



CITY COUNCIL ROUNDTABLE MEETING, 6:00 PM
CITY COUNCIL REGULAR MEETING, 7:00 PM
Monday, April 14, 2025
Snoqualmie City Hall, 38624 SE River Street & Zoom

MAYOR & COUNCIL MEMBERS

Mayor Katherine Ross

Councilmembers: Ethan Benson, Cara Christensen, Catherine Cotton, Bryan Holloway, Jo Johnson, Louis Washington, and Robert Wotton

This meeting will be conducted in person at Snoqualmie City Hall and remotely using Zoom.

Join by Telephone: To listen to the meeting via telephone, please call **253.215.8782** and enter Webinar ID **813 0614 8787** and Password **1800110121** if prompted.
Press *9 to raise your hand to speak. Raising your hand signals the meeting moderator that you have a comment.
Press *6 to mute and unmute.

Join by Internet: To watch the meeting over the internet via your computer, follow these steps:

- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **813 0614 8787**; Enter Password **1800110121**
- 4) Please confirm that your audio works prior to participating.

ROUNDTABLE AGENDA, 6 PM

CALL TO ORDER & ROLL CALL

AGENDA APPROVAL

SPECIAL BUSINESS

1. **Petition for Vacation of Certain Right-of-Way.**

Proposed Action: Public Hearing, Testimony, and potential Executive Session pursuant to RCW 42.30.110(1)(i) Litigation.

ADJOURNMENT

REGULAR AGENDA, 7 PM

CALL TO ORDER & ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS

Appointments

2. AB25-052: Appointment to the Parks & Events Commission

Proclamations

- [3.](#) 25-05: Volunteer Appreciation Week
- [4.](#) 25-06: Arbor Day

Presentations

- 5. State of the City

PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA

(NOTE: No online public comments will be accepted during the meeting. Written comments are encouraged and may be submitted via in-person drop off, mail, or e-mail to cityclerk@snoqualmiewa.gov. All written comments must be received by 3:00 p.m. on the day of the scheduled meeting.)

CONSENT AGENDA

- [6.](#) Approve the City Council Meeting Minutes dated March 18, 2025, March 24, 2025, March 28, 2025, and April 7, 2025.
- [7.](#) Approve the Claims Report dated April 14, 2025.

ORDINANCES

- [8.](#) **AB25-003:** Amending Utility Rates for Years 2025-2030.

Proposed Action: Second Reading of Ordinance 1303. Move to approve Ordinance 1303 amending City of Snoqualmie Utility Rates for the years of 2025-2030.

COMMITTEE REPORTS

Public Safety Committee:

Community Development Committee:

- [9.](#) **AB25-051:** Hailstone Trust Property Acquisition.

Proposed Action: Move to adopt Resolution 1712 approving a Purchase and Sale Agreement for Parcel No. 784920-0455 and authorizing the Mayor to sign.

Parks & Public Works Committee:

- [10.](#) **AB25-048:** Awarding the Reclaimed Water Distribution System Improvements.

Proposed Action: Move to approve Resolution 1713 awarding the Reclaimed Water Distribution System Improvements to Prospect Construction, Inc. and authorize the Mayor to sign.

- [11.](#) **AB25-049:** On-Call Water & Sewer Design Services.

Proposed Action: Move to approve Resolution 1714 selecting RH2 for on-call water & sewer design services.

- [12.](#) **AB25-050:** Amendment for Water Reclamation Facility Phase 3 Services During Construction.

Proposed Action: Move to approve Amendment No. 4 to the agreement with RH2 Engineering for services during construction.

Finance & Administration Committee:

Committee of the Whole:

REPORTS

- 13. Mayor's Report
- 14. Commission/Committee Liaison Reports
- [15.](#) Department Reports for the month of March 2025.

EXECUTIVE SESSION

- [16.](#) Executive Session pursuant to RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

ADJOURNMENT

Accommodation: Requests for assistance or accommodations can be arranged by contacting the City Clerk by phone at (425) 888-8016 or by e-mail at cityclerk@snoqualmiewa.gov no later than 3:00 pm the day of the meeting.

FEB 04 2025

Item 1.

Johns Monroe
Mitsunaga Koloušková
 CITY OF SNOQUALMIE
 PLLC

Darrell S. Mitsunaga
 Duana T. Koloušková
 Vicki E. Orrico
 Patricia M. Army
 Dean Williams
 Peter Durland

Via Messenger Delivery

City of Snoqualmie
 City Council
 38624 SE River Street
 Snoqualmie, WA 98065

January 31, 2025

Re: Petition for Vacation of Right of Way, Tax Parcel Number 7849200064

Dear Council Members:

On behalf of NWBF, LLC (fka Isola Financial), we petition the City of Snoqualmie for Vacation of Right of Way Abutting Tax Parcel Number 7849200064, commonly known as 39194 Park St. (the "Property"). Specifically, we ask City Council to correct a century-old error and vacate the area of Schusman Avenue SE eastward of the Property, as dedicated in the Plat of Snoqualmie Falls in 1890, and following the relocation of Park Street approx. 30 years later. Pursuant to Chapter 35.79 RCW, we request a hearing before the City Council to make our case.

Summary

The property in question includes a single-family residence that has stood in its current location for over 80 years (the "Home"), now home to a young family. Two years ago, when NWBF marketed the Property for sale, City Staff discouraged potential buyers by citing nonexistent litigation. The City even offered to purchase the Property for just \$1,000.00, claiming that its value was negative due to demolition costs exceeding its worth. Staff's position is the Home is an unlawful, non-conforming use and must be demolished because it encroaches into a right of way that the City has never used and does not need.

In reality, it appears that the City's true intention is to devalue the property in order to acquire it for use as a park. The owner argues that the confusion surrounding the right-of-way stems from over a century of street paving, construction, surveys, and dedications—factors that have long obscured any original error. Given this, NWBF respectfully requests that the City Council either vacate the relevant right of way or purchase the Property for an amount reflective of its fair market value.

Vacation Area Legal Description:

All right of way East of LOT 1, BLOCK 4, Plat of Snoqualmie Falls, as per plat recorded in Volume 6 of Plats, Page 51, records of King County, less area dedicated for Park Street right of way, as reflected in survey by Harry Thompson dated July 22, 1919.

NWBF History & Ownership

We own this property through a Deed in Lieu of Foreclosure, but NWBF is not a mortgage company. In the simplest terms, we accepted the property as collateral in an unrelated business transaction, which the prior owner could not repay, and as a result, we inherited the property as

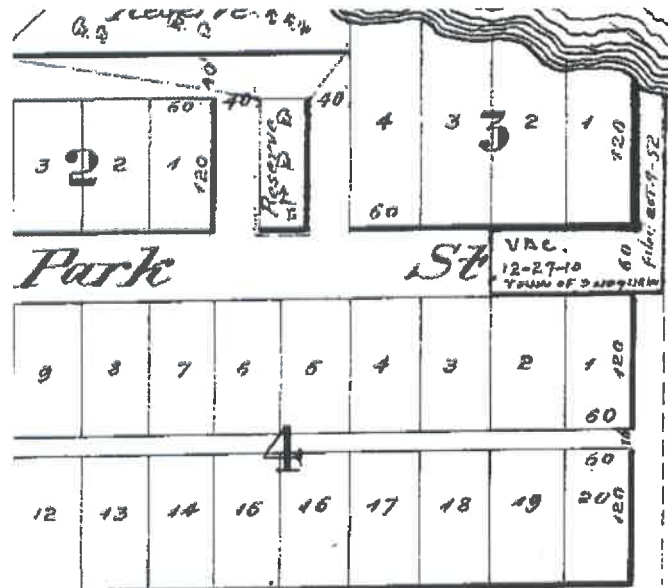
City of Snoqualmie
January 31, 2025
Page | 2

payment of the debt. This was not an investment property the NWBF purchased in an arms-length transaction based on due diligence or any sort of profit-based prospects. In every respect, NWBF never intended, wished, or sought to own the Property outright, nor is it our practice to own single-family homes for rent or long-term investment. The ownership of this property, by this company, was happenstance.

NWBF did the only reasonable thing for a business who owns a single-family home under the circumstance—it rented it. For years, NWBF has tried to rent and/or sell the Property as what it thought the Property was, an ordinary marketable home, on the historic Snoqualmie River.

Property History

In 1890, the Plat of Snoqualmie Falls created hundreds of rectangular parcels, including Lot 1, Block 4, as shown below:



See Att. A. The right of way east of these parcels became known as Schusman Avenue. As can be seen on the face of the record plat, portions of “Park Street” and Schusman Avenue were vacated by the Town of Snoqualmie in 1910. On information supplied by former City Attorney Robert Sterbank, this was done after a flood and a resulting need to relocate Park Street. After exhaustive searches, we have not been able to locate any Ordinance or Deed regarding the dedication of the present Park Street across the Property, but we have every reason to believe it was contemporaneous with the 1910 vacation.

Park Street was clearly relocated. A surveyor was unable to find any record of the Park Street dedication, nor any legal description for this right of way, and as a result, utilized the King County Assessor’s records to map the existing Park Street ROW.

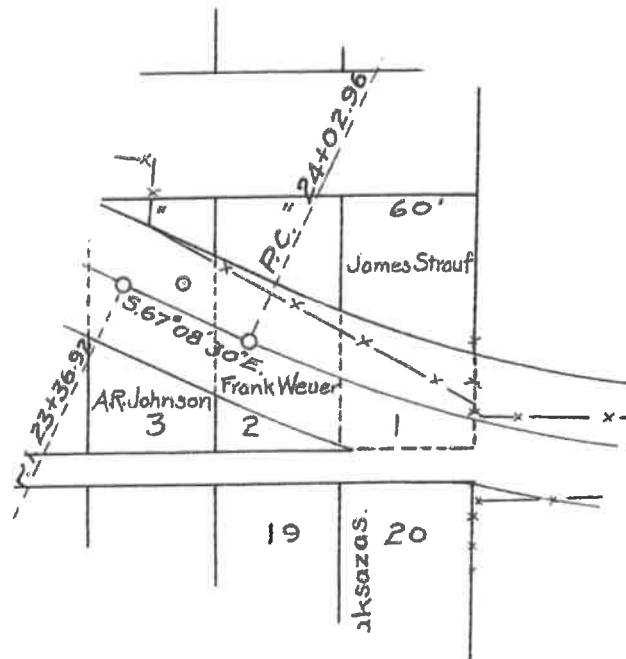
City of Snoqualmie
January 31, 2025
Page | 3



NO INFORMATION COULD BE RECOVERED FOR THE CURVE DATA OF PARK AVENUE GOING THROUGH LOTS 1 AND 2 IN BLOCK 4; THE CURVE DATA WAS DEVELOPED FROM RECORD INFORMATION AS SHOWN ON TAX ADJUSTER'S 1/4 SHEET OF THE N. W. 1/4 OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M.



See Att. B. As you can see, according to this 1997 survey, the building on the Property encroaches not only into the original Schusman Avenue, but also into the relocated Park Street. Clearly, this portion of Park Street was never improved to full width. During our research, we did find a 1919 survey of Park Street in the records of the King County Assessor's Office, which notably shows Park Street further south than current King County Assessor's maps.



See Att. C. This survey makes more sense when considering the current location of the home on the Property. On information and belief, the existing Park Street, as improved on the ground, lies

City of Snoqualmie
January 31, 2025
Page | 4

within the prism of this survey. Given the absence of any formal record of dedication for the new Park Street, NWBF is willing to execute a deed dedicating the Park Street ROW as evidenced by the 1919 Survey to perfect Snoqualmie's title to this area. However, with regard to the area of the Home on Schusman Avenue, we require the Council's cooperation to vacate this area and correct the apparent mistake that was made 100 years ago in relocating Park Street.

Historical records indicate that the Building was originally constructed in 1940, including the King County Assessor's office records. The Building can be seen, in substantially the same location that exists today, in aerial photos dating back many decades, for instance,



c.1952



c.1969



c.1980

We believe an error was made, either during the 1910 vacation, or as part of the relocation of Park Avenue, resulting in the orphaning of a portion of Schusman Avenue right of way north of Park Ave, when this area should have been vacated to the Property. The configuration of the Property, and the uselessness of maintaining the existence of Schusman Avenue right of way north of Park Ave, makes this clear, as does Snoqualmie's allowance of the Building in 1940 and decades after. As an aside, the adjacent parcel's owner maintained a homestead exemption for his home through bankruptcy, which severed one or more of the parcels.

Present Situation

Regardless of how it happened, Snoqualmie permitted construction of the Building long ago, and Snoqualmie has issued multiple permits since 1940. In a letter to NWBF dated August 14, 2024, Emily Arteché recently took the position that NWBF must demolish this structure because "it is unlawful for anyone to make private use of a public right-of-way without a right-of-way use permit." *See Att. D* (dated August 14, 2024). Of course, City Staff would undoubtedly refuse to grant such a permit because of their plan to acquire the Property in the future. This plan has a name (Riverwalk) and details are publicly available.¹ On page 124 of the City's 2015 Riverwalk Master Plan, the Property is specifically highlighted and labeled as a "Tier 2 Property" for acquisition and inclusion in the Riverwalk development. As part of this plan, Snoqualmie rezoned the Property to a designation that does not allow for new single-family homes, making the existing home all-the-more valuable to the Property.

¹ <https://www.snoqualmiewa.gov/891/Riverwalk>.

City of Snoqualmie
January 31, 2025
Page | 5



The original Riverwalk plan estimates an acquisition cost for the Property of several hundred thousand dollars. In 2018, as part of a King County Conservation Futures Application, for which the City of Snoqualmie was the named Applicant, Snoqualmie valued the Property at \$273,000. *See Att. E* at 4. This changed, when in 2023, Staff asserted that the Property is worth **\$1,000** due to costs associated with demolishing the Building. *See Att. F*. Staff's first email to NWBF actually stated the property had a *negative* overall value. Clearly, Staff learned of the right-of-way issue, and decided to capitalize on the mistake made decades ago, to try and compel NWBF to sell the Property for pennies on the dollar. In comparison, the owner has obtained appraisals that estimate the value of the Property in excess of \$500,000. However, even after learning this information, Staff initially took no action, other than discouraging potential buyers. Staff also refused to review NWBF's appraisals.

NWBF had a buyer for the Property under contract. The buyer approached Snoqualmie for due diligence and was told the Property is "in litigation with the city" and "do not buy it." This was false information. At that time, Snoqualmie had not instituted any action against the Property or NWBF, administrative or otherwise. Years have passed while Staff waits for NWBF to give up and sell for a *de minimus* amount.

Never did anyone at Snoqualmie assert that NWBF would be subject to an enforcement action until after NWBF refused to sell the Property at such a deflated price. This is clearly a strategy to devalue the Property ahead of initiating formal condemnation procedures, which Staff has refused to do, telling NWBF that this property is in their "10-year pile."

We are asking Council to make this right, recognizing that an 85-year old structure, with 85-years of permitting history, cannot be casually dismissed and demolished without, as the Federal and

City of Snoqualmie
January 31, 2025
Page | 6

State Constitutions require, "just compensation." We have no intention of standing in the way of Snoqualmie's Riverwalk plan, but neither will NWBF sit idly by while Staff systematically devalues the Property. We sincerely hope that this matter will not require litigation. We respectfully submit this Petition for Vacation to you for consideration.

Sincerely,



Dean Williams
Direct Tel: (425) 467-9967
Email: williams@jmmklaw.com

Signed by:

5A55343F85214E2...

NWBF, LLC
By: Jeffrey J. LePage
Its: Manager

Reviewed and Approved by:

DocuSigned by:

AD5391E9B1E5430...

Stephen DeShazo
In-House Counsel
deshazos@nwbf.com
7525 SE 24th St., Ste. 487
Mercer Island, WA 98040

Explanation.

The initial point of this plat is the point of intersection of the Center-line of the Seattle, Lake Shore and Eastern Ry. with the line between Sections 30 and 31 which point is 582 feet West of the corner to Sections 29, 30, 31 and 32, Township 36 North, Range 8 East, N.M. Streets are 60 feet wide, except where otherwise indicated on the plat. Alleys are 16 feet wide. The standard stone of 160 lbs. is offset by two feet and 30 feet by two feet. Fractional lots are in dimensions as indicated on the plat. The line A-B on this plat is a line line to which all streets, alleys, block and lot lines are, are parallel or at right angles or at such angles as may be indicated.

The Seattle, Lake Shore and Eastern Ry. rights of-way is 100 feet wide.

Description.

This plat of the former Squalmie Falls embraces Lot 5 of Section 30, the Northeast Quarter of the Northeast Quarter of Section 31, Lot 7 and the Southeast Quarter of the Northeast Quarter of Section 32, all in Township 36 North, Range 8 East N.M. King County, Wash.

Dedication.

Know all men by these presents, that the Squalmie Land and Improvement Company, a corporation, existing under the laws of the State of Washington, and being the owner in fee simple of these lands in King County, State of Washington, particularly described as Lot 5 in Section 30 and the Northeast Quarter of the Northeast Quarter of Section 31 and Lot 7 and the Southeast Quarter of the Northeast Quarter of Section 32, all in Township 36 North, Range 8 East, N.M. and heretofore declared this plat of the lands of Squalmie, in King County, Washington, to be the site of the public, roads, all streets and alleys shown on said plat.

In Witness Whereof the said corporation has caused its corporate name to be signed hereto by its President and its corporate seal to be hereunto affixed by its Secretary this 30th day of September, A.D. 1890.

Squalmie Land and Improvement Company.

By Allen F. Withers

Its President

Wm. H. Wilson Secretary of

Signed, Sealed and delivered

In the Presence of

C.T. Crover

J.L. Crawford



Acknowledgment.

State of Washington } ss.
County of King

This is to certify, that on this 30th day of September, A.D. 1890, before me, the undersigned, a Notary Public in and for the State of Washington, residing at the City of Seattle, personally came, Allen F. Withers, and Wm. H. Wilson, to me known to be the identical persons, who as President and Secretary respectively of the Squalmie Land and Improvement Company, executed the above and foregoing dedication, as the act and deed of said corporation. And the said Allen F. Withers acknowledged to me that, as the President of the said Squalmie Land and Improvement Company, he signed the name of said corporation to the above and foregoing instrument and his own name as President thereof freely and voluntarily and as such for the free and voluntary act and deed of the said Squalmie Land and Improvement Company. And the said Wm. H. Wilson, as Secretary of said corporation, he signed the name of said corporation and his own name as such Secretary, freely and voluntarily and as such for the free and voluntary act and deed of the said Squalmie Land and Improvement Company.

In Witness Whereof I have hereunto set my hand and affixed my Notarial Seal the day and year, in their certificate, above written.



C.T. Crover, Notary Public,
residing at the City of Seattle in said County and State.

Legend.

This plat is made for the purpose of correcting errors of description in the original plat, filed for record, Aug. 6th 1889, recorded at Page 179 of volume 3 of plats, whereby the Squalmie Land and Improvement Company was described as the N.M. of Section 31 - and Range 8 was described as Range 8.

63366.

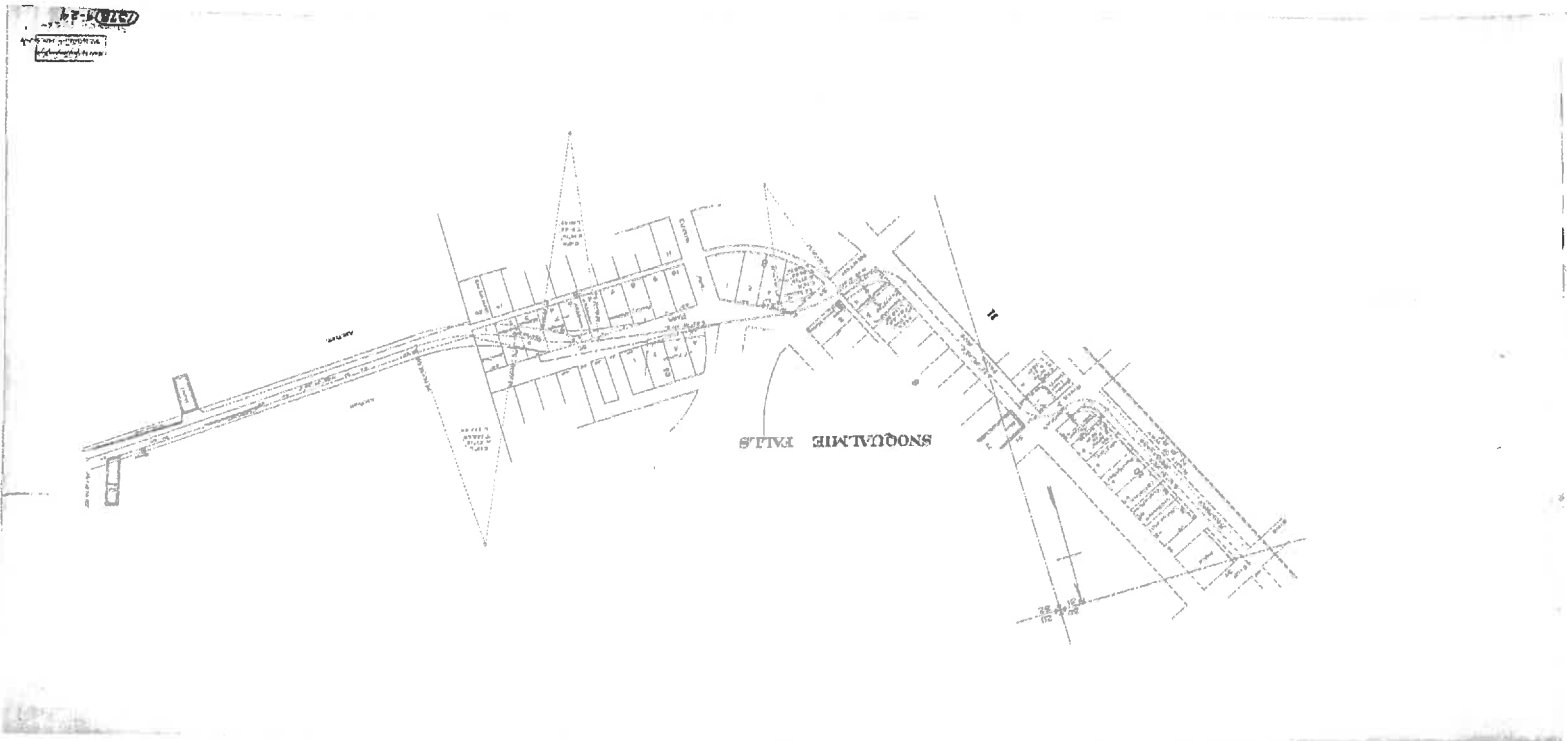
Filed for record at the request
of the Squalmie Land and Improvement
Company, A.D. 1890
at 10 min. past 4 P.M.
and recorded in the 1st of
Plats of King County, Wash.

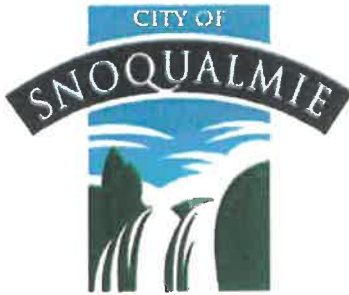
Wm. H. Wilson
County Auditor

A. B. 1890.

119 24





**COMMUNITY DEVELOPMENT DEPARTMENT**

38624 SE River St
PO Box 987
Snoqualmie, WA 98065

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Fax: (425) 831-6041

www.snoqualmiewa.gov

Stephen DeShazo,
Isola Homes In-House Counsel
7525 SE 24th St., Ste. 487,
Mercer Island, WA 98040



Mathew LePage
Isola Homes
7525 SE 24th St., Ste. 487,
Mercer Island, WA 98040

Re: 39194 SE Park Street, Snoqualmie, WA, Tax Parcel Number 7849200064

Dear Mr. DeShazo and Mr. LePage,

Isola Financial LLC ("Isola") purchased the above property in June of 2012. The image below outlines the tax parcel that was purchased. This letter is sent to inform you that the dwelling located partially on the Isola lot at 39194 SE Park Street encroaches on City of Snoqualmie Right of Way to the east as shown on image.

