Overtime	6,163.36	6,185.24	10,000.00	7,664.00	7,664.00	2019 Projection 1
534 80 20 00 Social Security	27,659.94	21,638.69	30,710.00	24,312.00	26,500.00	2019 Projection 1
534 80 21 00 Retirement	40,234.36	34,270.22	41,215.00	51,089.00	55,860.00	2019 Projection 1
534 80 22 00 Medical Benefits	123,151.36	67,333.74	109,910.00	101,000.00	103,441.00	2019 Projection 1
534 80 23 00 L & I	8,891.75	6,146.10	7,728.00	9,894.00	9,957.00	2019 Projection 1
534 80 24 00 Unemployment Insurance	745.51	666.84	2,340.00	815.00	889.00	2019 Projection 1
534 80 31 00 Supplies	35,781.44	22,360.35	40,000.00	40,000.00	40,000.00	
534 80 31 05 Uniforms	3,836.45	2,253.71	4,626.00	5,000.00	5,000.00	
534 80 31 08 Chemicals	9,374.35	4,348.80	10,280.00	10,000.00	10,000.00	
534 80 32 00 Fuel	10,978.01	7,748.49	12,336.00	12,000.00	12,000.00	
534 80 35 00 Small Equipment	5,641.77	4,987.48	8,224.00	8,000.00	8,000.00	
534 80 35 01 Meters/installs	38,196.34	13,551.73	10,000.00	20,000.00	20,000.00	
534 80 41 00 Professional Services	80,942.65	40,173.02	50,000.00	50,000.00	54,167.00	
534 80 42 00 Communications	5,568.59	5,724.13	10,280.00	10,000.00	10,000.00	
534 80 44 00 Advertising	32.61	420.21	514.00	600.00	600.00	
534 80 45 00 Rentals	1,972.18	1,962.42	500.00	2,500.00	2,500.00	New ricoh rates
534 80 46 00 Insurance	26,204.60	31,097.00	30,840.00	35,000.00	35,000.00	
534 80 47 00 Utilities	91,912.44	65,249.25	82,240.00	84,000.00	84,000.00	
534 80 48 00 Repair/maintenance	49,094.11	39,465.97	40,000.00	50,000.00	50,000.00	
534 80 49 01 B & O Tax	88,593.53	72,320.10	92,520.00	95,000.00	95,000.00	
534 80 49 05 Credit Card Bank Fees	4,731.23	5,558.53	4,112.00	6,500.00	6,500.00	

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421 Water Fund

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534 80 49 06 Dues	974.68	187.42	1,028.00	1,100.00	1,100.00	
534 80 49 09 Meetings, Training & Travel	1,863.17	1,870.84	6,682.00	7,000.00	7,000.00	
534 80 49 80 Interfund Payments For Servi	0.00	139,602.00	186,135.00	186,135.00	186,135.00	
534 80 51 01 Testing	0.00	0.00	514.00	0.00	0.00	
534 80 51 03 Operating Permit	4,373.60	3,853.60	6,168.00	4,000.00	4,000.00	
534 Water Utilities	1,111,890.62	876,417.79	1,190,322.00	1,221,998.00	1,273,046.00	
591 34 78 03 Pwtf Principal-cedarhome Rsr	139,519.09	139,519.10	139,519.00	139,519.00	139,519.00	
591 34 78 04 Pwtf Princ Water Trtmnt Plan	172,384.52	172,384.52	172,385.00	172,385.00	172,385.00	
580 Non Expenditures	311,903.61	311,903.62	311,904.00	311,904.00	311,904.00	
592 34 83 05 Pwtf Interest-cedarhome Rsrv	6,278.36	5,580.76	5,581.00	4,883.00	4,186.00	
592 34 83 06 Pwtf Int Water Trtmnt Plant	8,619.23	7,757.30	7,757.00	6,895.00	6,033.00	
591 Debt Service	14,897.59	13,338.06	13,338.00	11,778.00	10,219.00	
594 34 64 02 Machinery & Equipment	0.00	3,219.74	25,000.00	25,000.00	25,000.00	
594 Capital Expenditures	0.00	3,219.74	25,000.00	25,000.00	25,000.00	
597 00 04 22 Trfr For System Rplcmnt-(422	0.00	0.00	0.00	200,000.00	100,000.00	
597 00 04 59 Transfer To Water Equip REs	5,000.00	175,723.00	175,723.00	70,041.00	63,292.00	
597 10 04 51 Transfer To WS Bond Res (451)	212,200.00	156,900.00	209,200.00	209,200.00	209,200.00	
597 Interfund Transfers	217,200.00	332,623.00	384,923.00	479,241.00	372,492.00	
508 80 04 21 Ending Cash & Investments	0.00	0.00	677,603.00	634,776.00	700,132.00	
999 Ending Balance	0.00	0.00	677,603.00	634,776.00	700,132.00	
TOTAL EXPENDITURES:	1,655,891.82	1,537,502.21	2,603,090.00	2,684,697.00	2,692,793.00	
FUND GAIN/LOSS:	752,860.43	877,136.16	0.00	0.00	0.00	