Pursuant to Snoqualmie Municipal Code 12.19.010, it is unlawful for anyone to make private use of any public right-of-way without a right-of-way use permit issued by the city. No right-of-way use permit was issued for the encroaching use of City right-of-way.

Within thirty (30) days of the date of this letter, the City demands the illegal use of City property cease and the encroachment be removed. A permit application to demolish the structure may be obtained through the City's Forms Center

Thank you,


Emily Arteche (Aug 14, 2024 13:47 PDT)

Emily Arteche

Director of Community Development
City of Snoqualmie



CONSERVATION FUTURES (CFT) 2019 ANNUAL COLLECTIONS APPLICATION FOR FUNDS

PROJECT NAME Snoqualmie Riverfront Reach

Applicant Jurisdiction(s): City of Snoqualmie

Open Space System: Above Snoqualmie Falls

(Name of larger connected system, if any, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Acquisition Project Size: 1.0 acres (4 parcels)

(Identify the acreage targeted under this year's funding request)

CFT Application Amount: \$765,500

(Dollar amount of CFT award requested)

Total Project Size: 11.0 acres (28 parcels)

(If known, identify total acreage at project completion for multi-year projects)

KC PL Application Amount:

(King County Projects Only: Dollar amount of KCPL requested)

Type of Acquisition(s): ☒ Fee Title ☐ Conservation Easement ☐ Other:

CONTACT INFORMATION

Contact Name: Nicole Sanders

Phone: 425-888-5337

Title: Senior Climate & Long Range Senior Planner

Email: nsanders@ci.snoqualmie.wa.us

Address: 38624 SE River St/PO Box 987, Snoqualmie 98065

Date: 03/06/18

PROJECT SUMMARY:

(In the space below, provide a brief but comprehensive description of the project, which succinctly explains what the project is attempting to accomplish. This should include reference to the overall watershed, reach, trail or open space system within which the project is set. Please note how the targeted parcels are significant individually, or as part of an overall multi-parcel system.)

This project will acquire 4 of the remaining 16 residential, riverfront parcels with houses within 150 feet of the Snoqualmie River in City limits (in WRIA 7), using funds to purchase open space-zoned parcels along the south/west bank reach between SE Northern St. and the King County Snoqualmie Valley Regional Trail (SVRT) corridor. These river reach properties are in the FEMA-designated 100-year floodway and have suffered repetitive flood damage; they also pose the primary risk to natural processes in this reach through residential activity. The City recognizes that the river reach presents aesthetic, cultural, passive recreation and restoration opportunities, and aims to acquire reach properties for open space, riparian habitat restoration, and to provide a Riverwalk trail.

This application is a phase of a multi-year reach project to acquire 28 residential properties along the south bank of the Snoqualmie River within City limits; the open-space zoned north bank remains undeveloped. Since 2012, the City has acquired 7 riverfront reach parcels with King County Flood Control District, King Conservation District, FEMA and Conservation Futures tax funding. For 2018 alone, one (1) property has been acquired, and there is funding and owner-interest to acquire three (3) more. After subtracting the 4 projected 2018 acquisitions, and the past 8 acquisitions (including 1 by King County), only 16 acquisitions remain out of the original 28 target properties.

This project proposes to acquire 4 properties, composed of 3 contiguous and 1 separated SE Park St. parcels (see site map). Following acquisition, residential buildings will be removed /demolished with non-CFT funds, and integrated into larger restoration projects. Open space acquisitions will be added to overall City acquisitions. To date the City has acquired a total of 42 riverfront parcels, or 1.5 river miles of the 2.2 mile reach, totaling 66.5 acres, due to this project as well as the Snoqualmie Preservation Initiative, various grants and open space donations.

1. OPEN SPACE RESOURCES

Please review the attached evaluation criteria. For the **proposed acquisition parcel(s)**, please mark those criteria that apply and thoroughly, yet succinctly, describe **in the space below** how the proposed acquisition satisfies each marked criteria. Please clearly describe how these criteria might be met at a landscape level, and how they apply to individual parcels. If restoration is part of the plan, please briefly describe the current condition and the hoped for restored condition that is the goal of the acquisition.

- | | |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> A. Wildlife habitat or rare plant reserve | <input checked="" type="checkbox"/> E. Historic/cultural resources |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input checked="" type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition |
| <input checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |

A. Wildlife habitat or rare plant reserve – This Snoqualmie River reach serves as significant habitat and a large wildlife corridor for elk, deer, beaver, wintering bald eagles, pileated woodpecker, and native songbirds. Natural vegetation of riverbank parcels has largely been removed and replaced with lawn grass, garden and orchard landscape species. A major riverfront acquisition goals is to conserve and restore natural Snoqualmie River riparian systems for connected wildlife habitat along the River.

B. Salmon habitat and aquatic resources – The project is in the Snohomish River Salmon Conservation Plan Headwaters section (11.16). The watershed supports wild runs of Coho, Chinook, Pink, Chum and Steelhead salmon; Chinook is present in the Snoqualmie River. Although salmon habitat cannot be directly supported as the acquisition reach is upstream of Snoqualmie Falls, habitat restoration in this area will improve instream conditions for Chinook downstream and for resident fish, including other salmonids such as presumed listed bull trout; rainbow and cutthroat trout habitat has also been noted locally. The removal of impervious surfaces will further improve hydrological function, sediment transport processes, and instream habitat structure. The Snoqualmie River is 303(d) listed for temperature – the 2011 Snoqualmie River Basin TMDL... Implementation Plan (Publ. No.11-10-041), emphasizes the importance of restoring riparian shading and the priority of planting native vegetation where buffers are lacking (page 135). The City has striven to prioritize acquisitions with higher river shading potential.

C. Scenic resources – All riverfront parcels offer views of the Snoqualmie River. Select parcels, and the open space corridor connecting with the Meadowbrook Bridge, provide unique views of Mt. Si along Snoqualmie River within the City, providing a striking scenic backdrop for future users of the proposed Riverwalk within this reach of the Watershed.

D. Community separator – The reach provides the Downtown Northern boundary, helping maintain a distinct character from the Mill Pond further North. Proposed acquisitions will extend and restore the greenbelt along the Snoqualmie River.

E. Historic/cultural resources – The City has a rich wealth of historic and cultural resources from thousands of years of Native American habitation and 100+ years of European settlement. The project will improve the aesthetics in two City Historic Districts, the Meadowbrook Bridge and near the Snoqualmie Railroad Depot (County-designated Historic Landmarks). Educational signage highlighting the cultural and natural environment will also be installed along the Riverwalk trail.

F. Urban passive-use natural area/greenbelt – The project adds to a passive 3+ acre greenbelt with River access (see G/H). Acquisitions could be integrated in the Phase II Riverwalk project, for which the City has submitted a Floodplains by Design pre-application with the Department of Ecology. Phase I Riverwalk design is almost complete, supported by a \$1.47 million Department of Commerce grant, as well as City funds. Contiguous acquisitions allow the City to develop future trail access & conduct more immediate restoration; riverwalk trail development will provide public access and education improvements.

G. Park/open space or natural corridor addition – The City currently owns a natural corridor intermittently interrupted with residences, composed of 8,070 of the 11,500 lineal feet of riverfront property, from north of Tokul Road to the County Snoqualmie Valley Regional Trail (SVRT). The riverfront reach includes Sandy Cove (passive) and Riverview (passive/active) Parks, along with over 40 permanent open space parcels; one of the acquisitions is directly adjacent to Riverview Park, and all acquisitions are planned for park/passive use integration with open space. Preventing further reach/floodway active use and development allows the opportunity to restore floodplain functions in this corridor through riparian restoration.

H. Passive recreation opportunity in area with unmet needs – The 2018 City of Snoqualmie Open Space, Parks and Recreation Plan identifies a current recreational need of ~14.11 acres Water Access Area. Reach acquisitions will help meet this need. The riverfront reach also provides an excellent passive recreation opportunity of regional significance; acquiring these parcels allows for urban nature trail connections to the King County Snoqualmie Valley Regional Trail (SVRT), helping close regional trail system gaps. In addition, the separate 2016 Tokul Road roundabout project North of this reach extended an urban trail from Snoqualmie Falls (which draws 2 million visitors per year) to the planned starting point of the Phase I Snoqualmie Riverwalk and its future planned regional connections, increasing reach acquisition recreational and educational potential. The City is committed to expanding and supporting the extensive trail network in the City and along the Snoqualmie River, expending \$1.5 million in grants for the Phase I Riverwalk from 2017-2020 (see F). The City has also budgeted over \$700,000 of city funds towards the Riverwalk, and as match for various grants and project needs.

2. ADDITIONAL FACTORS

For the proposed acquisition parcel(s), please mark all criteria that apply and thoroughly, yet succinctly, describe in the space below how the proposed acquisition satisfies each marked criteria.

- ☒ A. Educational/interpretive opportunity
- ☒ B. Threat of loss of open space resources
- ☒ C. Ownership complexity/willing seller(s)/ownership interest proposed
- ☒ D. Describe any public or private partnerships that will enhance this project
- ☒ E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- ☐ F. Transferable Development Rights (TDR) participation

A. Educational/interpretive opportunity – Active green belt management and educational signage provide ample education opportunities. The extensive riparian area within and adjacent to the reach presents large opportunities to involve volunteers, students, and nonprofits in restoration, similar to City activities with Mountains to Sound Greenway and the Snoqualmie Tribe (see section 2.D). Acquisitions also provide opportunities with interpretive signage on natural and historic features on the future Riverwalk, which projects high use from Snoqualmie Falls trail connections and its 2 million annual visitors.

B. Threat of loss of open space resources – Although reach acquisitions have been relatively successful to date, several property owners have been contacting the City for over five years in hopes of selling; since 2012, seven (7) owners have sold their properties to private entities due to lack of adequate city funding at the point of sale, complicating future acquisition potential. In addition, property values have increased dramatically, with the subject properties doubling in value (an average increase of 102%) since 2012. Recent appraisals note the region continues to gain ~13% value annually. Acquisition delays means cost increases, as well as delays to restoration and bank stabilization efforts. There has been some resource loss due to bank failure. Riverbank erosion has been recorded in different reach areas, and in 2012 there was road failure on Park Ave SE. from reach erosion. As such, the City has a strong interest in preventing new development and removing existing structures from the river's edge, allowing bank stabilization and riparian restoration, while allowing public access in a continuous, scenic river greenbelt.

C. Ownership complexity/willing seller(s)/ownership interest proposed – Among the 4 proposed acquisitions, 2 property owners have signed letters of interest, and 1 expressed verbal interest, in selling to the City. If property owners lose interest in selling, the City would proceed with other acquisitions in the riverfront reach. The project has had exceptional public support over time; riverfront acquisitions and development of a Riverwalk have been called for by citizens in City planning processed for over a decade (2005 Downtown Vision Plan; 2006 Destination Development and Economic Plan; 2010 Downtown Master Plan; 2011 Bicycle & Pedestrian Recommendations Report; and Snoqualmie 2032, the 2014 Comprehensive Plan Update).

D. Partnerships - Describe any public or private partnerships that will enhance this project – Several partnerships have formed around, and been bolstered by, funding and restoration activities in the project reach. The City and King County signed the "Upper Snoqualmie Residential Flood Mitigation Riverfront Acquisition" Agreement in 2012, identifying parcels for purchase in the County Flood Control Zone District (FCD) capital improvement program. In the agreement FCD pledged \$3 million to assist the City in acquiring flood-prone properties, at up to \$150,000 per property; the City continues to meet with FCD staff on acquisition progress. Project applications for acquisition, restoration, and Riverwalk funding have also received letters of support from the Snoqualmie Watershed Forum and the Snohomish Basin Salmon Recovery Forum for WRIA 7.

The Phase I Riverwalk project now in design (see 1.F Urban passive-use, above) has had input from the Snoqualmie Tribe, and the City intends to continue project coordination as intergovernmental relationships allow. Additionally in 2016 -2017 the City worked with the King Conservation District (KCD) and Forterra to join the Forterra Green Cities Program with the "Green Snoqualmie" partnership – a systematic 20 year restoration program that utilizes and trains restoration volunteers, via a unified provider network. Green Snoqualmie planning meetings have included the Snoqualmie Tribe, Mountains to Sound Greenway (Greenway), Forterra and King County. The City also has two Conservation Watershed Management (CWM) grants from FCD within and immediately North of this reach with the Greenway for restoration efforts. This strong budding partnership, and stakeholder involvement in the Phase I Riverwalk project, have included planning for more coordinated reach restoration, to specifically target area knotweed issues and to identify areas ripe for new plantings.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? – All project properties are identified in *Snoqualmie 2032*, the 2014 City Comprehensive Plan, as Open Space; plan policies 3.5.2 and 7.3.5 address the Riverwalk, and the Capital Improvement Program includes Riverwalk Acquisitions and Riverwalk Trail Ph. I - III. The *2018 Open Space, Parks and Recreation Plan* also recommends acquiring and preserving additional shoreline access for waterfront trails, visual access and water-related recreation.

F. Transferable Development Rights (TDR) – This project does not propose using Transfer of Development Rights.

3. STEWARDSHIP AND MAINTENANCE

How will the property be stewarded and maintained? Does the property lend itself to volunteer stewardship opportunities or community participation? How will ongoing stewardship and maintenance efforts be funded?

Newly acquired land will join the existing approximately 66.5 acres of permanent public open space located north of and within the proposed acquisition reach. Proposed acquisitions are relatively flat with volunteer populations nearby, providing good terrain and access for volunteer restoration events. The City recently joined the Forterra Green City program, which enlists and retains volunteers to support open space health (see 2.D Partnerships, above). The City contracts with Forterra for program maintenance, in turn funded via stormwater rates (a sustainable funding source), supported by studies on urban forest stormwater benefits. CWM grants and other funders will also continue to be sought for restoration work and early on-going site maintenance. In addition to these resources, the City Parks Division will accept all maintenance responsibilities in perpetuity as it has with all City open spaces.

4. PARCEL DETAILS *(New section added in 2018)*

A. Please provide information about current and future funding targets, adding more rows if needed.

Current Funding Targets (i.e. those targeted to be acquired with requested funding, and shown in red on the map described in Section 6)

Parcel Number	Acreage	Zoning	Assessed Value ¹	Property Interest Sought (fee, easement, or TBD)?
7849200025 (Crabb)	0.19	Open Space	\$362,000	Fee
7850200060 (Ennis)	0.36	Open Space	\$386,000	Fee
7849200060 (Huang)	0.27	Open Space	\$353,000	Fee
7849200064 (Isola)	0.19	Open Space	\$273,000	Fee

Future Funding Targets (i.e. those shown in yellow on the map described in Section 6)

- Please list the parcel numbers here (no additional information needed):

7849200055 (Bates)	7849200450 (Roth)	5417600210 (Eighty Fifty LLC)
7849200041 (O'Reilly)	7849200455 (Hailstone)	5417600215 (Swenson)
7849200040 (Blaney & Davis)	7849200460 (Fooks)	5417600225 (Thompson)
7849200425 (Warren)	5417600175 (Saturay)	

B. Please describe intended future use of the property.

The site is planned for passive open space uses; in the future, acquired properties will undergo restoration and passivedevelopment of a Riverwalk Trail.

C. Please identify if there are parts of the site you intend to use for non-CFT-eligible activities (e.g. more intensive recreational uses, or retaining a structure on a fee purchase²). What funding source do you plan to use to purchase the non-CFT eligible portion of the site?

The site will be for passive recreation only; the whole site will be used for CFT-eligible activities.

Note: Demolitions themselves are not CFT-eligible, but the City has \$58,000 King County Flood Control District Sub-regional Opportunity Funds approved for demolitions, with the opportunity to reserve more. These funds are not listed in the project budget or claimed as match.

¹King County [iMAP](#) is a good source of information. If property is enrolled in Current Use Taxation for Forestry, the Assessor's Office may not provide an assessed value or acreage for the parcels; feel free to note if that is the case.

²Generally, a structure may be retained on CFT-funded fee purchase only if used for maintenance and counted within the 15% limit on impervious surfaces. A structure that is to be kept on site and used for maintenance or a non-compliant use should not be purchased with CFT funding, nor does the funding for the structure purchase count as match.

5. PROJECT BUDGET

1) TOTAL CFT APPLICATION AMOUNT ^a	CFT: \$765,500
2) TOTAL KC PL APPLICATION AMOUNT ^b	KC PL:

^aAllowable CFT acquisition costs (K.C.C. 26.12.010.G): The disbursement of funds shall be made only for capital project expenditures that include costs of acquiring real property, including interests in real property, and the following costs: the cost of related relocation of eligible occupants, cost of appraisal, cost of appraisal review, costs of title insurance, closing costs, pro rata real estate taxes, recording fees, compensating tax, hazardous waste substances reports, directly related staff costs and related legal and administrative costs, but shall not include the cost of preparing applications for conservation futures funds.

^bKing County projects only, if requesting county share of King County Parks Levy.

Estimation of property value:

Briefly note how land values have been estimated (i.e., appraisal, property tax assessment, asking price, letter of value or other means).

Property parcel values are based on listed 2017 King County Assessment values plus a 25% market factor; previous answers under 4.A list only the assessment value. The King County acquisitions unit estimates a 20% to 30% market increase over assessed valued in appraisals. Acquisitions in this reach have followed this trend.

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$1,717,500
Title and appraisal work	\$16,000 (4 appraisals at \$4,000 each)
Closing, fees, taxes	\$16,000 (4 closing/fees at \$4,000 each)
Relocation	\$22,000 (2 relocations, at \$11,000 each)
Hazardous waste reports	\$14,500 (4 reports at \$3,500 each)
Directly related staff, administration and legal costs	\$28,000 (4 acquisition staff time, \$7,000 each)
Total Project Costs	\$1,813,500

Funding Table: (Section Revised in 2018)

CFT can only provide a maximum of 50% of anticipated project costs. Please document the sources of match that you have received, or intend to seek, towards the target properties.

CFT FUNDING	Date Funding Secured	Dollar Amount
CFT Funds Requested	N/A	
Past CFT Available (i.e. funds remaining from past awards, to be spent on current target parcels)	2016	\$98,000
MATCH FUNDING IN HAND	Date Funding Secured	Dollar Amount
Sources/Status:		
King County Flood Control Zone District	Committed as of 5/23/12	\$450,000 (\$150,000 for 3 parcels, Committed)
MATCH FUNDING STILL SOUGHT	Date Funding Anticipated	Dollar Amount
Sources/Status:		
Ecology, Floodplains by Design(FBD)/Applied	07/2019	\$500,000

Note: This project is scalable, so that some parcels may not be pursued should FBD go un-awarded. Project match has also been reach-wide; the reach will have excess match following completion of the 2018 FEMA applications, which will add \$600,000 match in excess of existing projected CFT expenditures.

5. ATTACHED MAPS

Two maps are required: 1) Site Map and 2) Location Map. You may also submit one additional attachment (e.g. site photo). Maps printed on 8 ½ x 11" paper are preferred, but 11 x 17" paper is acceptable if folded, three-hole-punched, and stapled with your application.

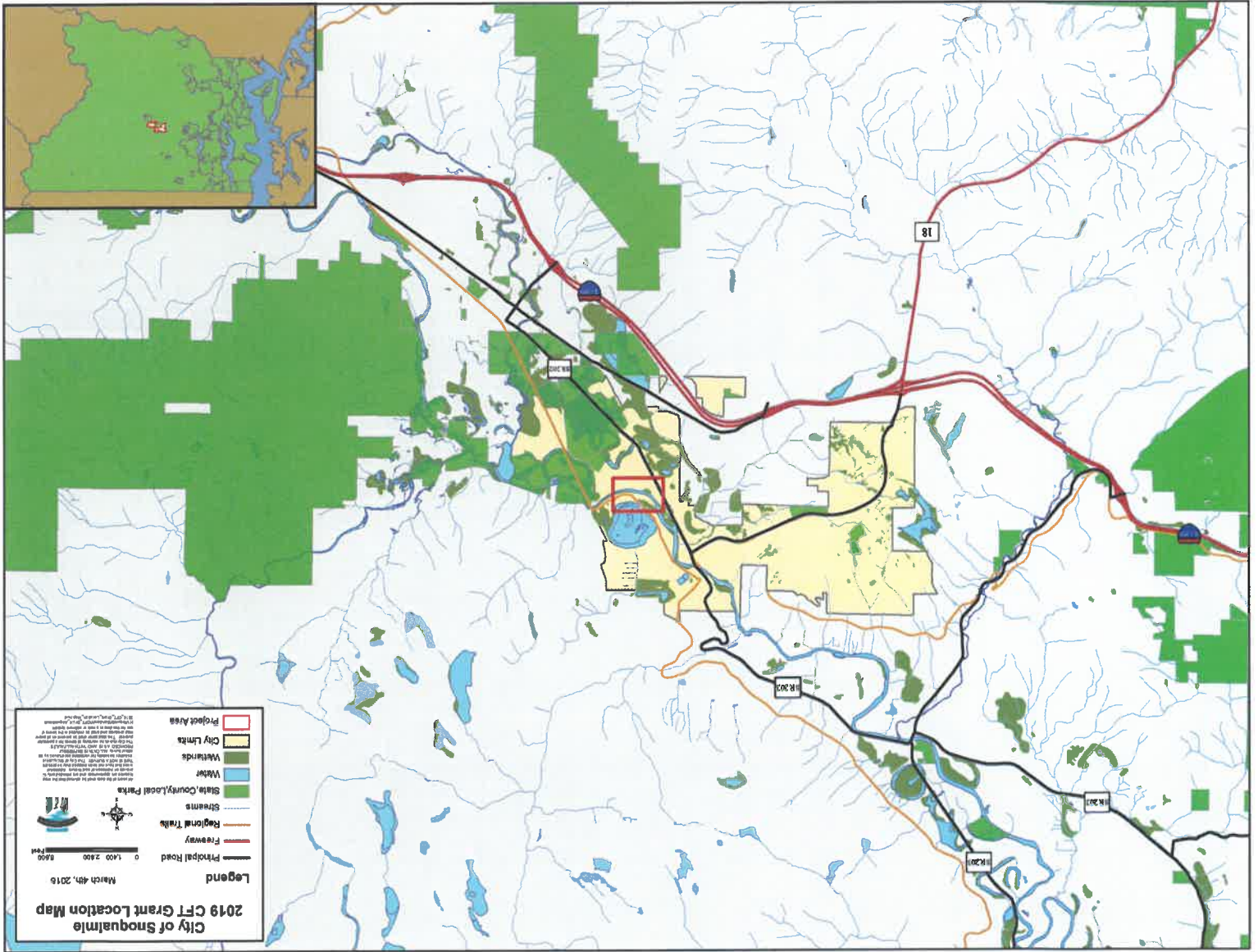
Site Map Guidance:

- Preferred colors/shading:
 - **RED OUTLINE:** Current funding targets in project scope. Please label parcel numbers on targets. Additionally, add a stripe or cross-hatch pattern to identify parcels where you know you will seek only an easement.
 - **YELLOW OUTLINE:** Future funding targets (not for current funding request).
 - **GREEN OR DISTINCT SHADING:** Existing nearby public open spaces. Please label park names or ownership.
- Show and label major watercourses such as creeks, rivers, lakes, or wetlands.
- Show and label roads.
- Show location of any proposed site development (e.g. parking, trails, or other facilities) or proposed site restoration.
- Use aerial photo base layer.

Location Map Guidance:

- Other permanently protected open spaces (private, non-profit, institutional, etc.) shown in green or distinct shading;
- Show major water courses such as creeks, rivers, lakes, or wetlands;
- Show major roads, arterial roads, or regional trails.
- Show city boundaries and/or urban growth boundary.
- Map scale: This map should show approximately a five-mile radius around the proposed acquisition(s).





Atty Client Priv.



From: Emily Arteche <EARteche@snoqualmiewa.gov>

Sent: Wednesday, March 22, 2023 2:58 PM

To: Cindy Coakley <cindycoakley@windermere.com>

Subject: I39194 SE Park property

Hi Cindy,

Thank you for discussing the above-mentioned property for sale. The City is very much interested in making an offer to purchase the property at a value that reflects the appraised value. The attached Washington General Certified Appraisal from Kidder Mathews describes in detail the current illegal, non-conformances of the existing improvements. The existing improvements are not legal due to their location on the public right of way. The subject improvements are mostly wood frame, built in 1940. There is a newer masonry façade along the Park Street face. The building will need to be removed. The property is zoned Open Space, with permitted uses that are intended for formal and active park uses, as well as other recreational.

The cost of removal of the structure would be borne by the property owner and must be deducted from the value of the property. The appraisal report states that the

demolition costs for the 1,990 sq ft building will be \$2.82 per sq ft, or a total of \$5,611. Deducting demolition cost of \$5,611 from the appraiser's value opinion of \$5,400 results in a net value of negative \$212, rounded to \$0. It is opinion of the appraiser that the property has a nominal fee simple market value of \$1,000 as of December 2, 2014. In consideration of this information, the City would like to prepare a Purchase and Sale agreement for consideration.

Emily Arteche, AICP | Community Development Director

425-888-8007 | www.snoqualmiewa.gov

38624 SE River St.

Snoqualmie, WA 98065





City Clerk

City of Snoqualmie
P.O. Box 987, Snoqualmie, Washington 98065
www.snoqualmiewa.gov
(425) 888-1555 Ext. 1123

February 10, 2025

Dean Williams
Johns Monroe Mitsunaga Kolouskova, PLLC
11201 SE 8th St, Suite 120
Bellevue, WA 98004

Re: 39194 SE Park Street, Snoqualmie, WA, Tax Parcel Number 7849200064

Dear Mr. Williams,

I am in receipt of your January 31, 2025, Petition for Vacation of Right of Way, Tax Parcel Number 7849200064. Please provide a title report and any other supporting documentation showing your client NWBF, LLC is the owner of an interest in the real estate abutting the street NWBF, LLC seeks to vacate. This information should be sent to my attention as Deputy City Clerk pursuant to RCW 35.79.010.

Thank you,

Gretchen G. Garrett
Deputy City Clerk
City of Snoqualmie
(425) 505-3930 (cell)
ggarrett@snoqualmiewa.gov

JohnsMonroe MitsunagaKoloušková P L L C

Darrell S. Mitsunaga
Duana T. Koloušková
Vicki E. Orrico
Patricia M. Army
Dean Williams
Peter Durland

Via Messenger Delivery

City of Snoqualmie
City Council
38624 SE River Street
Snoqualmie, WA 98065

February 13, 2025

Re: Supplemental Materials: **Petition for Vacation of Right of Way, Tax Parcel Number
7849200064**

Dear City Clerk:

Please see attached materials requested by your letter.

Sincerely,



Dean Williams
Direct Tel: (425) 467-9967
Email: williams@jmmklaw.com

Reviewed and Approved by:

/s/Stephen DeShazo

Stephen DeShazo
In-House Counsel
steve.deshazo@isolahomes.com
7525 SE 24th St., Ste. 487
Mercer Island, WA 98040



SOS

Office of the Secretary of State
Corporations & Charities Division

Limited Liability Company

See attached detailed instructions

☐ Filing Fee \$30.00

☒ Filing Fee with Expedited Service \$80.00

02/16/16 3108739-

001

\$80.00 K

FILED: 3180938

SECRETARY OF STATE

February 16, 2016

STATE OF WASHINGTON

UBI Number: 602873258

CERTIFICATE OF AMENDMENT

Chapter 23.95 RCW

SECTION 1

NAME OF LIMITED LIABILITY COMPANY (LLC): (as currently recorded with the Office of the Secretary of State)

ISOLA FINANCIAL, LLC

SECTION 2

AMENDMENTS TO CERTIFICATE: (if necessary, attach additional information. If changing the name it must contain one of the following designations: Limited Liability Company, Limited Liability Co or one of these abbreviations: L.L.C. or LLC. If the designation is omitted, it will default to LLC when processed)

Change name to: NWBF, LLC

SECTION 3

EFFECTIVE DATE OF AMENDMENTS TO CERTIFICATE: (please check one of the following)

☒ Upon filing by the Secretary of State

☐ Specific Date: _____ (Specified effective date must be within 90 days AFTER the Amended Certificate has been filed by the Office of the Secretary of State)

SECTION 4

EXECUTOR INFORMATION (see instructions page)

This document is hereby executed under penalties of perjury, and is, to the best of my knowledge, true and correct.

x

Matthew J. LePage, Member

Feb. 8, 2016

(206) 582-7900

Signature

Printed Name/Title

Date

Phone

ORDER NO. : 5226020003

EXHIBIT A

The land referred to is situated in the County of King, City of Snoqualmie, State of Washington, and is described as follows:

Lot 1, Block 4 of [SNOQUALMIE FALLS](#), according to the plat thereof recorded, in Volume 6 of Plats, page 51, records of King County, Washington.

TOGETHER WITH that portion of vacated Park Street lying between Lot 1 in Block 3 and Lot 1 in Block 4 of [SNOQUALMIE FALLS](#), according to the plat thereof, recorded in Volume 6 of Plats, on page 51, records of King County, as vacated by Ordinance No. 194 and recorded under Recording No. [4279610](#);

EXCEPT the West half of the North half thereof.

ALSO EXCEPT that portion of Lot 4, Block 1 for Park Street as located.

SITUATE in the County of King, State of Washington.

ABBREVIATED LEGAL

Portion of Lot 1, Block 4 of [SNOQUALMIE FALLS](#)

Tax Account No. 784920-0064-09



OLD REPUBLIC TITLE, Ltd.

601 Union Street, Suite 1501
Seattle, WA 98101
(206) 441-1955 Fax: (206) 374-2416

2nd Report

Attached Commitment Issued for the sole use of:

ISOLA HOMES
7525 SE 24th Street Suite 487
Mercer Island, WA 98040

Our Order Number 5226020003-PA

Customer Reference ISOLA HOMES

When Replying Please Contact:

Commercial Title Officers
commercial.washington@ortc.com
(206) 441-1955
(206) 441-1955

Property Address:

39194 Southeast Park Street, Snoqualmie, WA 98065

See Attached Commitment to Insure



ALTA COMMITMENT FOR TITLE INSURANCE

Item 1.

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida corporation, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the office of:
Old Republic Title, Ltd.
19020 33rd Avenue W., Suite 360
Lynnwood, WA 98036

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111
www.oldrepublictitle.com

Authorized Officer or Agent

By  President
Attest  Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements;
 - f. Schedule B, Part II—Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance Issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
- 8. PRO-FORMA POLICY**
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
- 9. CLAIMS PROCEDURES**
- This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
- 10. CLASS ACTION**
- ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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SCHEDULE A

COMMITMENT

1. Commitment Date: February 5, 2025, at 8:00 AM
2nd Report
2. Policy or Policies to be issued:

ALTA Owner's Policy of Title Insurance - 2021
Amount: Amount to come.
Rate: General Schedule
Note: Standard Coverage
Proposed Insured: Purchaser for value from the vested owner herein
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple
4. The Title is, at the Commitment Date, vested in:

ISOLA FINANCIAL, LLC, a Washington limited liability company, NOW KNOWN AS NWBF, LLC, a Washington limited liability company
5. The Land is described as follows:

See Legal Description Exhibit.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B – PART I

COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

- A.** The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
 - B.** Pay the agreed amount for the estate or interest to be insured.
 - C.** Pay the premiums, fees, and charges for the Policy to the Company.
 - D.** Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- 1. Release(s) or Reconveyance(s) of appropriate items.
 - 2. If any document in the completion of this transaction is to be executed by an attorney-in-fact, the completed Power of Attorney form should be submitted for review prior to closing.
 - 3. The following requirements must be satisfied with respect to ISOLA Financial, LLC, a Washington Limited Liability Company:
 - 1. A Copy of the Limited Liability Agreement and any amendments thereto must be submitted for our review.
 - 2. Proof that the Certificate of Formation has been filed with the Washington State Secretary of State's Office in accordance with statute and that the LLC is in good standing.
 - 3. All members must sign any conveyance or mortgage document unless the Agreement gives specific authority to one or more members to sign.
 - 4. The requirement that this company be provided with a suitable Owner's Declaration from the Seller (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

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5. The requirement that the Company be provided with a copy of the "rent roll" and "tenant estoppel certificates" for its review.

The Company may have different and/or additional requirements after its review.

6. The requirement that this Company be provided with an opportunity to inspect the land. The Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection.
7. Title is to vest in persons not yet revealed, and when so vested will be subject to matters disclosed by a search of the records against their names.

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SCHEDULE B – PART II

COMMITMENT

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
- 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

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6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
8. Any private easements/rights in favor of the owners of other lots within the subdivision, which the herein described property is a part of, lying within the former lines of Vacated Park Street.

Ordinance No. 194 recorded [in Official Records under Recording Number 4279610](#).

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Town of Snoqualmie
 For : A drainage tile
 Recorded : [September 1, 1961 in Official Records under Recording Number 5325050](#)
 Affects : Easterly portion of premises

10. Terms and provisions as contained in an instrument,

Entitled : Waiver and Covenant Not to Sue
 Executed By : Cary LeSarge and Jeanne LeSarge
 Dated : March 13, 1985
 Recorded : [March 14, 1985 in Official Records under Recording Number 8503140423](#)

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11. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the facts shown on the plat of a survey made by Gary L. Van Ness, on December 22, 1997, designated Job No. HENS737, as follows:

A) Encroachment of 1 story frame building unto Schusman Avenue right of way and Park Street right of way

B) Dirt and Gravel Road as located

And recorded December 31, 1997 in Official Records under Recording Number 9712319001.

12. Lien of Real Estate Excise Sale Tax upon any sale of said premises, as established by the Washington State Department of Revenue.

Confirm the current rate by contacting the following prior to closing:

Name of Agency : King County Records and Election Division, Excise Tax Department
Telephone Number : (206) 477-6620

13. 2025 Taxes, a lien, not yet due and payable.

Tax Account No. 784920-0064-09

14. DELINQUENT GENERAL TAXES, PLUS INTEREST AND PENALTY AFTER DELINQUENCY; 1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1:

For year : 2024
Amount Billed : \$5,481.47
Amount Paid : \$2,740.74
Tax Account No. : 784920-0064-09
Levy Code : 2277

Assessed Valuation

Land : \$152,000.00
Improvement : \$392,000.00

15. Any unrecorded and subsisting leases.

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----- Informational Notes -----

A. **NOTICE: FinCEN COMPLIANCE**

Closing the residential purchase and/or issuing title insurance contemplated by this ALTA Commitment report may be subject to compliance with the recently issued Confidential Geographic Targeting Order (GTO) from the US Treasury's Financial Crimes Enforcement Network (FinCEN). The GTO requires Old Republic National Title Insurance Company to report information about certain transactions involving residential property.

FinCEN has the authority to compel this reporting under the USA PATRIOT Act. FinCEN prohibits Old Republic from disclosing the specific terms of the GTO. You may wish to contact the FinCEN Resource Center directly at (800) 767-2825 for more information.

The failure and/or refusal of a party to provide information for a "covered transaction" will preclude Old Republic from closing the transaction and/or issuing title insurance.

B. This company finds no open Deeds of Trust or other Mortgages of public record. Please advise your Title Agent or Escrow Personnel if this information is incorrect.

C. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

NONE

NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument	
Entitled	: Trustee's Deed
By/From	: Gary O. Olson
To	: Isola Financial, LLC, a Washington limited liability company
Dated	: June 19, 2012
Recorded	: June 19, 2012 in Official Records under Recording Number 20120619001095

D. Short Term Rate ("STR") does not apply.

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- E. NOTE: This report covers land which was identified by street address and/or tax parcel number(s) – assessor's parcel number(s) when the order was opened.
- F. If you would like the Company to act as Trustee in a proposed Deed of Trust, please note that Old Republic Title, Ltd. may act as Trustee of a Deed of Trust under RCW 61.24.010(1).
- G. All documents must meet the margin and legibility requirements as set forth by the Washington State Legislature under RCW 38-18-010 and RCW 65-04-015. If your documents fail to meet these requirements the County may reject them for recording, which could delay your closing.

Documents for King, Snohomish and Pierce Counties should be delivered to our Lynnwood office at 19020 33rd Ave W #360, Lynnwood WA 98036.

LAST RELEASE TIMES:

<u>E-RECORDING:</u>	<u>REGULAR RECORDING:</u>
King County: Non-Excise Only, 3:25 p.m.	2:25 p.m.
Pierce County: Both Excise and Non-Excise 3:25 p.m.	n/a
Snohomish County: Both Excise and Non-Excise	
3:25 p.m. Monday through Thursday	2:25 p.m.
2:55 p.m. Friday	1:55 p.m.

Transactions that include the payment of excise tax must include the excise tax check payable to Old Republic Title, Ltd.

Please allow sufficient time for your documents to be reviewed and processed. Our last run to King County leaves at 1:40 p.m. Monday through Friday.

- H. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service Area on or after February 1, 1990.

For further information please contact the King County Wastewater Treatment Division at: (206)-296-1450.

cm/MO

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- I. NOTE: The ALTA 22 (CLTA 116) may describe the improvements as a Single Family Residence known as 39194 Southeast Park Street, Snoqualmie, WA 98065.

KSS/MO

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ORDER NO. : 5226020003

LEGAL DESCRIPTION EXHIBIT

The land referred to is situated in the County of King, City of Snoqualmie, State of Washington, and is described as follows:

Lot 1, Block 4 of [SNOQUALMIE FALLS](#), according to the plat thereof recorded, in Volume 6 of Plats, page 51, records of King County, Washington.

TOGETHER WITH that portion of vacated Park Street lying between Lot 1 in Block 3 and Lot 1 in Block 4 of [SNOQUALMIE FALLS](#), according to the plat thereof, recorded in Volume 6 of Plats, on page 51, records of King County, as vacated by Ordinance No. 194 and recorded under Recording No. [4279610](#);

EXCEPT the West half of the North half thereof.

ALSO EXCEPT that portion of Lot 4, Block 1 for Park Street as located.

SITUATE in the County of King, State of Washington.

ABBREVIATED LEGAL

Portion of Lot 1, Block 4 of [SNOQUALMIE FALLS](#)

Tax Account No. 784920-0064-09

Exhibit I

**AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY OF TITLE INSURANCE – 2021**

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
 - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.


EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

 OLD REPUBLIC TITLE	
FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

	Go to www.oldrepublictitle.com (Contact Us)
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Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.</p>

Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • Old Republic Title doesn't jointly market.

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

49



City Clerk

Gretchen Garrett
38624 SE River Street | P.O. Box 987
Snoqualmie, Washington 98065
(425) 888-1555 Ext. 1123 | www.snoqualmiewa.gov

February 24, 2025

Dean Williams
Johns Monroe Mitsunaga Kolouskova, PLLC
11201 SE 8th St, Suite 120
Bellevue, WA 98004

RE: Petition for Vacation of Right of Way

Dear Mr. Williams,

Thank you for providing the information verifying that NWBF, LLC owns tax parcel number 7849200064. RCW 35.79.010, requires that the petition be signed by the "owners of more than two-thirds of the property abutting upon the part of such street ... sought to be vacated." Using the legal description of the area sought to be vacated provided in the Petition for Vacation, the "more than two-thirds" minimum owner participation has not been met. For this reason, the hearing on the Petition to Vacate will not be scheduled.

Thank you,

Gretchen G. Garrett
Deputy City Clerk
City of Snoqualmie
(425) 505-3930 (cell)
ggarrett@snoqualmiewa.gov

JohnsMonroe MitsunagaKoloušková PLLC

Darrell S. Mitsunaga
Duana T. Koloušková
Vicki E. Orrico
Patricia M. Army
Dean Williams
Peter Durland

Via Email

City of Snoqualmie
City Council
38624 SE River Street
Snoqualmie, WA 98065

March 4, 2025

Re: Supplemental Materials: **Petition for Vacation of Right of Way, Tax Parcel Number 7849200064**

Dear City Clerk:

We write in response to the City's February 24, 2025 letter refusing to schedule a hearing on our Petition for Vacation. The City is under the mistaken belief that NWBF has not satisfied the two-thirds ownership requirement. Since the City Attorney is clearly involved in evaluating NWBF's petition, we also feel the time is warranted to express the reasons why NWBF also believes that a vacation is a foregone conclusion.

Two-Thirds Requirement: The relevant provision states: "if the petition is signed by the owners of more than two-thirds of the property abutting upon the part of such street or alley sought to be vacated." RCW 35.79.010. Since the City has not explained its decision, NWBF can only presume the City is referring to its own, abutting ownership, of the property east of the platted Schusman Avenue. Reliance on this ownership is a mistake.

NWBF is the only property owner abutting the land it seeks to vacate, other than the City of Snoqualmie itself. And, simply put, the City's ownership does not count towards the two-thirds calculation. This question was resolved in *Ponischil v. Hoquiam Sash & Door Co.*, 41 Wash. 303, 305, 83 P. 316 (1906). In this case, parties challenged whether the two-thirds requirement had been met. The Court concluded: "The petition was signed by the owners of all private property actually abutting upon the portion of said street sought to be vacated, and was therefore sufficient, under the requirements of section 1 of said act." *Id.* The two-thirds requirement does not take into account publicly owned property. This interpretation was repeated in *Smith v. City of Centralia*, 55 Wash. 573, 576, 104 P. 797 (1909) ("more than two-thirds of the private property").

This only makes sense, given that the very public entity from which a property owner seeks vacation cannot be expected to create such a glaring conflict of interest in such a proceeding by signing the petition themselves. Additionally, if the statute were to be interpreted to include public property, then the rights of way abutting the area sought to be vacated would also count towards the two-thirds requirement. Clearly, this is not the case. As NWBF is the *only* property owner abutting the relevant right of way whose signature matters, the petition is signed by 100% of the relevant owners.

There are also two areas in question, Schusman Avenue and Park Street. Since the City has chosen not to explain its reasoning, NWBF does not know whether the City is objecting to one or the other.

Clearly, when it comes to Park Street abutting the property, NWBF is the only possible owner. If the City insists on this position, NWBF will simply bifurcate its petition, giving the City no choice but to proceed with at least part of its request. However, as we have already explained, NWBF believes that the King County Assessor's records are in error regarding Park Street, and no ordinance has been discovered even dedicating the relevant area to the City. Thus, we're simply asking the City to accept the facts and make this official, for the public record.

Title to the Area of Schusman Avenue Already Lies with NWBF: We intended to raise this at the hearing, having filed the petition with the best of intentions to pay the City for the value of the area in settlement of a dispute of the City's own making. However, since the City is apparently taking an unnecessarily adverse position towards NWBF's petition, there is no reason to wait.

The area of Schusman Avenue automatically vacated and vested in NWBF's predecessors in 1895 under the non-user statute. The Non-User Statute, originally passed by the state legislature in 1890, and now codified at RCW 36.87.090, provides:

Any county road, or part thereof, which remains unopen for public use for a period of five years after the order is made or authority granted for opening it, shall be thereby vacated, and the authority for building it barred by lapse of time...

Although the Non-User Statute only operates to vacate county roads, roads within city limits may still be eligible for the statutory vacation if the land was annexed to a city after the relevant 5-year period of non-use. Here, Schusman Avenue was dedicated by plat in 1890, and since the Town of Snoqualmie was not incorporated until 1903, the relevant area automatically vested in NWBF's predecessors by 1895. Very likely, the parties knew this when they constructed a building in 1940. If the City does not process NWBF's petition and formalize a vacation, NWBF will file suit for quiet title.

NWBF chose this less contentious path in the hopes of explaining this situation to City Council on mutually beneficial terms. NWBF would be willing to pay the value of the land in exchange for the City recognizing that these rights have already vested with regard to Schusman Avenue. NWBF was inspired to pursue this path by an extraordinarily relevant Code from the City of Snohomish.

Although the nonuser statute applies without regard to the City's street vacation process under Ch. 35.79 RCW, property owners who abut a street vacated under the nonuser statute may nonetheless apply to the City to "formally" vacate the street by ordinance. Abutting property owners may use this method to clear title to right-of-way vacated under the nonuser statute rather than filing a quiet title action in Superior Court, which can be more costly and cumbersome than the street vacation ordinance process. Accordingly, the City will consider petitions to formally vacate streets or alleys that have been vacated by operation of the nonuser statute, if said streets or alleys were dedicated and unopened as county roads for five years prior to the 1909 proviso and if the City has not acquired said streets or alleys by prescription /adverse possession, purchase, eminent domain, or other means. The burden shall be on the property owner requesting vacation to provide all necessary title and historical information to the City to demonstrate that the nonuser statute operates to vacate the subject property.

City of Snoqualmie

March 4, 2025

P a g e | 3

Item 1.

Snohomish Municipal Code 12.48.050(D). This Code is an eminently reasonable way to resolve the present situation. However, if the City prefers the more onerous procedure of litigation, NWBF will have no choice.

We respectfully request the City reconsider its unwarranted refusal to schedule a hearing for NWBF's petition.

Sincerely,



Dean Williams

Direct Tel: (425) 467-9967

Email: williams@jmmklaw.com

Reviewed and Approved by:

/s/Stephen DeShazo

Stephen DeShazo

In-House Counsel

steve.deshazo@isolahomes.com

7525 SE 24th St., Ste. 487

Mercer Island, WA 98040

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Darrell S. Mitsunaga
Duana T. Koloušková
Vicki E. Orrico
Patricia M. Army
Dean Williams
Peter Durland

Via Email

City of Snoqualmie
City Council
38624 SE River Street
Snoqualmie, WA 98065

April 7, 2025

Re: Additional Materials: **Petition for Vacation of Right of Way, Tax Parcel Number 7849200064**

Dear City Clerk:

We thank you for the opportunity to present our case at the upcoming hearing. As you have already been informed, NWBF's position is that we have title to the relevant area we are requesting a vacation of already. This memo clarifies and supplements our position. We presume that the materials we have already provided will be part of the package given to City Council ahead of the hearing, including the Petition, exhibits thereto, and supplemental materials provided to the City Clerk.

Park Street. No further rights or vacation is necessary regarding Park Street. Since our Petition to the City, we received additional information confirming that King County considers the 1919 survey of Park Street to be the official survey. *See Att. Hearing Exh. A* (with links). Hence, the 1997 survey is wrong, the actual location of Park Street is further south, and the home does not encroach on Park Street. *See Petition Att. C*. The surveyor from 1997 could not find a legal description for Park Street, and so it is noted on the survey that they relied on the mapping from the King County Assessor's office. *See Petition Att. B* ("No information could be recovered for the curve data of Park Avenue going through lots 1 and 2 in block 4; the curve data was developed from the record information as shown on tax assessor's . . ."). As we know, the King County Assessor's mapping is not always perfect, which is why surveyors prefer to rely on legal descriptions and other data. However, the King County Roads Services Division maintains maps for public roads, and that is where the 1919 survey on the actual location of Park Street we found comes from. *See Att. Hearing Exh. A*. This survey was attached to our Petition as Attachment C.