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422 Water Construction Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 22 Beginning Cash & Investments	418,291.19	498,228.51	498,229.00	460,000.00	321,520.00	
308 Beginning Balances	418,291.19	498,228.51	498,229.00	460,000.00	321,520.00	
343 40 00 00 Water Connection Fees	19,800.00	32,200.00	13,200.00	36,000.00	36,000.00	60 units
340 Charges For Services	19,800.00	32,200.00	13,200.00	36,000.00	36,000.00	
361 11 04 22 State Pool/cd Interest	2,521.74	5,379.20	250.00	8,800.00	8,800.00	
360 Misc Revenues	2,521.74	5,379.20	250.00	8,800.00	8,800.00	
391 20 04 22 Revenue Bond Proceeds	0.00	0.00	0.00	0.00	1,300,000.00	
390 Other Revenues	0.00	0.00	0.00	0.00	1,300,000.00	
397 01 04 21 Transfer In From Water Fund	0.00	0.00	0.00	200,000.00	100,000.00	
397 01 04 24 Trfr In From Water Plant Inv	105,600.00	87,120.00	116,160.00	414,720.00	600,000.00	
397 03 03 05 Transfer In From Const (305)	5,280.30	0.00	0.00	0.00	0.00	
397 Interfund Transfers	110,880.30	87,120.00	116,160.00	614,720.00	700,000.00	
TOTAL REVENUES:	551,493.23	622,927.71	627,839.00	1,119,520.00	2,366,320.00	
594 34 41 19 Water Rate Study	0.00	17,930.37	22,000.00	0.00	0.00	N/a
594 34 63 00 Improvements	48,264.72	50,404.29	50,000.00	50,000.00	50,000.00	
594 34 63 41 Cedarhome Well Pump	0.00	109,405.29	110,000.00	0.00	0.00	N/a
594 34 63 42 Viking Way Water Main	0.00	0.00	0.00	498,000.00	0.00	
594 34 63 43 Long Term Water Supply Study	0.00	0.00	0.00	20,000.00	0.00	
594 34 63 44 Decommision Fure Well	0.00	0.00	0.00	30,000.00	0.00	
594 34 63 45 Bryant Well Monitor	0.00	0.00	0.00	0.00	30,000.00	
594 34 63 46 297 Zone Reservoir Construction	0.00	0.00	0.00	200,000.00	1,800,000.00	
594 34 64 04 Cedarhome Generator	0.00	0.00	0.00	0.00	250,000.00	
594 Capital Expenditures	48,264.72	177,739.95	182,000.00	798,000.00	2,130,000.00	
597 00 03 05 Trsfr To 305	5,000.00	0.00	0.00	0.00	0.00	
597 Interfund Transfers	5,000.00	0.00	0.00	0.00	0.00	
508 80 04 22 Ending Cash & Investments	0.00	0.00	445,839.00	321,520.00	236,320.00	
999 Ending Balance	0.00	0.00	445,839.00	321,520.00	236,320.00	

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422 Water Construction Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
TOTAL EXPENDITURES:	53,264.72	177,739.95	627,839.00	1,119,520.00	2,366,320.00	
FUND GAIN/LOSS:	498,228.51	445,187.76	0.00	0.00	0.00	

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423 Cedar Home Plant Investment

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 23 Beginning Cash & Investments	33,556.18	56,451.69	56,452.00	95,000.00	97,100.00	
308 Beginning Balances	33,556.18	56,451.69	56,452.00	95,000.00	97,100.00	
361 11 04 23 State Pool/cd Interest	65.51	1,257.26	300.00	2,100.00	2,100.00	
368 10 04 23 Plant Investment Fees	33,410.00	48,830.00	10,280.00	10,580.00	10,580.00	
360 Misc Revenues	33,475.51	50,087.26	10,580.00	12,680.00	12,680.00	
TOTAL REVENUES:	67,031.69	106,538.95	67,032.00	107,680.00	109,780.00	
597 02 04 21 Transfer Out Water Oper (421	10,580.00	7,935.00	10,580.00	10,580.00	10,580.00	
597 Interfund Transfers	10,580.00	7,935.00	10,580.00	10,580.00	10,580.00	
508 80 04 23 Ending Cash & Investments	0.00	0.00	56,452.00	97,100.00	99,200.00	
999 Ending Balance	0.00	0.00	56,452.00	97,100.00	99,200.00	
TOTAL EXPENDITURES:	10,580.00	7,935.00	67,032.00	107,680.00	109,780.00	
FUND GAIN/LOSS:	56,451.69	98,603.95	0.00	0.00	0.00	

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424 Water Plant Investment Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 24 Beginning Cash & Investments	80,166.69	121,717.58	121,718.00	250,000.00	255,200.00	
308 Beginning Balances	80,166.69	121,717.58	121,718.00	250,000.00	255,200.00	
361 11 04 24 State Pool/cd Interest	1,100.89	3,188.25	500.00	5,200.00	5,200.00	
368 10 04 24 Plant Investment Fees	146,050.00	264,002.00	142,840.00	414,720.00	414,720.00	
360 Misc Revenues	147,150.89	267,190.25	143,340.00	419,920.00	419,920.00	
TOTAL REVENUES:	227,317.58	388,907.83	265,058.00	669,920.00	675,120.00	
597 01 04 22 Transfer To Water Const. (42	105,600.00	87,120.00	116,160.00	414,720.00	600,000.00	
597 Interfund Transfers	105,600.00	87,120.00	116,160.00	414,720.00	600,000.00	
508 80 04 24 Ending Cash & Investments	0.00	0.00	148,898.00	255,200.00	75,120.00	
999 Ending Balance	0.00	0.00	148,898.00	255,200.00	75,120.00	
TOTAL EXPENDITURES:	105,600.00	87,120.00	265,058.00	669,920.00	675,120.00	
FUND GAIN/LOSS:	121,717.58	301,787.83	0.00	0.00	0.00	

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435 Utility Deposits-CLOSED

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
TOTAL REVENUES:	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES:	0.00	0.00	0.00	0.00	0.00	
FUND GAIN/LOSS:	0.00	0.00	0.00	0.00	0.00	

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451 Water Bond Reserve

Account		2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 04 51	Restricted Beginning Cash & Investments	222,121.50	224,037.71	224,038.00	220,000.00	224,700.00	
308	Beginning Balances	222,121.50	224,037.71	224,038.00	220,000.00	224,700.00	
361 11 04 51	State Pool/cd Interest	1,916.21	3,045.59	2,000.00	4,900.00	4,900.00	
360	Misc Revenues	1,916.21	3,045.59	2,000.00	4,900.00	4,900.00	
397 10 04 21	Transfer From Water (421)	212,200.00	156,900.00	209,200.00	209,200.00	209,200.00	
397	Interfund Transfers	212,200.00	156,900.00	209,200.00	209,200.00	209,200.00	
TOTAL REVENUES:		436,237.71	383,983.30	435,238.00	434,100.00	438,800.00	
591 34 72 01	2011 Revenue Bond Principal	120,000.00	0.00	120,000.00	125,000.00	130,000.00	
580	Non Expeditures	120,000.00	0.00	120,000.00	125,000.00	130,000.00	
592 34 83 08	Revenue Bond Interest	92,200.00	44,600.00	92,200.00	84,400.00	79,400.00	
591	Debt Service	92,200.00	44,600.00	92,200.00	84,400.00	79,400.00	
508 10 04 51	Restricted Ending Cash & Investments	0.00	0.00	223,038.00	224,700.00	229,400.00	
999	Ending Balance	0.00	0.00	223,038.00	224,700.00	229,400.00	
TOTAL EXPENDITURES:		212,200.00	44,600.00	435,238.00	434,100.00	438,800.00	
FUND GAIN/LOSS:		224,037.71	339,383.30	0.00	0.00	0.00	