As you can see, when compared with the 1997 survey, the actual location of the road is further south, which avoids orphaning a portion of the subject parcel south of Park Street. *Compare Petition Att. B and C*. It also aligns with the actual location of Park Street, south of improvements maintained by the owners of parcels on the north side. *See Att. Hearing Exh. D*. We've contacted the King County Assessor's office so they can update their mapping based on this survey. As a result of this discovery, we no longer require the City Council to formalize a vacation of Park Street in this area. However, as already noted, we have been unable to locate any record of dedication for Park Street to King County or to the City. While the relevant period of adverse possession by the public has certainly run, that would only apply to the area that has actually been used. As part of this process, NWBF is happy to execute a formal dedication for Park Street as

shown on the 1919 survey to perfect the City's records. We agree to the City Council making this a condition of the vacation approval for Schusman Avenue.

Schusman Avenue. The City Council has authority to vest title to this area in the petitioner, regardless of any arguments we may make, and given the century-plus history, we believe that doing so is right and just. Doing so is also in the public interest because it sets a precedent that, in lieu of litigating the lawfulness of decades old structures, the City is willing to honor its tradition and history. The only public purpose necessary to approve this petition is that, honor and tradition. NWBF is also offering to formalize the dedication of Park Street, including areas that are yet unused by the City, and hence, there are additional public benefits being offered.

Pursuant to Chapter 35.79 RCW, the City Council has authority to vacate public rights of way. *See London v. City of Seattle*, 93 Wn.2d 657, 661, 611 P.2d 781 (1980) ("A city may vacate a public street and extinguish the public easement therein by following the procedures set forth in RCW 35.79."). NWBF has demonstrated compliance with sufficiency of the Petition under RCW 35.79.010 in its prior submittals. Vacation of a street must be based on some element of public use. *London*, 93 Wn.2d at 661 (citation omitted). "The legislative body is the proper entity to weigh public benefit." *Id.* There is a presumption that such an ordinance is enacted for a public purpose. *Id.* Here, the public benefit or use is met by, (1) the need to recognize the injustice of requiring demolition of a 100+ year-old structure, (2) the avoidance of costly litigation, and (3) obtaining the dedication of Park Street as a condition of approval, should additional improvements or expansion of the same be required in the future.

With regard to compensation, the City Council's authority to require compensation is permissive. *Greater Harbor 2000 v. City of Seattle*, 132 Wn.2d 267, 282, 937 P.2d 1082 (1997). NWBF is offering to pay the value of the vacated right of way as a condition of approval, even though NWBF's position is that it already owns the relevant area. However, should the City Council believe that it is just and proper, the City Council does not have to require this compensation. Additionally, given the offer of dedicating additional Park Street right of way that the City has no record title to, this can be deemed appropriate compensation.

As Council is aware, NWBF has made the case that title to the respective area is already vested in NWBF, LLC by way of the Ballinger Code, and specifically, what is referred to as the non-user statute. While proving a negative is always difficult, particularly when so far removed in time, we believe we have ample evidence that the area in question was not opened as a public right of way during the relevant period.

First and foremost, the City permitted a building to be constructed over the right of way in 1938. *See Att. Hearing Exh. B. and B.1.* This is itself evidence that the City did not believe the Schusman Avenue right of way belonged to the City at that time. It took over 80 years for someone at the City to claim otherwise.

The Non-User Statute, originally passed by the state legislature in 1890, and now codified at RCW 36.87.090, provides:

Any county road, or part thereof, which remains unopen for public use for a period of five years after the order is made or authority granted for opening it, shall be thereby vacated, and the authority for building it barred by lapse of time...

The Code was later amended in 1909 to exclude platted rights of way, but the Courts determined this could not be applied retroactively to areas that had already been vested in abutting property owners. *See Leonard v. Pierce Cnty.*, 116 Wn. App. 60, 65, 65 P.3d 28 (2003). Although the Non-User Statute only operates to vacate county roads, roads within city limits may still be eligible for the statutory vacation if the land was annexed to a city after the relevant 5-year period of non-use. Here, Schusman Avenue was dedicated by plat in 1890, and since the Town of Snoqualmie was not incorporated until 1903, the relevant area automatically vested in NWBF's predecessors by 1895.

About 130 years have passed since Schusman Avenue would have been vacated by the non-user statute. And while courts have consistently held that the burden of demonstrating that a street remained unopened for the statutory period (during the requisite timeframe) rests on the proponent of the claim, NWBF has such proof, in addition to the City allowing a building to be constructed on the parcel in 1938. *See Brokaw v. Town of Stanwood*, 79 Wash. 322, 325–26, 140 P. 358 (1914); *John Robinett Pension Plan & Tr. v. City of Snohomish*, 76214-1-I, 2018 WL 418907, at *3 (Wash. Ct. App. Jan. 16, 2018).

We have scoured the available records and found a photo of the relevant building from 1940. *See Att. Hearing Exh B*. This photo clearly shows the building that today is the existing single-family home on the property. *Att. Hearing Exh. B.1*. There are trees immediately behind the building. Our consulting arborist avers that these trees are at least 40-60 years old, and hence, they germinated between 1880 and 1900. *See Att. Hearing Exh C*. Given this, there is a preponderance of evidence to support the argument that there was not a public right of way through this property, along the platted Schusman Avenue, between 1889 and 1895, since these trees would have interfered with such a road, which means that the area automatically vacated to the property owner. Undoubtedly, this is why the City allowed the property owner to build the structure in 1938. While not dispositive, there is also no evidence to the contrary, no evidence to suggest that the relevant area was cleared and used for public travel before the construction of the home in 1938.

We respectfully request the City Council approve the vacation of Schusman Avenue, abutting the relevant parcel as describe in the Petition. We welcome a condition requiring the dedication of Park Street as a part of this vacation.

Sincerely,



Dean Williams

Direct Tel: (425) 467-9967

Email: williams@jmmklaw.com

Reviewed and Approved by:

/s/Stephen DeShazo

Stephen DeShazo
In-House Counsel

City of Snoqualmie

April 7, 2025

P a g e | 4

Item 1.

steve.deshazo@isolahomes.com

7525 SE 24th St., Ste. 487

Mercer Island, WA 98040

Hearing Exhibit A

From: [Bill Moffet](#)
To: [Dean Williams](#)
Subject: Fw: Information from the King County Roads Map and Record Center
Date: Thursday, April 3, 2025 2:50:12 PM
Attachments: [image002.png](#)

----- Forwarded Message -----

From: Jones, Jess (She/Her) <jjones@kingcounty.gov>
To: b.moffet <b.moffet@yahoo.com>
Sent: Thursday, April 3, 2025 at 02:36:33 PM PDT
Subject: Information from the King County Roads Map and Record Center

Hello Bill,

Thank you for your calls inquiring on any available records related to Park Ave in Snoqualmie. I have searched the [King County Road Services' Map Vault](#) and pasted the relevant results below. (You'll see the survey you located is listed last.) You can click to download a PDF version of the records.

Please note that these records are maintained by the King County Road Services Division's Map and Record Center as the office of record for the King County Road Engineer pursuant to RCW 36.80.

Showing result 1-9 of 9

Results per page 10 25 50

Project/map name ↑	Map number	Roads	Map year	Survey number	S-T-R
MAP OF THE TOWN OF SNOQUALMIE IN 1929	31-54	BRUCE ST RAILROAD BLVD MAPLE AVE FIR ST CEDAR ST KING ST RIVER ST SILVA ST OLMSTEAD ST DOONE ST FALLS AVE PARK AVE NEWTON ST ALPHA ST EUCLID AVE BETTA ST GAMMA ST DELTA ST	1929	n/a	
OFFICIAL ROUTE OF STATE HIGHWAY THROUGH SNOQUALMIE	31-54	MAPLE AVE KING ST RIVER ST SILVA ST OLMSTEAD ST PARK ST NEWTON ST FIR ST FALLS AVE GAMMA ST DOONE ST DELTA ST BETTA ST BRUCE ST ALPHA ST	1929	n/a	30 24 8 31 24 8 32 24 8
PLAT OF THE MAPLES ON THE SNOQUALMIE	22-3	ORCHARD DR MEADOW DR PARK DR MAPLE DR RIVER DR	1949	n/a	9 23 8 10 23 8 16 23 8

REPLAT OF THOSE RESERVES IN THE PLAT OF SNOQUALMIE FALLS	25-79B	NEWTON ST PARK ST PARK AVE FALLS AVE EUCLID AVE ALPHA ST	1907	n/a	
UNKNOWN SURVEY OF ROADS NEAR SNOQUALMIE RIVER AND TOKUL CREEK	10-32	CEDAR ST NORTH BEND RD HEMLOCK ST FIR ST 1 ST 2 ST 3 ST 4 ST 5 ST 6 ST MAIN ST RD NO 301 RD NO 99 RD NO 61 RD NO 122 RD NO 950 RD NO 909 CHAS THRESHER RD PARK AVE H RIEF RD STOREY RD GUSTIN NORMAN BRIDGE RD NORMAN BRIDGE RD SIDNEY ST BENDIGO ST BENEGO ST BALLARAT ST SNOQUALMIE NORTH BEND RD REDDING RD PARK ST ALPHA ST BETTA ST GAMMA ST DELTA ST FALLS AVE RAILROAD BLVD MAPLE BLVD NEWTON ST RIVER ST KING ST DOONE ST OLMSTEAD ST SILVA ST BRUCE ST MAPLE ST PINE ST WC WEEKS RD RE NYE RD AJ FOSTER RD WT GARDNER RD JA LEACH RD DG REINIG RD	1949	n/a	19 24 8 20 24 8 30 24 8 29 24 8 31 24 8 32 24 8 33 24 8 28 24 8 34 24 8 5 23 8 4 23 8 3 23 8 9 23 8 10 23 8 15 23 8 11 23 8 14 23 8 22 23 8 23 23 8 27 23 8 26 23 8 34 23 8 3 22 8
SNOQUALMIE RD SURVEY 1525	9-24	RIVER ST SNOQUALMIE RD RAILROAD BLVD PARK ST NEWTON ST KING ST FALLS AVE EUCLID AVE	1919	1525	31 24 8

Thank you again for contacting us with this question. Please do let us know if there is anything else we can do to assist you now or in the future.

Regards,

Jess Jones ([she/her](#))

Assistant Public Records Officer
& Records Management Project Manager
desk: 206-477-7635
jjones@kingcounty.gov



King County

Department of Local Services
Road Services Division

Hearing Exhibit B.1

EXTERIOR
Corrugated Iron

CONSTRUCTION	Frame - Single - Med	
MISCELLANEOUS	5 outlets	Item 1.
7 CONDITION: EXTERIOR	Good	INTERIOR
8 MAIN SUPPORT COLUMN	6 x 6	FOOTING
9 FIRST FLOOR JOIST	2x8	18
10	Finished	BUILDING
11 GROSS INCOME \$		EXPENSE \$
12 DEPRECIATION: COND.	0	% OBSLSE.
YEAR BUILT	1938	REMOVED
EFFECTIVE AGE	0	YEARS
DIMENSIONS	35 x 50	x
		SQ



SNOQUALMIE CITY COUNCIL
Hearing: April 14, 2025 at 6PM
With Oral Argument

Hearing Exhibit C

BEFORE THE COUNCIL OF THE CITY OF SNOQUALMIE
IN AND FOR THE COUNTY OF KING

NWBF, LLC, dba Northwest Builders Finance
and fka Isola Financial, LLC

Appellant,

v.

CITY OF SNOQUALMIE

Respondent

Resolution NO. 1710

DECLARATION OF ROBERT LAYTON IN
SUPPORT OF APPELLANT'S MOTION TO
VACATE RIGHT OF WAY ABUTTING TPN
784200064

I, Robert Layton, declare:

1. I am a ISA Certified Arborist (#PN-2714A), a registered member of the American Society of Consulting Arborists (ASCA), Registered Consulting Arborist #670, and owner of Layton Tree Consulting LLC which I have operated since 2019. I am an expert in tree inventory, tree risk assessment and tree protection services as a part of my consulting arborist services. I graduated with a degree in Forestry in 1988 from Paul Smiths College and ASCA's Tree Academy in 2013. I am over age 18 and am competent to be a witness. I am making this declaration based on facts within my own personal knowledge.

2. I have reviewed a picture taken of the Property in 1940 (**Exhibit A**).

DECLARATION OF BOB LAYTON
ISO NWBF PETITION TO VACATE ROW

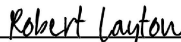
1 3. Based on the image in Exhibit A, I have identified two of the trees located behind
2 the structure on the Property, between the house and the river. From the shape, structure, branches,
3 location visible in the image, it is my professional opinion that the two trees labeled "1" and "2" in
4 Exhibit A are Bigleaf Maples, *Acer macrophyllum* (the "Maples"). A third tree (labeled "3") also
5 looks like a Big Leaf Maple but I can't be sure about that one.

6 4. Furthermore, based on the size of the Maples and the growth rate of bigleaf maples
7 in western Washington, the Maples labeled "1" and "2" appear to be between 40 and 60 years old
8 at the time the picture was taken (evidently April 10th, 1940). Based on the date of the picture and
9 size and age of the Maples, it is my opinion that the trees had been in place on or near the Property
10 since 1880-1900.

11
12 I declare under penalty of perjury under the laws of the State of Washington that the
13 foregoing is true and correct.

14 DATED this 5th day of April, 2025, in Snohomish, Washington.

Signed by:



B8DFCD43E491407...

Robert Layton
bob@laytonreeconsulting.com
Layton Tree Consulting, LLC

EXHIBIT A





The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 4/7/2025

Notes:





17 March 2025

STAFF MEMO

SUBJECT: 39192 SE Park St Right of Way (ROW) vacation request

Staff have reviewed the petition for ROW vacation request from NWBF, LLC. This staff report is intended to identify City priorities at and near the proposed property.

The property in question, located at 39194 Park Ave (Parcel 7849200064), is located within the proposed Snoqualmie Rivertrail/Riverwalk. The Snoqualmie Rivertrail, also known as the Riverwalk, is a proposed trail system linking the Snoqualmie Falls and the Snoqualmie Valley Trail (At Reinig Bridge). The Riverwalk Plan involves a combination of private property acquisitions and existing City owned property which would be redeveloped into the trail. The majority of the private property acquisitions, and the primary focus since inception, has been the properties along Park Ave SE between the Meadowbrook Bridge and Downtown Snoqualmie.

As the petition acknowledges this property is part of the City's riverfront property acquisitions associated with the Rivertrail Master Plan. The City uses a variety of grants and local funding agreements to make these acquisitions. As with all other acquisition efforts the City would be required to follow policy and easement requirements associated with the funding organization's requirements (such as conservation easements and purchase price- appraisal rules). This property is adjacent to City owned property, is within what is considered the high priority restoration area, and is along a proposed main portion of future Rivertrail sections. Because of these attributes this property would be ranked high for acquisition efforts and likely higher ranked then originally scored in 2015 at the drafting of the plan.

At this time there are two construction projects planned with the City's Six Year CIP that are implementing the Rivertrail concept. One of these projects is located directly adjacent to the proposed property site. At this time, the project titled 'Rivertrail: Arboretum' will construct a trail and assorted improvements in the existing open space currently owned by the City. The property, including the vacation requested area, would be included in this phase of the Rivertrail if the City has control/ownership.

In addition to the Rivertrail improvements at the site, the City has also implemented floodway overlay zoning. This site is located in both the floodway and the flood plain this zoning restriction applies. This zoning effort is designed to reduce the impacts of floods

which is described in [SMC 15.12.010](#): "...periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.". The intention of these zoning efforts isn't to rarify or increase value of property but to reduce the negative externalities caused by their existing us.

Sincerely,

Dylan Gamble
CIP Manager

April 7, 2025

City Council
City of Snoqualmie
38624 SE River Street
Snoqualmie, WA 98065

RE: NWBF, LLC - Street Vacation Hearing April 14, 2025

Dear City Council:

The following information is sent for your consideration regarding the Petition for Street Vacation submitted by NWBF, LLC (“Petition”). This letter along with materials submitted by Dylan Gamble, Capital Improvement Plan Manager for City of Snoqualmie are offered in support of our recommendation that the City Council deny the request for street vacation.

Council Authority. The City Council has legislative authority over street vacations. Chapter 35.79 RCW, *Banchero v. City Council of City of Seattle*, 2 Wn. App. 519, 523, 468 P.2d 724 (1970). Petitions for street vacations must be signed by private owners of 2/3rds of the land adjacent to the subject public right-of-way, a public hearing is required, approval may be granted in whole or in part, and approval must be in the form of an ordinance RCW 35.79.030.

Council may only vacate a street when done for a public purpose or use. *London v. City of Seattle*, 93 Wn. 2d 657, 664, 611 P.2d 781 (1980). Washington courts have acknowledged that a city council is the proper entity to weigh public benefit of streets in their city. *Id.* at 662. Public use or purpose should be considered broadly. Streets are dedicated to the public use, pertain to the exercise of a governmental function, and are held for the benefit of the public. *Yarrow First Assocs. v. Town of Clyde Hill*, 66 Wn. 2d 371, 375–76, 403 P.2d 49 (1965). A street may be vacated when “it is no longer required for public use; or when its use as a street is of such little public benefit as not to justify the cost of maintaining it; or when it is desired to substitute a new and different way more useful to the public.” *Young v. Nichols*, 152 Wash. 306, 308, 278 P. 159 (1929).

NWBF seeks to vacate Schusman Avenue adjacent to its Lot 1, Block 4 of the 1890 Plat of Snoqualmie Falls (“Lot 1/Block 4”). In NWBF’s attorney’s letter to the City Council dated March 4, 2025, NWBF was blunt about their intentions and said that if the City Council does not “formalize a vacation, NWBF will file suit for quiet title.” The action before the City Council,

however, is a street vacation. Defending against NWBF's quiet title action to take ownership of Schusman Avenue will come during that litigation.

We assume NWBF will assert the "nonuser statute" in its quiet title action as is argued in its March 4 letter. For now, we add for Council's information that case law holds that the owner asserting the nonuser statute must prove that the road was unopened for public use during the period in question, and that the public does not have to take physical possession of the road for it to have been open for public use.

Factual Background. NWBF explained in its Petition that it obtained title to Lot 1/Block 4 by foreclosing on a Deed of Trust. (Attachment 1 and 2). The Deed of Trust and NWBF's deed are in the name of ISOLA Financial LLC; NWBF operated under that name until 2016 (Attachment 3).

The right-of-way NWBF seeks to vacate was dedicated to the public using the following language in the 1890 Plat of Snoqualmie Falls (Attachment 4):

Know all men by these presents, that the Snoqualmie Land and Improvement Company, a corporation, existing under the laws of the State of Washington, and being the owner in fee simple of the lands in King County, State of Washington, particular described ... does hereby declare this plat of the township of Snoqualmie Falls, and **does hereby dedicate to the use of the public forever, all streets and alleys, shown on said plat.** (emphasis added)

NWBF's land includes an area previously vacated by the Town of Snoqualmie in 1910 under Ordinance No. 124 (Attachment 5 and 6). No portion of Schusman Avenue adjacent to Lot 1/Block 4 was vacated by Ordinance No. 124. NWBF argues that "this area should have been vacated to the Property." Petition at 4. The plain language used in Ordinance No. 124 shows, however, that this was not the case. Ordinance No. 124 expressly vacated Schusman Avenue adjacent to Lot 1/**Block 3**, but not Lot 1/Block 4.

NWBF claims as fact that the City allowed and permitted construction of a structure in 1940 and issued subsequent "multiple" permits. Petition at 4. No documents were attached to support these claims. There are no permits for the initial construction of the structure, and no evidence that the City knew the structure was built within Schusman Avenue rather than within Lot 1/Block 4.

Recommendation. As explained in Dylan Gamble's material, the City continues to have a public use for Schusman Avenue. For this reason, the recommendation is that Council deny the petition to vacate because there continues to be a public use for the area as it exists as public right-of-way.

Conditions of Approval for Street Vacation. If Council decides to grant the street vacation, in whole or in part, we recommend three (3) conditions be included in the ordinance.

1. Prior to the street vacation being effective, submit to Council for Council approval a legal description and survey by a licensed surveyor of the area NWBF seeks to have vacated in the Petition. Include in the survey Park Street, Schusman Avenue, and Lots 1 – 8 in Block 4 of the Plat of Snoqualmie Falls (Volume 6 of Plats, Page 51, K.C.).

This information is necessary to provide Council with a clear understanding of what is being vacated. NWBF included the following legal description in the Petition of the area they seek to have vacated:

All right of way East of Lot 1, Block 4, Plat of Snoqualmie Falls as per plat recorded in Volume 6 of Plats, Page 51, records of King County, less area dedicated for Park Street right of way, as reflected in survey by Harry Thompson dated July 22, 1919.

NWBF's legal description relies on a 1919 unrecorded survey that conflicts with a survey recorded in 1997 (Attachments 7 and 8). Current aerial photographs show Park Street aligning with the 1997 survey depiction. (Attachment 9). The 1919 survey includes Park Street as larger portions of platted lots 3, 4, 5, 6, 7, and 8 than does the 1997 survey. NWBF provides no survey information to Council regarding the actual physical location of Park Street in relationship to the 1919 survey. Instead, NWBF says that "On information and belief" Park Street is built within the 1919 survey. NWBF also did not provide Council with any depiction of its legal description.

In its Petition, NWBF offers to trade the City portions of Schusman Avenue for portions of Park Avenue that NWBF asserts the City does not own (within Lot1/Block 4). Petition at 4. Again, the action before the City Council is a street vacation. Defending against a quiet title action to take ownership of Schusman Avenue and Park Avenue will come during litigation.

2. Prior to the street vacation being effective, submit to Council for Council approval a third-party peer review, an appraisal performed by an MAI qualified appraiser of 100% of the value of the area to be vacated.

State statute provides that if the area to be vacated has been part of the public right-of-way for 25 years or more, then the petitioners must pay 100% of the value of the area to be vacated.

RCW 35.79.030 ... If the legislative authority determines to grant the petition or any part thereof, such city or town shall be authorized and have authority by ordinance to vacate such street, or alley, or any part thereof, and the ordinance may provide that it shall not become effective until the owners of property abutting upon the street or alley, or part thereof so vacated, **shall compensate such city or town in an amount which does not exceed one-half the appraised value of the area so vacated.**

If the street or alley has been part of a dedicated public right-of-way for **twenty-five years or more**, ..., the city or town may require the owners of the property abutting the street or alley to **compensate the city or town in an amount that does not exceed the full appraised value of the area vacated**. ... (emphasis added)

3. In the ordinance granting the street vacation, reserve for the City an easement and the right to grant easements for public utilities and services.

RCW 35.79.030 ... The ordinance may provide that the city retain an easement or the right to **exercise and grant easements in respect to the vacated land for the construction, repair, and maintenance of public utilities and services**. (emphasis added)

I will be available during the public hearing to answer any questions.

Very Truly Yours,

Madrona Law Group, PLLC



Kim Adams Pratt

ATTACHMENT #1

RETURN TO:

Isola Financial, LLC
 450 Shattuck Ave South
 Suite 201
 Renton, WA 98057

**DEED OF TRUST**

(For Use In The State of Washington Only)

THIS DEED OF TRUST, made this 7th day of DECEMBER, 2009, between RICHARD CLARK and KAREN CLARK, husband and wife, GRANTOR, whose address is 39170 SE Park Street, Snoqualmie 98065, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, TRUSTEE, whose address is 818 Stewart Street, Suite 800, Seattle, WA 98101, and ISOLA FINANCIAL, LLC, a Washington Limited Liability Company, BENEFICIARY, whose address is 450 Shattuck Avenue South, Suite 201, Renton WA 98057.

WITNESSETH: Grantor hereby bargains, sells, and conveys to Trustee in Trust, with power of sale, the following described real property in King County, Washington:

Lot 1, Block 4 of SNOQUALMIE FALLS, according to the plat thereof recorded in Volume 6 of Plats, page 51, records of King County, Washington,

TOGETHER WITH that portion of vacated Park Avenue lying between Lot 1 in Block 3 and Lot 1 in Block 4 of SNOQUALMIE FALLS, as per plat recorded in Volume 6 of Plats, on page 51, records of King County;

EXCEPT the West half of the North half thereof.

OLD REPUBLIC TITLE LTD. 07-81386-1

SITUATE in the County of King, State of Washington

MC 166

Assessor's Tax Parcel ID No.: 784920-0064-09

which real property is not used principally for agricultural or farming purposes, together with all the tenements, hereditaments, and appurtenances now or hereafter thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof.

The purpose of this loan and the intended use of its proceeds is for commercial, investment or business purposes and no portion hereof is intended for personal use.

Old Republic Title, Ltd. has placed this document of record as a customer courtesy and accepts no liability for the accuracy or validity of the document.

This Deed is for the purpose of securing performance of each agreement of Grantor herein contained, and payment of the sum of Fifteen Thousand and 0/100 Dollars (\$15,000.00) with interest, in accordance with the terms of a promissory note of even date herewith, payable to Beneficiary or order, and made by Grantor, and all renewals, modifications and extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

To protect the security of this Deed of Trust, Grantor covenants and agrees.

1. To keep the property in good condition and repair; to permit no waste thereof; to complete any building, structure or improvement being built or about to be built thereon; to restore promptly any building, structure, or improvement thereon which may be damaged or destroyed; and to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property.

2. To pay before delinquent all lawful taxes and assessments upon the property; to keep the property free and clear of all other charges, liens or encumbrances impairing the security of this Deed of Trust.

3. To keep all buildings now or hereafter erected on the property described herein continuously insured against loss by fire or other hazards in an amount not less than the total debt secured by this Deed of Trust. All policies shall be held by the Beneficiary, and be in such companies as the Beneficiary may approve and have loss payable first to the Beneficiary, as its interest may appear, and then to the Grantor. The amount collected under any insurance policy may be applied upon any indebtedness hereby secured in such order as the Beneficiary shall determine. Such application by the Beneficiary shall not cause discontinuance of any proceedings to foreclose this Deed of Trust. In the event of foreclosure, all rights of the Grantor in insurance policies then in force shall pass to the purchaser at the foreclosure sale.

4. To defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee, and to pay all costs and expenses, including cost of title search and attorney's fees in a reasonable amount, in any such action or proceeding, in any suit brought by Beneficiary to foreclose this Deed of Trust.

5. To pay all costs, fees and expenses in connection with this Deed of Trust, including the expenses of the Trustee incurred in enforcing the obligation secured hereby and Trustee's and attorney's fees actually incurred, as provided by statute.

6. Should Grantor fail to pay when due any taxes, assessments, insurance premiums, liens, encumbrances or other charges against the property hereinabove described, Beneficiary may pay the same, and the amount so paid, with interest at the rate set forth in the Note secured hereby, shall be added to and become a part of the debt secured in this Deed of Trust.

IT IS MUTUALLY AGREED THAT:

1. In the event any portion of the property is taken or damaged in an eminent domain proceeding, the entire amount of the award or such portion as may be necessary to fully satisfy the obligation secured hereby, shall be paid to Beneficiary to be applied to said obligation.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right to require prompt payment when due of all other sums so secured or to declare default for failure to so pay.

3. The Trustee shall reconvey all or any part of the property covered by this Deed of Trust to the person entitled thereto, on written request of the Grantor and the Beneficiary, or upon satisfaction of the obligation secured and written request for reconveyance made by the Beneficiary or the person entitled thereto.

4. Upon default by Grantor in the payment of any indebtedness secured hereby or in the performance of any agreement contained herein, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In such event and upon written request of Beneficiary, Trustee shall sell the trust property, in accordance with the Deed of Trust Act of the State of Washington, at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sales as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Deed of Trust; and (3) the surplus, if any, shall be distributed to the persons entitled thereto.

5. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the property which Grantor had or had the power to convey at the time of his execution of this Deed of Trust, and such as he may have acquired thereafter. Trustee's deed shall recite the facts showing that the sale was conducted in compliance with all the requirements of law and this Deed of Trust, which recital shall be prima facie evidence of such compliance and conclusive evidence thereof in favor of bona fide purchaser and encumbrances for value.

6. The power of sale conferred by this Deed of Trust and by the Deed of Trust Act of the State of Washington is not an exclusive remedy; Beneficiary may cause this Deed of Trust to be foreclosed as a mortgage.

7. In the event of the death, incapacity, disability, or resignation of Trustee, Beneficiary may appoint in writing a successor trustee, and upon the recording of such appointment in the mortgage records of the county in which this Deed of Trust is recorded, the successor trustee shall be vested with all powers of the original trustee. The trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of an action or proceeding in which Grantor, Trustee or Beneficiary shall be a party unless such action or proceeding is brought by the Trustee.

8. This Deed of Trust applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, devisee, legatees, administrators, executors, and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby, whether or not named as Beneficiary herein.

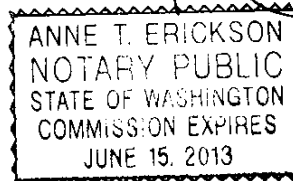
9. If all or any part of the property or an interest therein is sold or transferred by Grantor without the Beneficiary's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) a transfer by device, descent or by operation of law upon the death of the Grantor, or (c) the grant of any leasehold interest of three (3) years or less not containing an Option to Purchase, Beneficiary may, at Beneficiary's option, declare all the sums secured by this Deed of Trust to be immediately due and payable.

If Beneficiary exercises such option to accelerate, Beneficiary shall mail Grantor notice of acceleration at the last known address of the Grantor, and such notice shall provide a period of not less than thirty (30) days from the date the notice is mailed within which Grantor may pay the sums declared due. If Grantor fails to pay such sums prior to the expiration of such period, Beneficiary may, without further notice or demand on Grantor, invoke any remedies permitted by Paragraph 4 hereof, or otherwise allowed by law.

Richard Clark
RICHARD CLARK, GRANTOR

Karen Clark
KAREN CLARK, GRANTOR

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)



On this day personally appeared before me RICHARD CLARK and KAREN CLARK, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

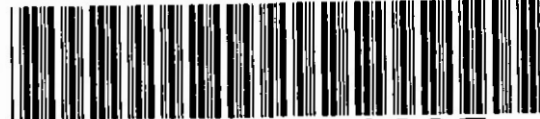
GIVEN under my hand and official seal this 4th day of December, 2009.

My appt expires
6/15/13

[Signature]
Notary Public in and for the State of Washington
Residing at Keneland

WHEN RECORDED RETURN TO

Law Offices of Gary O. Olson, P.C.
3900 E. Valley Hwy., Suite 204
Renton, WA 98057



20120619001095

OLSON6234 TD
PAGE-001 OF 003
06/19/2012 13:27
KING COUNTY, WA

64.00

E2549242

06/19/2012 13:27
KING COUNTY, WA
TAX
SALE

\$10.00
\$0.00

PAGE-001 OF 001

TRUSTEE'S DEED

The GRANTOR, Gary O. Olson, as present Trustee under that Deed of Trust, as hereafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: ISOLA Financial, LLC, a Washington Limited Liability Company, GRANTEE, that real property, situated in the County of King, State of Washington, described as follows:

Lot 1, Block 4 of Snoqualmie Falls, according to the Plat recorded in Volume 6 of Plats, Page 51, records of King County, Washington,

Together with that portion of vacated Park Avenue lying between Lot 1 in Block 3 and Lot 1 in Block 4 of Snoqualmie Falls, as per plat recorded in Volume 6 of Plats, Page 51, records of King County;

Except the West half of the North half thereof.

Situate in the County of King, State of Washington.

Tax Parcel No. 784920-0064-09

RECITALS:

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon the Trustee by that certain Deed of Trust between Richard Clark and Karen Clark, Grantors, to First American Title Insurance Company, Trustee, and ISOLA Financial, LLC, Beneficiary, dated December 7, 2009, recorded under King County Recording No. 20091209001382, records of King County, Washington. The undersigned Trustee was appointed by Beneficiary on March 8, 2012, which document was recorded under King County Recording No. 20120315000687.
2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a Promissory Note in the sum of \$140,813.75 with interest thereon, according to the terms thereof, in favor of ISOLA Financial, LLC, and to secure any other sums of money which might become due and payable under the terms of said

Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantors as set forth in the "Notice of Trustee's Sale" described below, which by the terms of the Deed of Trust made operative the power to sell, the thirty day advance "Notice of Default" was transmitted to the Grantors, or their successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. ISOLA Financial, LLC, being then the holder of the indebtedness secured by said Deed of Trust, requested said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.
6. The Trustee, in compliance with the terms of said Deed of Trust and RCW 61.24.040, executed and on March 15, 2012, recorded in the office of the Auditor of King County, Washington, a Notice of Trustee's Sale of said property, under King County Recording No. 20120315000688.
7. The Trustee, in its aforesaid Notice of Trustee's Sale, fixed the place of sale as at the Fourth Avenue entrance to the King County Administration Building, 500 Fourth Avenue, Seattle, Washington, at 10:00 a.m. on June 15, 2012, and in accordance with RCW 61.24.040, caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted or served prior to ninety (90) days before the sale. The Trustee also caused a copy of said Notice of Trustee's Sale to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of sale, all in accordance with RCW 61.24.040.
8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.
10. The defaults specified in the "Notice of Trustee's Sale" not having been cured and said obligation secured by said Deed of Trust remaining unpaid, on June 15, 2012, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantee, the highest bidder therefor, the property hereinabove described, for the sum of One Hundred Ninety-Two Thousand Fifty-Eight and 00/100 Dollars (\$192,058.00) (by the satisfaction of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute).


DATED this 19th day of June, 2012.


 Gary O. Olson, Trustee

STATE OF WASHINGTON)
) ss.
 COUNTY OF KING)

On this day personally appeared before me GARY O. OLSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of June, 2012.


 NOTARY PUBLIC in and for the State
 of Washington, residing at Kent
 My commission expires: 3-29-2015

Page 1 of 1



Office of the Secretary of State
Corporations & Charities Division

Limited Liability Company

See attached detailed instructions

☐ Filing Fee \$30.00☒ Filing Fee with Expedited Service \$80.00

02/16/16 3108739-

001

\$80.00 K

FILED: 3180938

SECRETARY OF STATE

February 16, 2016

STATE OF WASHINGTON

UBI Number: 602873258

CERTIFICATE OF AMENDMENT

Chapter 23.95 RCW

SECTION 1**NAME OF LIMITED LIABILITY COMPANY (LLC):** (as currently recorded with the Office of the Secretary of State)

ISOLA FINANCIAL, LLC

SECTION 2**AMENDMENTS TO CERTIFICATE:** (if necessary, attach additional information. If changing the name it must contain one of the following designations: Limited Liability Company, Limited Liability Co or one of these abbreviations: L.L.C. or LLC. If the designation is omitted, it will default to LLC when processed)

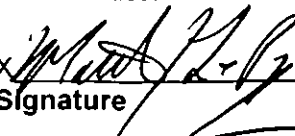
Change name to: NWBF, LLC

SECTION 3**EFFECTIVE DATE OF AMENDMENTS TO CERTIFICATE:** (please check one of the following)

- ☒ Upon filing by the Secretary of State
- ☐ Specific Date: _____ (Specified effective date must be within 90 days AFTER the Amended Certificate has been filed by the Office of the Secretary of State)

SECTION 4**EXECUTOR INFORMATION** (see instructions page)

This document is hereby executed under penalties of perjury, and is, to the best of my knowledge, true and correct.

x 
Signature

Matthew J. LePage, Member

Printed Name/Title

Feb. 8, 2016

Date

(206) 582-7900

Phone

ATTACHMENT #4

Explanation.

The initial point of this plat is the point of intersection of the centerline of the Seattle, Lake Shore and Eastern Ry. with the line between Sections 30 and 31, which point is 592 feet West of the corner to Sections 29, 30, 31 and 32, Township 24 North, Range 3 East, N.M. Streets are 60 feet wide, except where otherwise indicated on the plat. Alleys are 16 feet wide. The standard size of lots is 60 feet by 120 feet and 30 feet by 120 feet. Fractional lots are in dimensions as indicated on the plat. The line A-E on this plat is a base line to which all streets, alleys, block and lot lines etc. are parallel or at right angles or at such angles as may be indicated. The Seattle, Lake Shore and Eastern Ry. right of way is 100 feet wide.

Description.

This plat of the townsite Snoqualmie Falls embraces Lot 5 of Section 30, the Northeast Quarter of the Northeast Quarter of Section 31, Lot 7 and the Southwest Quarter of the Northeast Quarter of Section 32, all in Township 24 North, Range 3 East N.M. King County, Wash.

Dedication.

Know all men by these presents, that the Snoqualmie Land and Improvement Company, a corporation, existing under the laws of the State of Washington, and being the owner in fee simple of those lands in King County, State of Washington, particularly described as Lot 5 in Section 30 and the Northeast Quarter of the Northeast Quarter of Section 31, and Lot 7, and the Southwest Quarter of the Northeast Quarter of Section 32, all in Township 24 North, Range 3 East, N.M. do hereby declare this plat of the townsite of Snoqualmie Falls, and does hereby dedicate to the use of the public forever, all streets and alleys shown on said plat.

In Witness Whereof the said corporation has caused its corporate name to be signed hereto by its President and its corporate seal to be hereunto affixed by its Secretary, this 20th day of September A.D. 1890.

By Allen P. Mitten
Its President
T. G. Wilson Secretary of
Snoqualmie Land and Improvement Company.

Signed, Sealed and delivered
In the Presence of
C. T. Conover
S. L. Cranford.

*Acknowledgment.*

State of Washington } ss.
County of King }

This is to certify, that on this 20th day of September A.D. 1890, before me, the undersigned, a Notary Public in and for the State of Washington, residing at the City of Seattle, personally came Allen P. Mitten, and T. G. Wilson, to me known to be the identical persons, who, as President and Secretary, respectively, of the Snoqualmie Land and Improvement Company, executed the above and foregoing dedication, as the act and deed of said corporation. And the said Allen P. Mitten acknowledged to me that, as the President of the said Snoqualmie Land and Improvement Company, he signed the name of said Corporation to the above and foregoing indenture and his own name as President thereof, freely and voluntarily and as and for the free and voluntary act and deed of the said Snoqualmie Land and Improvement Company. And the said T. G. Wilson, acknowledged to me that, as the Secretary of said Corporation, he affixed to said dedication the corporate seal of said company and his own name as such Secretary, freely and voluntarily and as and for the free and voluntary act and deed of the said Snoqualmie Land and Improvement Company.

In Witness Whereof I have hereunto set my hand and affixed my Notarial Seal the day and year, in this certificate first above written.



C. T. Conover, Notary Public,
residing at the City of Seattle in said County and State.

Legend.

This plat is made for the purpose of correcting errors of description in the original plat, filed for record Aug. 6th 1889, reworded at page 179 of volume 3 of plats, whereby the NE 1/4 of Section 31 was described as the NW 1/4 of NW 1/4 of Section 31, and Range 3 was described as Range 8.

63366.

Filed for record at the request
of Mr. A. E. Mitten
Sept. 25 A.D. 1890
at 10 min. past 4 P.M.
and recorded in Vol. VI of
Plats page 51
Records of King County, Wash.

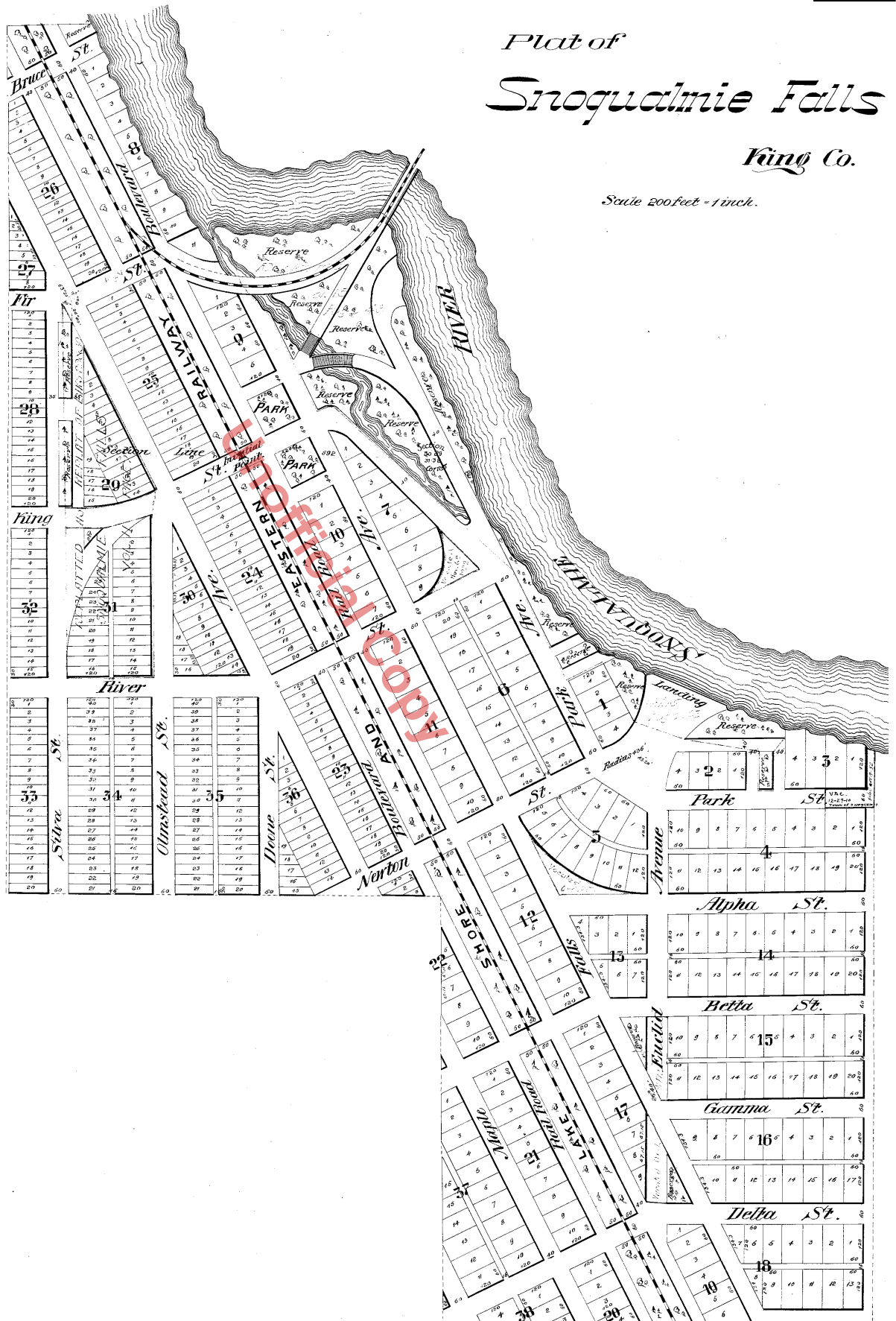
W. P. Smith
County Auditor

A. E. Rte. Rec.

Plat of Snoqualmie Falls

King Co.

Scale 200 feet = 1 inch.



ATTACHMENT #5

ORDINANCE NO. 124

Being an Ordinance vacating Park Ave. abutting on Lots One (1) and Two (2), Block Three (3), and Lots One (1) and Two (2), Block Four (4) also street abutting on East side of Block Three (3) to County road, Plat of Snoqualmie Falls.

Be it ordained by the Town of Snoqualmie, Wash. as follows:

Sec. 1-Property vacated to James Christman.

Sec. 1--That there is and is hereby vacated unto James Christman, his heirs, executors or assigns the following described property located in the Town of Snoqualmie Falls. That part of Park Ave. abutting on Lots One (1) and Two (2), Block Four (4), Lots One (1) and Two (2), Block Three (3), also street abutting on East side of Block Three to County Road.

Sec. 2-Time of effect of ordinance.

Sec. 2--This ordinance shall take effect and be in force from and after it shall have passed the Council, been approved by the Mayor, attested by the Clerk and published according to law.

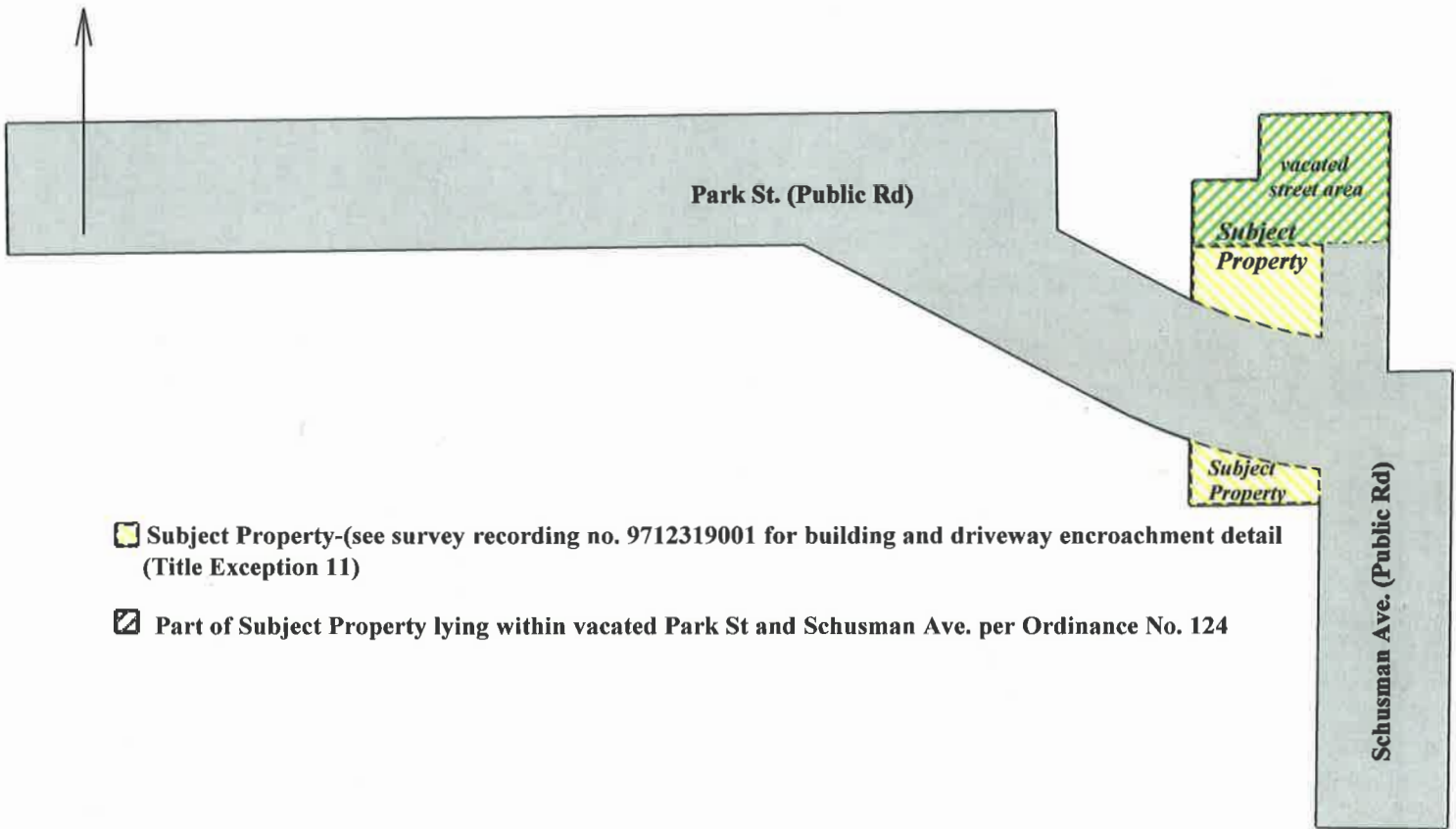
Passed the council this 27th day of Dec. 1910.