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452 Sewer Bond Reserve

Account		2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 10 04 52	Restricted Beginning Cash & Investments	473,269.57	476,989.68	476,990.00	477,000.00	485,900.00	
308	Beginning Balances	473,269.57	476,989.68	476,990.00	477,000.00	485,900.00	
361 11 04 52	State Pool/cd Interest	3,720.11	5,450.34	1,000.00	8,900.00	8,900.00	
360	Misc Revenues	3,720.11	5,450.34	1,000.00	8,900.00	8,900.00	
TOTAL REVENUES:		476,989.68	482,440.02	477,990.00	485,900.00	494,800.00	
508 10 04 52	Restricted Ending Cash & Investments	0.00	0.00	477,990.00	485,900.00	494,800.00	
999	Ending Balance	0.00	0.00	477,990.00	485,900.00	494,800.00	
TOTAL EXPENDITURES:		0.00	0.00	477,990.00	485,900.00	494,800.00	
FUND GAIN/LOSS:		476,989.68	482,440.02	0.00	0.00	0.00	

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457 Sewer Equipment Reserve

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 57 Beginning Cash & Investments	239,879.45	261,746.33	261,746.00	597,000.00	429,112.00	
308 Beginning Balances	239,879.45	261,746.33	261,746.00	597,000.00	429,112.00	
361 11 04 57 State Pool/cd Interest	1,866.88	4,656.52	1,000.00	7,200.00	7,200.00	
360 Misc Revenues	1,866.88	4,656.52	1,000.00	7,200.00	7,200.00	
397 01 04 01 Transfer In From Sewer	20,000.00	372,745.00	372,745.00	334,662.00	134,226.00	
397 10 11 07 Transfer From GF Equip Reserve	0.00	3,076.80	0.00	0.00	0.00	
397 Interfund Transfers	20,000.00	375,821.80	372,745.00	334,662.00	134,226.00	
TOTAL REVENUES:	261,746.33	642,224.65	635,491.00	938,862.00	570,538.00	
594 35 64 02 Machinery & Equipment	0.00	24,262.99	40,000.00	509,750.00	77,500.00	\$16K from 2018
594 Capital Expenditures	0.00	24,262.99	40,000.00	509,750.00	77,500.00	
508 80 04 57 Ending Cash & Investments	0.00	0.00	595,491.00	429,112.00	493,038.00	
999 Ending Balance	0.00	0.00	595,491.00	429,112.00	493,038.00	
TOTAL EXPENDITURES:	0.00	24,262.99	635,491.00	938,862.00	570,538.00	
FUND GAIN/LOSS:	261,746.33	617,961.66	0.00	0.00	0.00	

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458 Drainage Equipment Reserve

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 58 Beginning Cash & Investments	95,765.76	106,518.70	106,519.00	275,000.00	168,103.00	
308 Beginning Balances	95,765.76	106,518.70	106,519.00	275,000.00	168,103.00	
361 11 04 58 State Pool/cd Interest	752.94	2,344.11	0.00	3,600.00	3,600.00	
360 Misc Revenues	752.94	2,344.11	0.00	3,600.00	3,600.00	
397 03 04 10 Trfr In From Drainage	10,000.00	222,336.00	222,336.00	114,253.00	52,565.00	
397 10 21 07 Transfer From GF Equip Reserve	0.00	2,307.60	0.00	0.00	0.00	
397 Interfund Transfers	10,000.00	224,643.60	222,336.00	114,253.00	52,565.00	
TOTAL REVENUES:	106,518.70	333,506.41	328,855.00	392,853.00	224,268.00	
594 38 64 02 Machinery & Equipment	0.00	10,902.05	81,200.00	224,750.00	37,500.00	\$71K from 2018
594 Capital Expenditures	0.00	10,902.05	81,200.00	224,750.00	37,500.00	
508 80 04 58 Ending Cash & Investments	0.00	0.00	247,655.00	168,103.00	186,768.00	
999 Ending Balance	0.00	0.00	247,655.00	168,103.00	186,768.00	
TOTAL EXPENDITURES:	0.00	10,902.05	328,855.00	392,853.00	224,268.00	
FUND GAIN/LOSS:	106,518.70	322,604.36	0.00	0.00	0.00	

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459 Water Equipment Reserve

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 04 59 Beginning Cash & Investments	65,889.11	71,416.48	71,417.00	175,000.00	166,541.00	
308 Beginning Balances	65,889.11	71,416.48	71,417.00	175,000.00	166,541.00	
361 11 04 59 State Pool/cd Interest	527.37	1,694.09	100.00	2,600.00	2,600.00	
360 Misc Revenues	527.37	1,694.09	100.00	2,600.00	2,600.00	
397 02 04 21 Transfer In From Water (421)	5,000.00	175,723.00	175,723.00	70,041.00	63,292.00	
397 10 31 07 Transfer From GF Equip Reserve	0.00	3,846.02	0.00	0.00	0.00	
397 Interfund Transfers	5,000.00	179,569.02	175,723.00	70,041.00	63,292.00	
TOTAL REVENUES:	71,416.48	252,679.59	247,240.00	247,641.00	232,433.00	
594 34 64 03 Machinery & Equipment	0.00	40,833.88	107,000.00	81,100.00	65,000.00	\$66,100 from 2018
594 Capital Expenditures	0.00	40,833.88	107,000.00	81,100.00	65,000.00	
508 80 04 59 Ending Cash & Investments	0.00	0.00	140,240.00	166,541.00	167,433.00	
999 Ending Balance	0.00	0.00	140,240.00	166,541.00	167,433.00	
TOTAL EXPENDITURES:	0.00	40,833.88	247,240.00	247,641.00	232,433.00	
FUND GAIN/LOSS:	71,416.48	211,845.71	0.00	0.00	0.00	

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630 Agency Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
308 80 06 30 Beginning Cash & Investments	35,492.85	46,581.39	46,581.00	46,581.00	46,581.00	
308 Beginning Balances	35,492.85	46,581.39	46,581.00	46,581.00	46,581.00	
389 10 00 00 Customer Deposits	1,200.00	1,300.00	0.00	0.00	0.00	
389 20 00 00 Retainage	68,810.79	4,225.00	0.00	0.00	0.00	
389 30 00 01 Court Funds	23,682.37	11,013.04	0.00	0.00	0.00	
389 30 00 02 Gun Permits	11,233.50	11,104.00	0.00	0.00	0.00	
389 30 00 03 Building Fee St. Surcharge	603.00	873.00	0.00	0.00	0.00	
389 30 00 04 Park Sales Tax And Other Sales Tax	13,240.66	4,596.32	0.00	0.00	0.00	
389 30 00 05 Leasehold Excise Tax	1,795.99	1,802.68	0.00	0.00	0.00	
380 Non Revenues	120,566.31	34,914.04	0.00	0.00	0.00	
TOTAL REVENUES:	156,059.16	81,495.43	46,581.00	46,581.00	46,581.00	
589 10 00 00 Customer Deposits	1,200.00	1,300.00	0.00	0.00	0.00	
589 20 00 00 Retainage	58,290.07	38,584.06	0.00	0.00	0.00	
589 30 00 01 Court Funds	23,943.87	11,357.26	0.00	0.00	0.00	
589 30 00 02 Gun Permits	11,079.00	11,254.00	0.00	0.00	0.00	
589 30 00 03 Building Fee St. Surcharge	580.50	791.50	0.00	0.00	0.00	
589 30 00 04 Park Sales Tax And Other Sales Tax	13,244.01	4,671.28	0.00	0.00	0.00	
589 30 00 05 Leasehold Excise Tax	1,140.32	1,869.25	0.00	0.00	0.00	
580 Non Expenditures	109,477.77	69,827.35	0.00	0.00	0.00	
508 80 06 30 Ending Cash & Investments	0.00	0.00	46,581.00	46,581.00	46,581.00	
999 Ending Balance	0.00	0.00	46,581.00	46,581.00	46,581.00	
TOTAL EXPENDITURES:	109,477.77	69,827.35	46,581.00	46,581.00	46,581.00	
FUND GAIN/LOSS:	46,581.39	11,668.08	0.00	0.00	0.00	