Approved By the Mayor this 27th day of Dec. 1910.

Attest: Otto Reinig, Clerk, Pro Tem.
Otto Reinig, Mayor

ATTACHMENT #6

Item 1.



☐ Subject Property-(see survey recording no. 9712319001 for building and driveway encroachment detail (Title Exception 11))

☒ Part of Subject Property lying within vacated Park St and Schusman Ave. per Ordinance No. 124

City of Snoqualmie Riverfront Reach Isola Financial LLC

8/27/2014

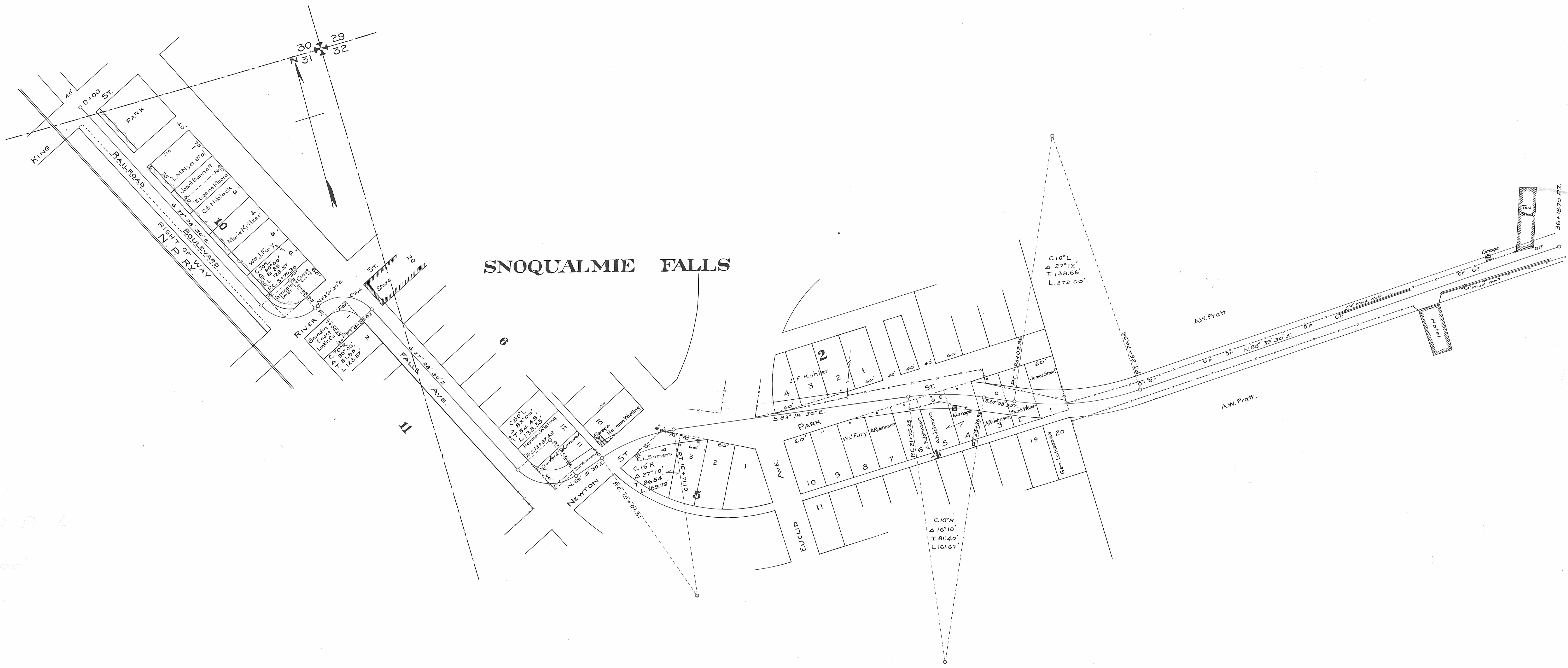
Scale: 1 inch= 87 feet

File: City of Snoqualmie Riverfront Reach Isola Financial LLC.ndp

Tract 1: 0.0000 Acres (0 Sq. Feet), Closure: n82.1052w 507.57 ft. (1/1), Perimeter=521 ft.
 Tract 2: 0.0095 Acres (412 Sq. Feet), Closure: n80.3620w 610.25 ft. (1/1), Perimeter=626 ft.
 Tract 3: 0.0063 Acres (275 Sq. Feet), Closure: s76.5928e 61.39 ft. (1/2), Perimeter=107 ft.
 Tract 4: 0.0095 Acres (412 Sq. Feet), Closure: n80.3620w 610.25 ft. (1/1), Perimeter=626 ft.
 Tract 5: 0.6612 Acres (28800 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1080 ft.
 Tract 6: 0.2643 Acres (11511 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/223820), Perimeter=588 ft.
 Tract 7: 0.0652 Acres (2842 Sq. Feet), Closure: s74.1220e 62.13 ft. (1/5), Perimeter=310 ft.
 Tract 8: 0.0302 Acres (1315 Sq. Feet), Closure: n79.1745w 0.01 ft. (1/15679), Perimeter=168 ft.
 Tract 9: 0.1532 Acres (6672 Sq. Feet), Closure: s68.1004e 0.02 ft. (1/20661), Perimeter=372 ft.
 Tract 10: 1.2557 Acres (54700 Sq. Feet), Closure: s16.4309e 0.01 ft. (1/294573), Perimeter=1952 ft.
 Tract 11: 0.0023 Acres (100 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=40 ft.
 Tract 12: 0.0000 Acres (0 Sq. Feet), Closure: n89.1814e 90.00 ft. (1/1), Perimeter=90 ft.
 Tract 13: 0.1035 Acres (4507 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/63823), Perimeter=300 ft.
 Tract 14: 0.0023 Acres (100 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=40 ft.

ATTACHMENT #7

SNOQUALMIE FALLS



1525
Snoqualmie Falls
Secs. 31-32 T24N R1E
Scale 1"=100'

9712319001

119 24

NOTE:
SURVEY ACCURACY MEETS OR EXCEEDS
WAC 332-130-090
FIELD EQUIPMENT
SOKKIA SETSBI
SURVEYED BY FIELD TRAVERSE

THIS SURVEY IS BASED ON RECORD PER PLAT FILED IN VOL. 8
PG. 51 RECORDS OF KING COUNTY, WASHINGTON; USING
MONUMENTATION AS SHOWN ON EUCLID AVENUE.

NO INFORMATION COULD BE RECOVERED FOR THE CURVE DATA
OF PARK AVENUE GOING THROUGH LOTS 1 AND 2 IN BLOCK 4;
THE CURVE DATA WAS DEVELOPED FROM RECORD INFORMATION
AS SHOWN ON TAX ACCESSORIES 1/4 SHEET OF THE N.W.
1/4 OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M.



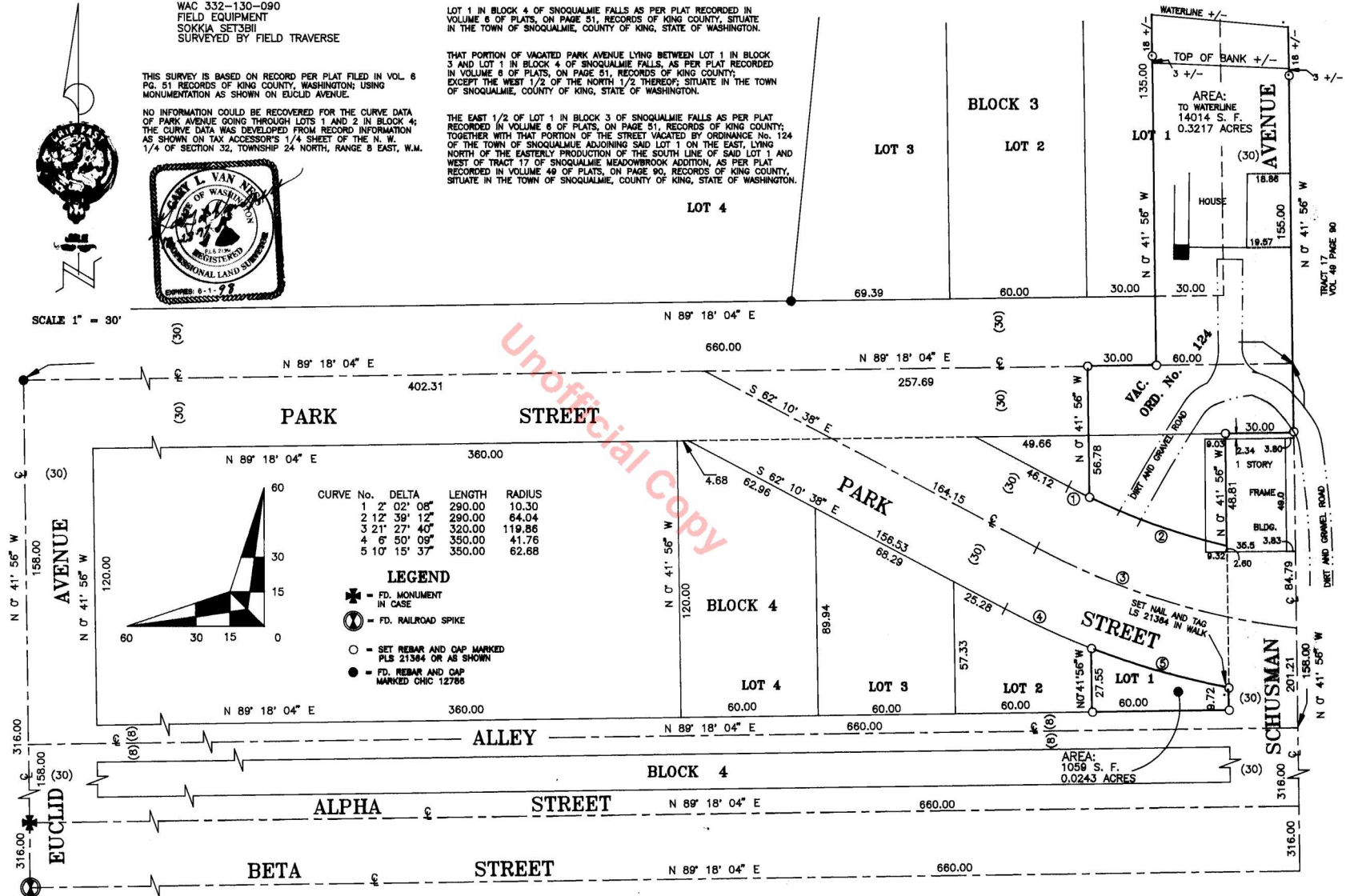
SCALE 1" = 30'

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 4 OF SNOQUALMIE FALLS AS PER PLAT RECORDED IN
VOLUME 6 OF PLATS, ON PAGE 51, RECORDS OF KING COUNTY, SITUATE
IN THE TOWN OF SNOQUALMIE, COUNTY OF KING, STATE OF WASHINGTON.

THAT PORTION OF VACATED PARK AVENUE LYING BETWEEN LOT 1 IN BLOCK
3 AND LOT 1 IN BLOCK 4 OF SNOQUALMIE FALLS, AS PER PLAT RECORDED
IN VOLUME 6 OF PLATS, ON PAGE 51, RECORDS OF KING COUNTY;
EXCEPT THE WEST 1/2 OF THE NORTH 1/2 THEREOF; SITUATE IN THE TOWN
OF SNOQUALMIE, COUNTY OF KING, STATE OF WASHINGTON.

THE EAST 1/2 OF LOT 1 IN BLOCK 3 OF SNOQUALMIE FALLS AS PER PLAT
RECORDED IN VOLUME 6 OF PLATS, ON PAGE 51, RECORDS OF KING COUNTY;
TOGETHER WITH THAT PORTION OF THE STREET VACATED BY ORDINANCE No. 124
OF THE TOWN OF SNOQUALMIE ADJOINING SAID LOT 1 ON THE EAST, LYING
NORTH OF THE EASTERLY PRODUCTION OF THE SOUTH LINE OF SAID LOT 1 AND
WEST OF TRACT 17 OF SNOQUALMIE MEADOWBROOK ADDITION, AS PER PLAT
RECORDED IN VOLUME 48 OF PLATS, ON PAGE 90, RECORDS OF KING COUNTY,
SITUATE IN THE TOWN OF SNOQUALMIE, COUNTY OF KING, STATE OF WASHINGTON.



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE SURVEY RECORDING ACT AT THE REQUEST OF
JOHN METCALFE

ON NOV. 1, 1997

SIGNATURE *Gary L. Van Ness* DATE 12-28-97

CERTIFICATE No. PLS 21364

RECORDING CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF Dec
1997 AT 2:38 P.M. IN BOOK 119
OF SURVEYS AT PAGE 24 AT THE REQUEST OF
GARY L. VAN NESS

MANAGER OF RECORDS AND ELECTIONS

SIGNATURE *[Signature]*
SUPT. OF RECORDS DEPUTY AUDITOR
RECORDING No. 9712319001

RECORD OF SURVEY

FOR:
JOHN METCALFE

A PORTION OF THE:
N.W. 1/4 OF THE N.W. 1/4 OF SEC. 32,
TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M.



SHEET 1 OF 1
SCALE 1" = 30'
DATE: 12-22-97
JOB No. 737
DRAWN BY: G. L. V.
ACAD FILE: HENS737

King County



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 4/3/2025



Council Agenda Bill

AB Number

AB25-052

Agenda Bill Information

Title*

Appointment to Parks & Events Commission

Action*

Motion

Council Agenda Section

Appointment

Council Meeting Date*

04/14/2025

Staff Member

Deana Dean

Department*

Administration

Committee

Committee Date

Exhibits

Packet Attachments - if any

Summary

Introduction*

Brief summary.

Rene Price has applied to fill a vacant position on the Parks & Events Commission. She has lived in the city for 5 years and has been an active community member and engaged in various committees and volunteer positions within the community. She has experience in public governance, strategic planning, education, and community engagement.

Proposed Motion

Move to confirm the Mayor's recommendation to appoint Rene Price to the Parks & Events Commission.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

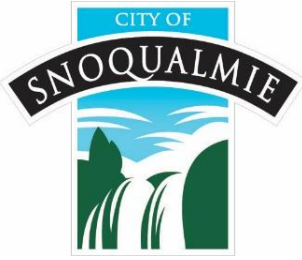
There are two vacancies on the Parks & Events Commission. Recruitment is continuous until all positions are filled. If confirmed, Rene will fill Position #3 with a term expiration of December 31, 2026.

Analysis*

Commission and advisory committee members are appointed by the Mayor and subject to confirmation by the City Council as outlined in Title 2 of the Snoqualmie Municipal Code.

Budgetary Status*

This action has no budgetary implications.



Proclamation

WHEREAS, the City of Snoqualmie derives much of its vitality, charm and livability from the residents who live, work and recreate here; and

WHEREAS, the City of Snoqualmie encourages, supports and facilitates volunteer participation in the delivery of City services; and

WHEREAS, Snoqualmie's volunteers represent a diverse cross section of our community, coming from all walks of life, working together to increase the quality of life within our community; and

WHEREAS, volunteers have contributed hours in listening, planning, analyzing and making decisions that benefit all residents; and

WHEREAS, volunteer week reminds us that the need for volunteers never ends; and

WHEREAS, it is our opportunity to recognize the impact of volunteer service and the power of volunteers to tackle society's greatest challenges, to build stronger communities, and be a force that transforms the world; and

WHEREAS, it is fitting that a special time be set aside to honor and recognize the contributions of our volunteers who give so generously to our community.

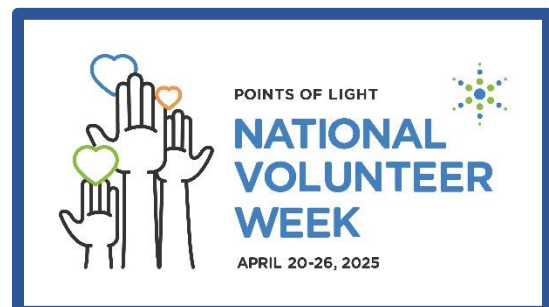
NOW, THEREFORE, I, Katherine Ross, Mayor of the City of Snoqualmie, Washington, do hereby proclaim April 20 – 26, 2025 as

VOLUNTEER APPRECIATION WEEK

in the City of Snoqualmie and encourage all residents to recognize and extend appreciation to the many volunteers who make Snoqualmie a special place.

APPROVED, this 14th day of April 2025

Katherine Ross, Mayor
Proclamation No. 25-05





Proclamation

WHEREAS, Arbor Day was first observed 150 years ago with the planting of more than a million trees in Nebraska in 1872; and

WHEREAS, Arbor Day is now observed throughout the United States and the world; and

WHEREAS, trees can combat climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS, the City of Snoqualmie promotes the planting of trees on public and private lands, reforestation of open spaces, and other tree protection and enhancements that help sustain the natural character of the Snoqualmie landscape; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, the presence of trees in our city directly improves human health and wellbeing:

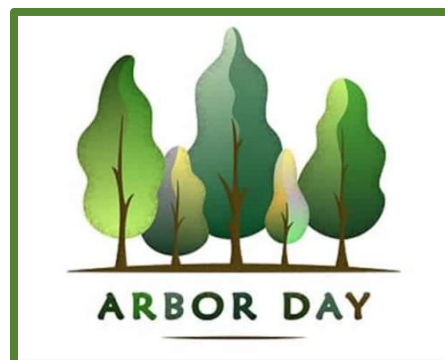
NOW, THEREFORE, I, Katherine Ross, Mayor of the City of Snoqualmie do hereby proclaim April 25, 2025, as

ARBOR DAY

in the City of Snoqualmie and encourage all residents to encourage all residents to join me in caring for trees of all shapes and sizes in our community

APPROVED, this 14th day of April 2025

Katherine Ross, Mayor
Proclamation No. 25-06





CITY COUNCIL SPECIAL MEETING MINUTES MARCH 18, 2025

CALL TO ORDER & ROLL CALL: Mayor Ross called the special meeting to order at 4:04 pm.

City Council: Councilmembers Catherine Cotton, Rob Wotton, Ethan Benson, and Cara Christensen (remote).

It was moved by CM Wotton; seconded by CM Cotton to:
Excuse Councilmembers Holloway, Washington, and Johnson.
 PASSED: 4-0 (Cotton, Wotton, Benson, Christensen)

Mayor Katherine Ross was also present.

CM Holloway appeared at 4:06 pm.

City Staff Present: Mike Chambless, City Administrator (remote); Dena Burke, City Attorney (remote); Deana Dean, City Clerk; Gary Horejsi, Acting Police Chief; Drew Bonta, Finance Director; and Jimmie Betts, IT Support.

AGENDA APPROVAL

It was moved by CM Wotton; seconded by CM Cotton to:
Approve the agenda.
 PASSED: 5-0 (Cotton, Wotton, Benson, Christensen, Holloway)

EXECUTIVE SESSION

1. Executive Session pursuant RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency lasting approximately 40 minutes.

At 4:07 pm, Council went into Executive Session which was expected to last until 4:45 pm. No action was anticipated following the Executive Session and recording of the meeting ceased.

CM Johnson appeared at 4:35 pm.

At 4:45 pm, Mayor Ross announced outside Council Chambers, into the lobby of City Hall, that Executive Session was extended to 4:55 pm.

ADJOURNMENT

The meeting was adjourned at 4:55 pm.

CITY OF SNOQUALMIE

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

DRAFT



CITY COUNCIL ROUNDTABLE MEETING MINUTES CITY COUNCIL REGULAR MEETING MINUTES MARCH 24, 2024

ROUNDTABLE MEETING

CALL TO ORDER & ROLL CALL: Mayor Ross called the Roundtable Meeting to order at 6:00 pm.

City Council: Councilmembers Ethan Benson, Rob Wotton, Bryan Holloway, and Catherine Cotton.

It was moved by CM Holloway; seconded by CM Cotton to:

Excuse CM's Christensen, Washington, and Johnson from this evening's meeting.

PASSED: 4-0 (Benson, Wotton, Holloway, Cotton)

Mayor Katherine Ross was also present.

CM Johnson arrived at 6:03 pm.

CM Washington arrived at 6:04 pm.

City Staff: Mike Chambless, City Administrator; Dena Burke, City Attorney; Danna McCall, Communications Coordinator; Gretchen Garrett, Deputy City Clerk/Legal Assistant; and Jimmie Betts, IT Support.

AGENDA APPROVAL - It was moved by CM Wotton; seconded by CM Cotton to approve the agenda which was passed unanimously.

SPECIAL BUSINESS

1. Executive Session pursuant to RCW 42.30.110(1)(g) To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee.

At 6:04 pm, Council went into Executive Session which was expected to last until 6:09 pm. No action was anticipated following the Executive Session and recording of the meeting ceased.

2. Executive Session pursuant to RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

At 6:09 pm, Council went into Executive Session which was expected to last until 6:30 pm.

At 6:30 pm, Mayor Ross announced outside Council Chambers, into the lobby of City Hall, that the Executive Session was extended to 6:35 pm.

ADJOURNMENT - The roundtable meeting ended at 6:35 pm.

REGULAR MEETING

CALL TO ORDER: Mayor Ross called the Regular Meeting to order 7:00 pm.

City Council: Councilmembers Ethan Benson, Rob Wotton, Bryan Holloway, Louis Washington, Catherine Cotton, and Jo Johnson. CM Christensen's absence was excused at the 6:00 pm Roundtable Meeting.

Mayor Katherine Ross was also present.

City Staff: Mike Chambless, City Administrator; Dena Burke, City Attorney; Jeff Hamlin, Parks & Public Works Director; Drew Bouta, Finance Director; Fletcher Lacroix, IT Director; Mike Bailey, Fire Chief; Gary Horejsi, Acting Police Chief/Police Captain; Dyan Losvar, Police Officer; Kobe Hoyle, Police Officer; Mona Davis, Acting Community Development Director/Senior Planner; Dylan Gamble, CIP Manager; Danna McCall, Communications Coordinator; Janna Walker, Budget Manager; Jen Hughes, Deputy Finance Director; Gretchen Garrett, Deputy City Clerk/Legal Assistant; and Jimmie Betts, IT Support.

PLEDGE OF ALLEGIANCE – The pledge of allegiance was led by CM Wotton.

AGENDA APPROVAL

It was moved by CM Washington; seconded by CM Holloway to:

Approve the agenda.

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

PUBLIC HEARINGS, PRESENTATIONS, PROCLAMATIONS, AND APPOINTMENTS

Public Hearings

3. **AB25-003:** Amending Utility Rates for Years 2025-2030. Mayor Ross opened the public hearing at 7:01 pm. No one wishing to speak, the public hearing was closed at 7:02 pm.

Appointments

4. Ceremonial Oath of Office: Police Officer Dylan Losvar. Introduction made by Acting Police Chief Gary Horejsi. Officer Losvar read the oath into the record. Photos followed.

PUBLIC COMMENTS AND REQUESTS FOR ITEMS NOT ON THE AGENDA

- Debra Landers from North Bend commented on the offerings of the nonprofit North Bend Art & Industry.

CONSENT AGENDA

5. Approve the City Council Meeting Minutes dated March 7, 2025, and March 10, 2025.
6. Approve the Claims Report dated March 24, 2025.
7. **AB25-041:** Correction to Claims Reports.
8. **AB25-042:** Agreement for Ambulance Services.

9. **AB25-043:** Sunnyside Jail Interlocal Agreement Renewal.
10. **AB25-046:** Setting Date and Time for Right of Way Vacation Hearing.
11. **AB25-047:** Resolution Designating Applicant Agent for the State of Washington Flood Mitigation Assistance Program Sub-Application and Grant

It was moved by CM Holloway; seconded by CM Wotton to:

Approve the consent agenda.