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660 Cash Accounts Fund

Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated	Comment
TOTAL REVENUES:	0.00	0.00	0.00	0.00	0.00	
TOTAL EXPENDITURES:	0.00	0.00	0.00	0.00	0.00	
FUND GAIN/LOSS:	0.00	0.00	0.00	0.00	0.00	

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Account	2017 Actual	2018 Actual	2018 Appropriated	2019 Appropriated	2020 Appropriated
001 General Fund	9,116,011.97	7,809,880.43	9,466,501.00	9,727,479.00	7,509,088.00
101 Street Fund	613,197.70	419,408.85	536,067.00	616,137.00	522,639.00
102 Street Impact Fee Fund	896,910.90	535,941.84	463,917.00	605,403.00	700,806.00
103 Street Construction Fund	2,073,023.95	943,807.39	3,532,322.00	3,636,122.00	2,745,889.00
104 Park Improvement Fund	296,805.47	1,523,078.35	1,277,541.00	1,925,400.00	2,175,800.00
105 Fire Impact Fees	66,860.40	78,468.95	71,260.00	91,400.00	104,800.00
106 Park Impact Fees	115,523.09	121,604.12	129,770.60	160,948.00	101,896.00
107 Equipment Reserve Fund	141,407.21	518,773.02	554,050.00	754,943.00	426,509.00
108 Transportation Sales Tax Fund	886,619.62	685,828.65	711,537.00	822,500.00	765,558.00
109 Contingency Fund	283,781.72	313,544.19	320,520.00	352,900.00	385,300.00
110 Building Improvement Fund	947,910.65	926,253.65	1,218,006.00	1,393,604.00	1,040,404.00
120 REET - Capital Improvements	572,932.90	769,185.52	733,433.00	479,300.00	248,600.00
121 REET - Growth Management	1,003,363.50	1,052,792.21	1,013,864.00	861,264.00	855,764.00
203					
205 Debt Service Fund	268,172.29	177,788.12	264,872.00	269,500.00	265,750.00
207 LID 92-1 Debt Service Fund CLOSED 2015					
305 Construction Fund	455,694.02				
401 Sewer Fund	3,110,723.58	3,357,522.96	3,398,284.00	3,145,356.00	2,571,621.00
403 Sewer Construction Fund	2,580,982.57	1,702,093.60	1,835,738.00	2,352,440.00	2,542,212.00
405 Sewer Plant Investment Fund	923,097.04	1,137,559.70	1,014,011.00	1,457,040.00	1,475,940.00
410 Drainage Fund	806,601.39	813,327.65	748,928.00	887,873.00	1,159,189.00
411 Drainage Construction Fund	455,187.17	338,544.98	771,153.00	2,491,040.00	2,504,840.00
412 Drainage Plant Investment Fund	59,142.49	59,713.39	34,427.00	110,540.00	111,240.00
421 Water Fund	2,408,752.25	2,414,638.37	2,603,090.00	2,684,697.00	2,692,793.00
422 Water Construction Fund	551,493.23	622,927.71	627,839.00	1,119,520.00	2,366,320.00
423 Cedar Home Plant Investment	67,031.69	106,538.95	67,032.00	107,680.00	109,780.00
424 Water Plant Investment Fund	227,317.58	388,907.83	265,058.00	669,920.00	675,120.00
435 Utility Deposits CLOSED					
451 Water Bond Reserve	436,237.71	383,983.30	435,238.00	434,100.00	438,800.00
452 Sewer Bond Reserve	476,989.68	482,440.02	477,990.00	485,900.00	494,800.00
457 Sewer Equipment Reserve	261,746.33	642,224.65	635,491.00	938,862.00	570,538.00
458 Drainage Equipment Reserve	106,518.70	333,506.41	328,855.00	392,853.00	224,268.00
459 Water Equipment Reserve	71,416.48	252,679.59	247,240.00	247,641.00	232,433.00
630 Agency Fund	156,059.16	81,495.43	46,581.00	46,581.00	46,581.00
660 Cash Accounts Fund					
	30,437,512.44	28,994,459.83	33,830,615.60	39,268,943.00	36,065,278.00
001 General Fund	5,946,634.69	5,221,042.56	9,466,502.00	9,727,479.00	7,509,088.00
101 Street Fund	469,379.76	432,752.37	536,067.00	616,137.00	522,639.00
102 Street Impact Fee Fund	511,000.00	93,750.00	463,917.00	605,403.00	700,806.00
103 Street Construction Fund	1,580,801.61	561,354.74	3,532,322.00	3,636,122.00	2,745,889.00
104 Park Improvement Fund	143,097.25	920,449.18	1,277,541.00	1,925,400.00	2,175,800.00
105 Fire Impact Fees			71,260.00	91,400.00	104,800.00
106 Park Impact Fees			129,771.00	160,948.00	101,896.00