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

ORDINANCES

12. **AB25-003:** Amending Utility Rates for Years 2025-2030. Introduction read into the record by CM Benson. CIP Manager Dylan Gamble answered Council questions. This is the first reading of Ordinance 1303. The second reading and proposed adoption will be at the April 14, 2025, City Council meeting.

COMMITTEE REPORTS

Public Safety Committee:

13. **AB25-044:** Yakima County Jail Services Interlocal Agreement. Introduction read into the record by CM Wotton. Acting Police Chief Gary Horejsi answered Council questions.

It was moved by CM Wotton, seconded by CM Holloway to:

Approve the Yakima County Jail Services Interlocal Agreement and authorize the Mayor to sign.

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

Community Development Committee: There was no report.

Parks & Public Works Committee: There was no report.

Finance & Administration Committee:

14. **AB25-045:** Professional Services Agreement with BERK Consulting to create City of Snoqualmie Strategic Plan. Introduction read into the record by CM Holloway. City Administrator Mike Chambless answered Council questions.

It was moved by CM Holloway, seconded by CM Washington to:

Approve the professional services agreement with BERK Consulting and authorize the Mayor to sign.

PASSED: 6-0 (Benson, Wotton, Holloway, Washington, Cotton, Johnson)

Committee of the Whole:

15. Review draft Council Retreat agenda for March 28, 2025. CM Holloway led the discussion. Council approved the agenda with one hour dedicated to the review of Council Priorities.

REPORTS

16. Mayor's Report:

- Wednesday, March 26, 2025, Snoqualmie is hosting the Snoqualmie Valley Government Association meeting at Meadowbrook Interpretive Center.
- Wednesday, March 26, 2025, the Growth Management Planning Council will meet and decide on our requested growth target reduction.
- Legislators are working on the capital budget next week. Now is the time to reach out and highlight funding for the Community Center expansion.
- House and Senate budgets were just released, and we are watching to determine the potential impact on the HW 18 project.
- Staff are applying for the King County Aquatics Levy Grant next week.
- Staff is taking First Aid/CPR classes.
- Metro bus will be enforcing fares starting March 31st.

17. Commission/Committee Liaison Reports:

- CM Wotton thanked Mayor Ross for attending the SnoValley Chamber of Commerce event and spoke to the Regional Law Safety and Justice Committee, Affordable Housing RFQ Selection Committee, an upcoming affordable housing tour of Mustard Seed of Key Peninsula, and to contact police or fire if you are interested in a public safety ride along.
- CM Washington provided an update on the Snoqualmie Watershed Forum ILA.

EXECUTIVE SESSION

18. Executive Session pursuant to RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

At 7:57 pm, Council went into Executive Session which was expected to last until 8:27 pm. No action was anticipated following the Executive Session and recording of the meeting ceased.

At 8:27 pm, Mayor Ross announced outside Council Chambers, into the lobby of City Hall, that Executive Session was extended to 8:37 pm.

ADJOURNMENT

The meeting was adjourned at 8:37 pm.

CITY OF SNOQUALMIE

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk

DRAFT



CITY COUNCIL SPECIAL MEETING MINUTES - CITY COUNCIL RETREAT MARCH 28, 2025

This meeting was held in-person at Meadowbrook Interpretive Center.

CALL TO ORDER & ROLL CALL: Mayor Ross called the special meeting to order at 9:00 am.

City Council: Councilmembers Ethan Benson, Bryan Holloway, Catherine Cotton, Cara Christensen, and Jo Johnson.

It was moved by CM Christensen; seconded by CM Johnson to:

Excuse Councilmembers Wotton and Washington.

PASSED: 5-0 (Benson, Holloway, Cotton, Christensen, Johnson)

Mayor Katherine Ross was also present.

CM Wotton appeared at 9:22 am.

CM Washington appeared at 10:46 am.

City Staff Present: Mike Chambless, City Administrator; Dena Burke, City Attorney; Deana Dean, City Clerk; and Danna McCall, Communications Coordinator.

AGENDA APPROVAL – The agenda was unanimously approved.

SPECIAL BUSINESS

1. **Strategic Plan.** Handout provided by BERK Consultants Brian Murphy and Maddie Immel. The discussion began with introductions and strategic planning overview including why Snoqualmie wants a strategic plan, implementation framework including creating an effective strategic plan, community engagement, project schedule and components, visioning including desired outcomes for the planning process and the final product, desires for the future of the community, and desires for the future of the city. Council questions and comments followed and covered prior strategic plans, how this plan relates to the comprehensive plan, how to engage the community including intentional engagement to specific groups, and incorporating council goals and priorities.

At 10:15 am, Council took a 10-minute break.

At 10:25 am, Council participated in an interactive SWOT Assessment.

At 10:30 am, discussion continued with a review of the SWOT responses, further discussion on how to engage with the community, services provided, process, and next steps. This item will be heard at future Finance & Administration Committee meetings.

The strategic plan discussion ended at 11:55 am.

2. Working Lunch and Review of Council Priorities began at 12:17 pm. City Administrator Chambless opened the discussion with a review of the documents in the agenda packet. Council reviewed each of the City Council Priorities 2024 and made additions under Assure a Safe Community and Ensure Fiscal Transparency & Operational Stability.

Moving forward, council priorities should be reviewed quarterly at a roundtable meeting. Committees should be reviewing the priority tracker.

It was moved by CM Johnson, seconded by CM Christensen, to amend the agenda by touring the Splashpad at 2:00 pm and the Water Treatment Facility at 2:30 pm. The motion passed unanimously.

ADJOURNMENT

The meeting was adjourned at 1:14 pm.

CITY OF SNOQUALMIE

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk



CITY COUNCIL SPECIAL MEETING MINUTES

APRIL 7, 2025

CALL TO ORDER & ROLL CALL: Mayor Ross called the special meeting to order at 4:30 pm.

City Council: Councilmembers Rob Wotton, Bryan Holloway, Louis Washington (remote), Catherine Cotton, and Cara Christensen.

It was moved by CM Christensen; seconded by CM Washington to:

Excuse Councilmembers Benson and Johnson

PASSED: 5-0 (Wotton, Holloway, Washington, Cotton, Christensen)

Mayor Katherine Ross was also present.

City Staff Present: Mike Chambless, City Administrator; Dena Burke, City Attorney; Deana Dean, City Clerk; Drew Bouta, Finance Director; and Andrew Jongekryg, IT Support.

AGENDA APPROVAL

It was moved by CM Wotton; seconded by CM Holloway to:

Approve the agenda.

PASSED: 5-0 (Wotton, Holloway, Washington, Cotton, Christensen)

EXECUTIVE SESSION

1. Three Executive Sessions pursuant RCW 42.30.110(1)(i) To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

At 4:33 pm, Council went into Executive Session which was expected to last until 7:00 pm. No action was anticipated following the Executive Session and recording of the meeting ceased.

CM Johnson appeared remotely at 4:42 pm. CM Benson appeared at 5:50 pm. CM Johnson departed the meeting online at 5:55 pm and rejoined the meeting in person at 6:17 pm.

ADJOURNMENT - The meeting was adjourned at 7:00 pm.

CITY OF SNOQUALMIE

Katherine Ross, Mayor

Attest:

Deana Dean, City Clerk



Drew Bouta, Director of Finance

38624 SE River St. | PO Box 987

Snoqualmie, Washington 98065

(425) 888-1555 | dbouta@snoqualmiewa.gov

To: City Council
Finance & Administration Committee

From: Drew Bouta, Director of Finance

Date: April 14, 2025

Subject: CLAIMS REPORT
Approval of payments for the period: March 1, 2025, through March 28, 2025

BACKGROUND

Per RCW 42.24.080, all claims presented against the city by persons furnishing materials, rendering services, or performing labor must be certified by the appropriate official to ensure that the materials have been furnished, the services rendered, or the labor performed as described, and that the claims are just, due, and unpaid obligations against the city, before payment can be made. Expedited processing of the payment of claims when certain conditions have been met allows for the payment of claims before the legislative body has acted to approve the claims when: (1) the appropriate officers have furnished official bonds; (2) the legislative body has adopted policies that implement effective internal control; (3) the legislative body has provided for review of the documentation supporting the claims within a month of issuance; and (4) that if claims are disapproved, they shall be recognized as receivables and diligently pursued. The City of Snoqualmie meets all requirements of this state law.

Pursuant to Snoqualmie Municipal Code (SMC) Chapter 3.85, all Claims, Demands and Vouchers against the city, provides that the Finance Director or her designee will examine all claims prior to payment and provide periodic reporting of the payments to the City Council for final approval. Per SMC 3.85.040, to meet these requirements, the Finance Director schedules payment of claims and payroll for monthly Finance & Administration Committee review followed by full City Council approval on the consent agenda. Per SMC 3.85.050, documentation supporting claims paid and the Finance Director's written report are made available to all city council members at City Hall for 48 hours prior to the Finance & Administration Committee meeting. Following the 48-hour review period, the Finance & Administration Committee considers the claims as part of its regular agenda and recommends to the full city council whether to approve or disapprove the claims. Consistent with these requirements, this report seeks City Council approval of payment of claims and payroll batches summarized in the table below.

ANALYSIS

All payments made during these periods were found to be valid claims against the city. The City's internal controls include certification of the validity of all expenditures by the appropriate department and an internal audit conducted by designated finance department staff who review all claims and payroll payments. Staff performs system validation and exception reviews to validate payroll records. The Finance Director performs a random sampling review of supporting documentation for claims payments to ensure validity, as well as regularly reviews its processes to ensure appropriate internal controls are in place. The City issues disbursements for claims and payroll via the following methods:

- Warrant: paper negotiable instruments, very much like, although legally distinct from, checks
- Commercial Credit Card: as authorized by Financial Management Policy
- Electronic Funds Transfer (EFT). EFTs are electronic banking transactions (no paper instrument) of two basic types: (1) Automated Clearing House (ACH) for Electronic Fund Transfer (EFT) and (2) Wire Transfers a direct transfer between bank accounts

The following table summarizes the claims and payments authorized by the Finance Director:

The foregoing amounts were budgeted in the 2025-2026 biennial budget, and sufficient funds are available to cover these payments, as appropriate. Details pertaining to the individual vendor payments are available in documentation provided for the Finance & Administration Committee and subsequent City Council review by accessing the following link on the city website: [Claims Report](#)

CITY OF SNOQUALMIE
Disbursements for Council Approval
Claims, Payroll and Miscellaneous

CLAIMS						
Date	Warrants			ACH		CLAIMS TOTAL
	From #	Thru #	Amount	Qty	Amount	
3/7/2025	84192	84198	\$ 13,725.98			13,725.98
3/7/2025				9	\$ 492,806.32	492,806.32
3/13/2025	84132	84191	\$ 190,670.15			190,670.15
3/20/2025	84199	84256	\$ 403,535.90			403,535.90
3/21/2025	84257	54257	\$ 510.00			510.00
3/21/2025				7	\$ 332,033.34	332,033.34
3/21/2025	84305	84305	\$ 5,121.00			5,121.00
3/25/2025	84259	84259	\$ 2,908.75			2,908.75
3/27/2025	84260	84304	\$ 292,805.33			292,805.33
3/27/2025	62823	62827	\$ 1,238.22			1,238.22
3/28/2025	84306	84307	\$ 34,565.00			34,565.00
Grand Total						1,769,919.99

MISCELLANEOUS DISBURSEMENTS				
Date	Description	ACH Amount	Wire Amount	MISC TOTAL
3/12/2025	Navia Benefits Solutions	\$ 14,085.63		\$ 14,085.63
3/12/2025	Property Purchase		\$ 391,787.75	\$ 391,787.75
3/19/2025	Navia Benefits Solutions	\$ 51.50		\$ 51.50
3/19/2025	Navia Benefits Solutions	\$ 6,205.98		\$ 6,205.98
3/25/2025	Navia Benefits Solutions	\$ 8,200.86		\$ 8,200.86
3/17/2025	Dept. of Revenue - Monthly Excise Tax	\$ 38,905.65		\$ 38,905.65
Grand Total				459,237.37

PAYROLL (including Payroll Benefits)						
Date	Warrants			ACH		PAYROLL TOTAL
	From #	Thru #	Amount	Qty	Amount	
3/1/25 - 3/15/25				117	\$ 471,545.63	471,545.63
						-
						-
						-
Grand Total						471,545.63

Total **2,700,702.99**

The following claims and payments were objected to by Finance Director: **NONE**

(Itemize claims/demands amounts and circumstances, and summarize reasons for objection)

I, the undersigned, do hereby certify under penalty of perjury that the claims and payroll warrant and/or checks itemized above were issued to pay just, due, and unpaid obligations of the City of Snoqualmie for materials furnished, services rendered, or labor performed, and that I am authorized to authenticate and certify the foregoing.

Drew Bouta

Apr 2, 2025

Drew Bouta, Director of Finance

Date

FINANCE & ADMINISTRATION COMMITTEE RECOMMENDATION: Approve / Not Approve

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$190,670.15

For claims warrants numbered 84132 through 84191 & dated 3/13/2025

VENDOR NAME	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
	FIR001090531050	Uniforms & Protective Gear	2025	3	INV	Paid	339.24	84132	19322	Embroidery charges for FF hats	3/5/2025	3/13/2025
ACI 2	50159448 564000	Fleet Vehicles & Equipment	2025	3	INV	Paid	14,056.99	84133	452144	Radar units for PD 2025-26 replacement SUV's	2/7/2025	3/13/2025
AMZONCAP	FIR52220 531340	Custodial & Cleaning Supplies	2025	3	INV	Paid	542.19	84134	1C3H-MG1P-GVFR	Soap, air fresh, cleaners, paper twls, trash bags	2/18/2025	3/13/2025
AMZONCAP	FIR52220 531340	Custodial & Cleaning Supplies	2025	3	INV	Paid	16.35	84134	1L63-9VR9-NHYK	Lysol wipes	2/18/2025	3/13/2025
AMZONCAP	FIR52220 531910	Operating Supplies	2025	3	INV	Paid	91.62	84134	1N9R-THKC-FXM4	Laundry Detergent	2/13/2025	3/13/2025
AMZONCAP	FIR52250 535900	Small Tools & Equipment	2025	3	INV	Paid	122.28	84134	197F-1GP7-6Q9V	Bluetooth tracker	2/20/2025	3/13/2025
AMZONCAP	POL52121 531000	Office Supplies	2025	3	INV	Paid	19.64	84134	1MWJ-19JN-6RDV	multi charging cables (2)	2/25/2025	3/13/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	3	INV	Paid	48.52	84134	1LVV-QY6M-C6DJ	Clipboard/storage form holders	3/3/2025	3/13/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	3	INV	Paid	19.64	84134	1MWJ-19JN-6RDV	multi charging cables (2)	2/25/2025	3/13/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	3	INV	Paid	15.91	84134	1WGM-9KXY-KJVW	Battery powered pencil sharpener- S. Tye	2/24/2025	3/13/2025
AMZONCAP	POL52122 531910	Operating Supplies	2025	3	INV	Paid	46.50	84134	1GLD-1J73-GQPL	Batteries for firearm flashlights for D. Vladis	2/21/2025	3/13/2025
AMZONCAP	POL52122 531910	Operating Supplies	2025	3	INV	Paid	31.67	84134	1J6F-PTT3-M76K	Air wedge vehicle lockout tool J. Weiss	2/14/2025	3/13/2025
AMZONCAP	POL52122 531910	Operating Supplies	2025	3	INV	Paid	76.89	84134	1KPT-IQNH-DQGY	Heavy duty outdoor comb locks-evidence storage	2/20/2025	3/13/2025
AMZONCAP	POL52122 531910	Operating Supplies	2025	3	INV	Paid	126.94	84134	1Y1H-K1VD-MKH3	Garmin DriveSmart 66 GPS for vehicle #110	2/21/2025	3/13/2025
AMZONCAP	01452122 531000	Office Supplies	2025	3	INV	Paid	20.25	84134	1LVV-QY6M-C6DJ	Clipboard/storage form holders	3/3/2025	3/13/2025
AMZONCAP	01452122 531910	Operating Supplies	2025	3	INV	Paid	126.94	84134	1Y1H-K1VD-MKH3	Garmin DriveSmart 66 GPS for vehicle #110	2/21/2025	3/13/2025
AMZONCAP	50251881 531820	Info Tech Components	2025	3	INV	Paid	170.15	84134	14LH-13WL-1YTH	Wall mount network racks and covers	1/22/2025	3/13/2025
AMZONCAP	50251881 531820	Info Tech Components	2025	3	INV	Paid	331.11	84134	1K9G-4CVW-G1X4	TV Mound and buttset	2/21/2025	3/13/2025
AMZONCAP	50251881 531820	Info Tech Components	2025	3	INV	Paid	9.81	84134	1WGP-3F3F-WTCT	Printer cable for take home printer T. Holden	1/14/2025	3/13/2025
AMZONCAP	50251881 531820	Info Tech Components	2025	3	INV	Paid	955.45	84134	1YWD-9XGT-774H	City Hall Front TV	2/10/2025	3/13/2025
Cara Christensen	COU51160 543000	Training & Travel	2025	3	INV	Paid	244.75	84135	RE C Christensn 2/25	Reimb. C. Christensen 2/25 for conf.	3/1/2025	3/13/2025
CENLINK	50251888 542000	Telephone Service	2025	3	INV	Paid	103.42	84136	333555664 2/25	Snoq. Police/Dispatch land line- Feb 09- Mar 08	2/9/2025	3/13/2025
Cimco-GC Systems	40153481 548000	Repair & Maintenance Services	2025	3	INV	Paid	2,853.40	84137	6283	599 reservoir altitude valve repair	2/10/2025	3/13/2025
CINTAS	NON51810 531080	First Aid Cabinet Supplies	2025	3	INV	Paid	1,242.11	84138	5248972706	First Aid Cabinets, City Hall, PD, PW	1/14/2025	3/13/2025
CINTAS	NON51810 531080	First Aid Cabinet Supplies	2025	3	INV	Paid	1,094.53	84138	5253905103	First Aid Cabinets, City Hall, PD, PW	2/12/2025	3/13/2025
CO	00150020 531000	Office Supplies	2025	3	INV	Paid	133.55	84139	2331891-0	Pens, file folders, duster, sticky notes	1/22/2025	3/13/2025
COI	POL52360 541502	Jail Services - Issaquah	2025	3	INV	Paid	17,699.37	84140	24000518	Issaquah Jail- Housing & Med, Snoq. inmates Nov 24	12/20/2024	3/13/2025
COI	POL52360 541502	Jail Services - Issaquah	2025	3	INV	Paid	23,907.14	84140	2500083	Issaquah Jail-housing & medical- Snoq. inmates Jan	2/20/2025	3/13/2025
COMCAST	50251888 542200	INET Internet Network Services	2025	3	INV	Paid	421.22	84141	0559927-02-25	Secondary internet service	2/11/2025	3/13/2025
COMP PD	POL52122 531000	Office Supplies	2025	3	INV	Paid	171.42	84142	2335156-0	Pens, kleenex, notebooks	2/7/2025	3/13/2025
COMP PD	POL52122 531340	Custodial & Cleaning Supplies	2025	3	INV	Paid	137.94	84142	2335156-0	Pens, kleenex, notebooks	2/7/2025	3/13/2025
COMP PD	01452122 531000	Office Supplies	2025	3	INV	Paid	255.42	84142	2338601-0	Chair mat S. Tye	2/27/2025	3/13/2025
CRYSR	POL52150 545000	Operating Rentals & Leases	2025	3	INV	Paid	30.00	84143	5310053 120124	5 gallon bottle deposit (5)	12/1/2024	3/13/2025
FIRESHIE	51051821 548000	Repair & Maintenance Services	2025	3	INV	Paid	594.60	84144	12206	Fire sprinkler service and testing	11/6/2024	3/13/2025
GMP	STR54290 541000	Professional Svcs - General	2025	3	INV	Paid	3,910.00	84145	25-054	Steve Clark consulting services from 2/8-2/21 2025	2/24/2025	3/13/2025
HCI	40253585 531510	Laboratory Supplies	2025	3	INV	Paid	2,533.99	84146	14339341	Ammonia ultra low range testing reagents	1/22/2025	3/13/2025
HCI	40253585 531510	Laboratory Supplies	2025	3	INV	Paid	4,299.85	84146	14340943	Ammonia testing reagents	1/23/2025	3/13/2025
Heather Florida	00030010 543000	Training & Travel	2025	3	INV	Paid	596.30	84147	RE H Florida 2/25	Reimb. H. Florida, air tickets FOR HF&JH- conf	2/24/2025	3/13/2025
Heather Florida	FIN51423 543000	Training & Travel	2025	3	INV	Paid	596.30	84147	RE H Florida 2/25	Reimb. H. Florida, air tickets FOR HF&JH- conf	2/24/2025	3/13/2025
IHK	40353190 548000	Repair & Maintenance Services	2025	3	INV	Paid	241.73	84148	1482641	Repair of Stihl pole chainsaw	2/24/2025	3/13/2025
IHK	40353190 548000	Repair & Maintenance Services	2025	3	INV	Paid	486.80	84148	1482651	Repair of Stihl pole chainsaw	2/24/2025	3/13/2025
Janna Walker	FIN51423 543000	Training & Travel	2025	3	INV	Paid	398.49	84149	RE J Walker 3/25	Reimb. J. Walker travel for Tyler Conf. 5/25	3/9/2025	3/13/2025
Jason Battles	40353130 543000	Training & Travel	2025	3	INV	Paid	99.00	84150	RE J Battles 2/25	Reimb. J. Battles- cert. trng webinar fee	3/5/2025	3/13/2025
JOHNDEER	40353190 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	1,421.97	84151	150319623-001	300 tree stakes and 1" chainlock for tree planting	2/28/2025	3/13/2025
Katherine Ross	EXE51310 543000	Training & Travel	2025	3	INV	Paid	151.48	84152	RE K Ross 2/25	Reimb. K. Ross Travel for Conf. 2/19 & 2/27	3/1/2025	3/13/2025
KC 500-1	NON56600 544800	KC Liquor-Substance Abuse Svcs	2025	3	INV	Paid	1,010.96	84153	2163660	Q4 2024 Liquor Tax & Profits	2/6/2025	3/13/2025
LNCs	POL52110 523100	Clothing Allowance	2025	3	INV	Paid	16.87	84154	INV914928	Admin patch L.T. Liebetrau	2/10/2025	3/13/2025
LNCs	POL52122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	4.91	84154	INV914273	Embroidery W. Schannauer	2/7/2025	3/13/2025
LNCs	POL52122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	25.61	84154	INV914856	Shoulder patches J. Yang	2/10/2025	3/13/2025
LNCs	POL52122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	1,932.84	84154	INV916570	Covert carrier & panels J. Hall	2/14/2025	3/13/2025
LOLM	NON51541 541110	Public Prosecutor Services	2025	3	INV	Paid	6,000.00	84155	Dec. 2024	Snoqualmie Prosecutor- December 2024	12/1/2024	3/13/2025
MGT Impact Solutions	00030010 541420	HR-Related Services	2025	3	INV	Paid	2,878.75	84156	GHR200780	Classification & Compensation Study	2/17/2025	3/13/2025
Minuteman Press	POL52122 549300	Printing	2025	3	INV	Paid	463.15	84157	94577	Snoq. PD 2024 Annual report- spiral prt (25)	2/27/2025	3/13/2025
Minuteman Press	40353190 549300	Printing	2025	3	INV	Paid	1,405.68	84157	94530	Signage for Green Snoq. and Arbor Day events	2/21/2025	3/13/2025
MONROECC	40353130 548000	Repair & Maintenance Services	2025	3	INV	Paid	966.28	84158	MCC2502.0025	Stormwater pond vegetation maint., fence repair	2/11/2025	3/13/2025
NB AUTOG	FIR52220 531910	Operating Supplies	2025	3	INV	Paid	53.97	84159	052484	Blue Def fluid	12/19/2024	3/13/2025