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107 Equipment Reserve Fund		110,448.30	662,595.00	754,943.00	426,509.00
108 Transportation Sales Tax Fund	468,982.96	176,797.90	711,537.00	822,500.00	765,558.00
109 Contingency Fund			320,520.00	352,900.00	385,300.00
110 Building Improvement Fund	31,904.68	36,530.27	1,218,006.00	1,393,604.00	1,040,404.00
120 REET - Capital Improvements		425,000.00	733,433.00	479,300.00	248,600.00
121 REET - Growth Management	150,000.00	430,000.00	1,013,864.00	861,264.00	855,764.00
203					
205 Debt Service Fund	199,000.00	11,400.00	264,872.00	269,500.00	265,750.00
207 LID 92-1 Debt Service Fund CLOSED 2015					
305 Construction Fund	455,694.02				
401 Sewer Fund	1,506,850.53	1,918,366.86	3,398,284.00	3,145,356.00	2,571,621.00
403 Sewer Construction Fund	1,138,716.51	158,566.67	1,835,738.00	2,352,440.00	2,542,212.00
405 Sewer Plant Investment Fund	97,140.00	106,854.00	1,014,011.00	1,457,040.00	1,475,940.00
410 Drainage Fund	508,373.23	560,875.34	748,928.00	887,873.00	1,159,189.00
411 Drainage Construction Fund	313,882.79	203,399.46	806,718.00	2,491,040.00	2,504,840.00
412 Drainage Plant Investment Fund	44,000.00	15,000.00	34,427.00	110,540.00	111,240.00
421 Water Fund	1,655,891.82	1,537,502.21	2,603,090.00	2,684,697.00	2,692,793.00
422 Water Construction Fund	53,264.72	177,739.95	627,839.00	1,119,520.00	2,366,320.00
423 Cedar Home Plant Investment	10,580.00	7,935.00	67,032.00	107,680.00	109,780.00
424 Water Plant Investment Fund	105,600.00	87,120.00	265,058.00	669,920.00	675,120.00
435 Utility Deposits CLOSED					
451 Water Bond Reserve	212,200.00	44,600.00	435,238.00	434,100.00	438,800.00
452 Sewer Bond Reserve			477,990.00	485,900.00	494,800.00
457 Sewer Equipment Reserve		24,262.99	635,491.00	938,862.00	570,538.00
458 Drainage Equipment Reserve		10,902.05	328,855.00	392,853.00	224,268.00
459 Water Equipment Reserve		40,833.88	247,240.00	247,641.00	232,433.00
630 Agency Fund	109,477.77	69,827.35	46,581.00	46,581.00	46,581.00
660 Cash Accounts Fund					
	15,712,472.34	13,383,311.08	33,974,727.00	39,268,943.00	36,065,278.00
FUNDS GAIN/LOSS:	14,725,040.10	15,611,148.75	-144,111.40	0.00	0.00

Supplemental Budget Info: 2019 Organization Chart