NB AUTOG	POL52150 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	86.19	84159 057586	Degreaser and cleaning wipes	2/12/2025	3/13/2025
NB AUTOG	POL52150 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	70.24	84159 058376	Vehicle cleaning wipes, pliers	2/21/2025	3/13/2025
NB CHEVY	POL52150 548000	Repair & Maintenance Services	2025	3	INV	Paid	435.31	84160 CVCS44243	Snoqualmie PD vehicle #110 auto detail	2/20/2025	3/13/2025
Occ Health Cntr WA	FIRS2220 541000	Professional Svcs - General	2025	3	INV	Paid	108.00	84161 85822101	OSHA Questionnaire- FF Demetrescu, FF Curlee	2/5/2025	3/13/2025
Ofc Depot 32559	40253580 531910	Operating Supplies	2025	3	INV	Paid	194.90	84162 410129115001	Hydration mix for crews	2/3/2025	3/13/2025
OTAK	31175050 541064	Kimball Ck Bridges -Const Mgmt	2025	3	INV	Paid	8,146.00	84163 000022500208	For construction phase services ending Feb. 7 2025	2/26/2025	3/13/2025
PLATT	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	249.13	84164 5W50498	Fluke meter	1/17/2025	3/13/2025
PLATT	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	326.28	84164 5X11664	LED light kits	2/10/2025	3/13/2025
PLATT	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	287.84	84164 6A09968	LED light kit for Jacobia	2/10/2025	3/13/2025
Power Systems West	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	2,518.01	84165 SI2540000540	Gen set annual major pm G-16	2/24/2025	3/13/2025
Power Systems West	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	2,505.78	84165 SI2540000541	Gen Set annual major PM G-17	2/24/2025	3/13/2025
Power Systems West	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	882.47	84165 SI2540000542	Gen Set annual major PM G-22	2/24/2025	3/13/2025
Power Systems West	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	1,062.64	84165 SI2540000544	Gen Set annual major PM G-23	2/24/2025	3/13/2025
PSRFA	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	6,318.81	84166 12608	Fire apparatus repair and service	2/6/2025	3/13/2025
PSRFA	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	6,153.66	84166 12676	Air car fuel system failure repair	2/14/2025	3/13/2025
PSTEST	POL52110 541000	Professional Svcs - General	2025	3	INV	Paid	3,148.00	84167 PSTI25-38	Background investigations for A. Rhyne	2/21/2025	3/13/2025
PWC	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	24.74	84168 WP066129	New headset for geophones	2/14/2025	3/13/2025
REFLECT	00280130 541000	Professional Svcs - General	2025	3	INV	Paid	3,269.73	84169 10003645	De-install 2024 holiday lighting	3/10/2025	3/13/2025
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2025	3	INV	Paid	1,344.00	84170 64670961	S. Wong- Payroll specialist support- Retro & other	2/20/2025	3/13/2025
SCORE	POL52360 541504	Jail Services - SCORE	2025	3	INV	Paid	11,035.51	84171 8437	SCORE housing/mtl hlth svcs- Snoq. inmates Jan. 25	2/10/2025	3/13/2025
Siren Net	50159448 564000	Fleet Vehicles & Equipment	2025	3	INV	Paid	54.60	84172 0281418	Y harness for preemption light- PD	2/24/2025	3/13/2025
SONSRAY	50154868 531301	Repair Parts	2025	3	INV	Paid	488.59	84173 PS0169510-1	Temp sensor transmission case backhoe #310	1/30/2025	3/13/2025
SPOK	40153935 542000	Telephone Service	2025	3	INV	Paid	29.82	84174 J0303878N	Monthly pager charge	2/14/2025	3/13/2025
ST AUDITOR	FIN51423 541091	State Auditor Services	2025	3	INV	Paid	3,058.00	84175 L166247	FY 2022-2023 Audit Services- Jan. 2025	2/12/2025	3/13/2025
STERICYCLE	POL52122 541000	Professional Svcs - General	2025	3	INV	Paid	10.36	84176 8009865055	On call monthly svc charge-sharps/hazmat disposal	2/14/2025	3/13/2025
SUMMIT LAW	00030010 541120	Legal Finance Consulting Svcs	2025	3	INV	Paid	4,287.60	84177 161259	Legal services RE: Teamsters 763	2/21/2025	3/13/2025
TYLERTEC	FIN51423 543000	Training & Travel	2025	3	INV	Paid	1,199.00	84178 3314	Tyler Connect 2025 Conf. Fees- K. Henderson	2/19/2025	3/13/2025
TYLERTEC	FIN51423 543000	Training & Travel	2025	3	INV	Paid	1,199.00	84178 3529	Tyler Connect Conference J. Walker	2/26/2025	3/13/2025
ULINE	POL52122 531910	Operating Supplies	2025	3	INV	Paid	254.83	84179 189096245	Orange and red tags, cable ties, cable tie gun	2/12/2025	3/13/2025
USAB	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	99.46	84180 INV00624380	Brass adaptors for backflow repairs	2/14/2025	3/13/2025
VERIZ 3	50251888 542010	Cellular Telephone	2025	3	INV	Paid	2,082.06	84181 6106236708	PD cell phones- Jan 17-Feb 16 2025	2/16/2025	3/13/2025
VERIZCS	40153935 542000	Telephone Service	2025	3	INV	Paid	356.52	84182 6106195495	Cell modem monthly charges	2/16/2025	3/13/2025
VERIZCS	50251881 548860	Hardware-Software Maintenance	2025	3	INV	Paid	21,905.52	84182 6106195494	License Maint for Absolute VPN/Monthly cell svc	2/16/2025	3/13/2025
VERIZCS	50251888 542010	Cellular Telephone	2025	3	INV	Paid	8,216.56	84182 6106195494	License Maint for Absolute VPN/Monthly cell svc	2/16/2025	3/13/2025
WA HIA	POL52140 543000	Training & Travel	2025	3	INV	Paid	425.00	84183 Weiss 2025	J. Weiss WHIA Homicide Conference 2025	12/10/2024	3/13/2025
Washington Assoc	00150020 543000	Training & Travel	2025	3	INV	Paid	315.00	84184 48031	WABO 2025 Annual Education Institue, J. Cooper	2/13/2025	3/13/2025
WASPC	POL52110 549200	Dues-Subscriptions-Memberships	2025	3	INV	Paid	75.00	84185 Dues 2025-00397	M. Black- Affiliate Dues	2/14/2025	3/13/2025
Water Mgmt Labs	40153481 541000	Professional Svcs - General	2025	3	INV	Paid	390.00	84186 227045	February 2025 bacteria samples	2/21/2025	3/13/2025
WESTPAY	POL52110 549200	Dues-Subscriptions-Memberships	2025	3	INV	Paid	238.16	84187 851299247	Clear research database monthly fee- Dec 1-31 24'	1/1/2025	3/13/2025
WESTPAY	POL52110 549200	Dues-Subscriptions-Memberships	2025	3	INV	Paid	238.39	84187 851589183	Clear research database monthly fee-Feb. 2025	3/1/2025	3/13/2025
Wicklander-Zulawski	POL52140 543000	Training & Travel	2025	3	INV	Paid	575.00	84188 628	J. Westman Training Registration	1/31/2025	3/13/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	60.55	84189 15314414	Bulk fasteners	2/20/2025	3/13/2025
WSAFC	FIRS2245 543000	Training & Travel	2025	3	INV	Paid	625.00	84190 3036	WA Fire Chiefs Annual Conf. M. Bailey	2/13/2025	3/13/2025
WSP BF	FIRS2245 543000	Training & Travel	2025	3	INV	Paid	536.00	84191 FT250084	Fire Control trng reg M. Duddle, S. Loehndorf	2/11/2025	3/13/2025
WSP BF	63358930 589305	Concealed Pistol License Remit	2025	3	INV	Paid	231.00	84191 I2504880	Fingerprinting background checks- Feb. 2025	3/4/2025	3/13/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$13,725.98

For claims warrants numbered 84192 through 84198 & dated 3/7/2025

ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
Dimartino	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	472.50	84192 9326	Life/AD&D- Fire	3/7/2025	3/7/2025
IAFF - Political	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	4.18	84193 9316	IAFF Political Action Committee	3/7/2025	3/7/2025
IAFF Local 2878	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	3,876.30	84194 9318	Dues - Fire February 2025	3/7/2025	3/7/2025
SNOQ POLICE ASSN	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	1,900.00	84195 9324	Dues- Police	3/7/2025	3/7/2025
Teamsters	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	5,072.00	84196 9317	Union Dues- Teamsters	3/7/2025	3/7/2025
WSCFF	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	1,125.00	84197 9323	Medical Expense Reimbursement Program- Fire	3/7/2025	3/7/2025
WSPMT	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	1,276.00	84198 9329	Long Term Disability- Police	3/7/2025	3/7/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$403,535.90

For claims warrants numbered 84199 through 84256 & dated 3/20/2025

	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
AMZONCAP	FIR52210 531000	Office Supplies	2025	3	INV	Paid	274.37	84199	16TP-YHR3-9DX3	Printer cartridge for Fire Station	2/25/2025	3/20/2025
AMZONCAP	FIR52210 531000	Office Supplies	2025	3	INV	Paid	192.14	84199	1TCD-XXFY-7JHM	Aztec toner cartridge	3/6/2025	3/20/2025
AMZONCAP	POL52110 549100	City-Sponsored Expenses	2025	3	INV	Paid	54.59	84199	1R6L-M4P9-6VNY4	Police rubber ducks for community events	3/6/2025	3/20/2025
AMZONCAP	POL52122 531000	Office Supplies	2025	3	INV	Paid	31.09	84199	1J77-YT7N-6VNY	Storage form holder/clipboard/spare D. Vladis	3/6/2025	3/20/2025
AMZONCAP	POL52122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	32.74	84199	1GQD-HYMP-M9D9	Rifle slings, tactical gun belts	2/27/2025	3/20/2025
AMZONCAP	POL52122 531820	Info Tech Components	2025	3	INV	Paid	13.75	84199	1KHG-99MP-7D41	5-pack USB power adapter charger plug	3/10/2025	3/20/2025
AMZONCAP	POL52150 535400	Police Firearms & Weapons	2025	3	INV	Paid	103.10	84199	1GQD-HYMP-M9D9	Rifle slings, tactical gun belts	2/27/2025	3/20/2025
AMZONCAP	01452122 531000	Office Supplies	2025	3	INV	Paid	10.35	84199	1J77-YT7N-6VNY	Storage form holder/clipboard/spare D. Vladis	3/6/2025	3/20/2025
AMZONCAP	01452122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	32.73	84199	1GQD-HYMP-M9D9	Rifle slings, tactical gun belts	2/27/2025	3/20/2025
AMZONCAP	01452122 531820	Info Tech Components	2025	3	INV	Paid	13.75	84199	1KHG-99MP-7D41	5-pack USB power adapter charger plug	3/10/2025	3/20/2025
AMZONCAP	01452150 535400	Police Firearms & Weapons	2025	3	INV	Paid	171.86	84199	1GQD-HYMP-M9D9	Rifle slings, tactical gun belts	2/27/2025	3/20/2025
AMZONCAP	40253580 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	36.65	84199	1NPL-FWD3-CVRH	Shop heater blade	3/1/2025	3/20/2025
ATWORK	PKF57680 548150	Landscaping Services	2025	3	INV	Paid	19,334.82	84200	PS-INV105892	Maintenance agreement- mini parks Jan. 2025	1/31/2025	3/20/2025
ATWORK	STR54270 548150	Landscaping Services	2025	3	INV	Paid	6,671.29	84200	PS-INV105893	Snoqualmie Parkway and right of way Jan 2025	1/31/2025	3/20/2025
ATWORK	40353130 548150	Landscaping Services	2025	3	INV	Paid	15,566.32	84200	PS-INV105893	Snoqualmie Parkway and right of way Jan 2025	1/31/2025	3/20/2025
B&H Photo-Video	50251881 531820	Info Tech Components	2025	3	INV	Paid	563.73	84201	231679712	18" replacement Council Chambers Mics	2/12/2025	3/20/2025
BEACON	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	2,382.73	84202	0603649-IN	Homeplates, pitching rubber, anchor, rubber plugs	1/24/2025	3/20/2025
BEACON	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	320.97	84202	0605479-IN	White aerosol paint	2/24/2025	3/20/2025
BEACON	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	7,239.13	84202	0605621-IN	2 row 21" single plank bleacher	2/27/2025	3/20/2025
CENLINK	50251888 542000	Telephone Service	2025	3	INV	Paid	1,398.73	84203	300575004 2/25	Snoq. Police land lines Feb 20- Mar 19	2/20/2025	3/20/2025
Central Welding	FIR52220 531910	Operating Supplies	2025	3	INV	Paid	114.33	84204	0002316336	High pressure Medium-Small Haz Mat	2/28/2025	3/20/2025
Central Welding	FIR52220 531910	Operating Supplies	2025	3	INV	Paid	374.78	84204	0002319580	Oxygen USP Gas/Hazmat charge	3/3/2025	3/20/2025
CENTRISY	40253580 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	97.52	84205	PSI-36005	Seal for centrifuge	2/21/2025	3/20/2025
Chrishaven Trees	40353190 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	6,355.68	84206	1180	Phase II Tree Equity downtown St. tree order	3/3/2025	3/20/2025
City Wide	51240010 548200	Custodial & Cleaning Services	2025	3	INV	Paid	4,998.60	84207	STI015000157	For custodial services for February 2025	2/26/2025	3/20/2025
COI	POL52122 541511	Dispatch Services	2025	3	INV	Paid	31,034.57	84208	25000101	Dispatch services- February 2025	3/3/2025	3/20/2025
COI	01452122 541511	Dispatch Services	2025	3	INV	Paid	20,689.71	84208	25000101	Dispatch services- February 2025	3/3/2025	3/20/2025
COMP PD	POL52122 531000	Office Supplies	2025	3	INV	Paid	122.49	84209	2340376-0	Office chair mat- front desk	3/7/2025	3/20/2025
CTV	POL52150 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	28.37	84210	A311859	Caulk for Gun Range	3/1/2025	3/20/2025
DOO	STR54267 548000	St Clean Repair & Maint Svcs	2025	3	INV	Paid	6,798.75	84211	1037	Street sweeping Jan 2025	1/31/2025	3/20/2025
ER	50154868 541082	Recycling Services	2025	3	INV	Paid	445.22	84212	96683936	Recycle service for used city produced motor oils	2/26/2025	3/20/2025
Evergreen Courier LL	40253585 542300	Postage & Freight	2025	3	INV	Paid	228.00	84213	000234	Courier samples to lab	2/17/2025	3/20/2025
Evergreen Courier LL	40253585 542300	Postage & Freight	2025	3	INV	Paid	114.00	84213	000238	Courier for lab samples	2/24/2025	3/20/2025
EVOQUA	40253560 548801	Clean Sewer Collection System	2025	3	INV	Paid	4,932.97	84214	906895178	Corrosion control sewer pipes	2/19/2025	3/20/2025
First Responder	POL52110 523100	Clothing Allowance	2025	3	INV	Paid	484.51	84215	15196-3	J. Weiss jumpsuit w/ arm patch, belt loop, pocket	2/28/2025	3/20/2025
FOYM	PKA57680 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	58.05	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	PKA57680 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	150.00	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	STR54290 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	58.06	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	STR54290 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	150.00	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	40153410 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	261.31	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	40153410 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	37.50	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	40253580 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	58.06	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	40253580 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	412.50	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	40353110 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	145.16	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	40353110 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	37.50	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	40353190 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	145.17	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	40353190 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	37.50	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	50154861 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	87.09	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	50154861 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	37.50	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
FOYM	51051820 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	87.10	84216	500	Flagger certification for employees	2/26/2025	3/20/2025
FOYM	51051820 523300	Reimb - Dues, Licenses & Cert	2025	3	INV	Paid	37.50	84216	501	Flagger certification for employees	2/27/2025	3/20/2025
GRAINGER	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	2,979.77	84217	9411927677	USA Flags/ hand soap	2/18/2025	3/20/2025
HCI	40253585 531510	Laboratory Supplies	2025	3	INV	Paid	605.99	84218	14366726	Phosphorus testing reagents	2/10/2025	3/20/2025
HD Fowler	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	178.43	84219	I6938169	Gasket and bolt kit for SWTP	2/26/2025	3/20/2025
HD Fowler	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	1,296.40	84219	I6938170	Fiberglass valve markers	2/26/2025	3/20/2025
HD Fowler	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	6,186.63	84219	I6938171	Hydrant storz caps	2/26/2025	3/20/2025
HD Fowler	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	1,923.15	84219	I6938172	Duckbill for NWTP and bolt kit	2/26/2025	3/20/2025
HD Fowler	40153935 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	204.40	84219	I6938175	Replacement parts for irrigation filter	2/26/2025	3/20/2025
JSF TECH	STR54264 542010	Cellular Telephone	2025	3	INV	Paid	295.00	84220	INV4587	Primary school zone beacon cell svc renewal 2025	1/3/2025	3/20/2025
Kissler	40253580 548000	Repair & Maintenance Services	2025	3	INV	Paid	2,220.04	84221	11551	Biosolids transport	2/11/2025	3/20/2025

Kissler	40253580 548000	Repair & Maintenance Services	2025	3	INV	Paid	2,240.04	84221 11571	Biosolids transport	2/25/2025	3/20/2025
LAI	FIR52220 531912	EMS Supplies & Equipment	2025	3	INV	Paid	73.74	84222 1575171	Sharp safe, One Touch Ultra Systems	2/26/2025	3/20/2025
LAI	FIR52220 531912	EMS Supplies & Equipment	2025	3	INV	Paid	14.34	84222 1575926	One touch ultra system	2/28/2025	3/20/2025
LNCS	POL52122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	216.63	84223 INV919837	J. Hall soft shell jacket w/ embroidery	2/26/2025	3/20/2025
LOUDEDGE	EVE57120 541000	Professional Svcs - General	2025	3	INV	Paid	375.00	84224 COS-030125	Events update/Plein Air pop up design	3/1/2025	3/20/2025
LOUDEDGE	01257321 541390	Advertising, Legal Notices etc	2025	3	INV	Paid	675.00	84224 COS-030125	Events update/Plein Air pop up design	3/1/2025	3/20/2025
MADRONA	LEG51541 541100	Outside Legal Services - Gen	2025	3	INV	Paid	18,337.50	84225 12885	Interim City Attorney- various matters	1/8/2025	3/20/2025
METTLERT	40253580 548000	Repair & Maintenance Services	2025	3	INV	Paid	1,905.42	84226 655377271	Calibration of truck scale	2/6/2025	3/20/2025
NB CHEVY	50154868 531301	Repair Parts	2025	3	INV	Paid	65.64	84227 14486	Replacement wipers for #607 Fire pickup	3/6/2025	3/20/2025
NB Landscape Supply	PKF57680 531520	Agricultural Supplies	2025	3	INV	Paid	1,828.48	84228 749	Lawn mix 2-way	2/1/2025	3/20/2025
NB Landscape Supply	PKF57680 531520	Agricultural Supplies	2025	3	INV	Paid	897.62	84228 756	2-way lawn mix 60/40	3/1/2025	3/20/2025
NORCAM	FIR52220 541511	Dispatch Services	2025	3	INV	Paid	17,648.50	84229 0001861	Q-2 2025 user fee dispatch services	3/1/2025	3/20/2025
OTAK	31175050 541064	Kimball Ck Bridges -Const Mgmt	2025	3	INV	Paid	3,649.30	84230 000012500043	Construction phase svcs ending Dec. 31, 2024	1/6/2025	3/20/2025
POA-OR	50251888 545200	Rent - Furniture & Equipment	2025	3	INV	Paid	137.66	84231 CSQ-2323	Monthly Printer Lease	11/20/2024	3/20/2025
POA-OR	50259118 577004	Copiers/Printers Lease Prin	2025	3	INV	Paid	1,552.91	84231 CSQ-2323	Monthly Printer Lease	11/20/2024	3/20/2025
PSE	PKF57680 547100	Electricity	2025	3	INV	Paid	2,877.21	84232 007355 3/25	Electricity	3/10/2025	3/20/2025
PSE	POL52150 547100	Electricity	2025	3	INV	Paid	1,941.40	84232 002083 2/25	Electricity	2/28/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	181.70	84232 001499 2/25 #3	Electricity	2/27/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	70.11	84232 001499 3/25	Electricity	3/3/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	40.41	84232 431306 3/25	Electricity	3/3/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	12.01	84232 456550 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	63.95	84232 577403 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	92.18	84232 577445 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	170.27	84232 617464 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	1,444.84	84232 639966 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	37.98	84232 742043 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	71.37	84232 780111 3/25	Electricity	3/5/2025	3/20/2025
PSE	STR54263 547100	Electricity	2025	3	INV	Paid	12.42	84232 780137 3/25	Electricity	3/5/2025	3/20/2025
PSE	40153481 547100	Electricity	2025	3	INV	Paid	10,402.08	84232 004220 2/25	Electricity	2/27/2025	3/20/2025
PSE	40153481 547100	Electricity	2025	3	INV	Paid	30.49	84232 037989 3/25	Electricity	3/6/2025	3/20/2025
PSE	40153482 547100	Electricity	2025	3	INV	Paid	4,865.80	84232 004220 2/25	Electricity	2/27/2025	3/20/2025
PSE	40153935 547100	Electricity	2025	3	INV	Paid	12.01	84232 103385 3/25	Electricity	3/5/2025	3/20/2025
PSE	40153935 547100	Electricity	2025	3	INV	Paid	3,423.46	84232 436232 3/25	Electricity	3/5/2025	3/20/2025
PSE	40153935 547100	Electricity	2025	3	INV	Paid	13.14	84232 794782 3/25	Electricity	3/5/2025	3/20/2025
PSE	40253565 547100	Electricity	2025	3	INV	Paid	40.56	84232 007124 3/25	Electricity	3/10/2025	3/20/2025
PSE	40253565 547100	Electricity	2025	3	INV	Paid	109.16	84232 241392 3/25	Electricity	3/5/2025	3/20/2025
PSE	40253565 547100	Electricity	2025	3	INV	Paid	455.32	84232 241418 3/25	Electricity	3/5/2025	3/20/2025
PSE	40253580 547100	Electricity	2025	3	INV	Paid	3,071.73	84232 010474 3/25	Electricity	3/8/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	125.01	84232 005615 3/25	Electricity	3/8/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	581.15	84232 010474 3/25	Electricity	3/8/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	598.96	84232 133972 3/25	Electricity	3/5/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	348.41	84232 198066 3/25	Electricity	3/5/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	35.60	84232 198082 3/25	Electricity	3/5/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	11.59	84232 400820 3/25	Electricity	3/5/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	108.24	84232 549936 3/25	Electricity	3/5/2025	3/20/2025
PSE	51051821 547100	Electricity	2025	3	INV	Paid	5,434.22	84232 885592 2/25	Electricity	2/21/2025	3/20/2025
Pure Water Partners	POL52150 545000	Operating Rentals & Leases	2025	3	INV	Paid	507.79	84233 1989907	water/ice purifier & dispenser rental 1/19-4/18 25	3/4/2025	3/20/2025
RELX LexisNexis	LEG51531 549200	Dues-Subscriptions-Memberships	2025	3	INV	Paid	326.51	84234 3095657984	Monthly Subscription Fee	2/28/2025	3/20/2025
RH2	40153410 541000	Professional Svcs - General	2025	3	INV	Paid	344.78	84235 99909	Final design docs/Water systm plan update Jan 2025	2/12/2025	3/20/2025
RH2	40253510 541000	Professional Svcs - General	2025	3	INV	Paid	3,766.87	84235 99905	Operational support	2/12/2025	3/20/2025
RH2	40253510 541000	Professional Svcs - General	2025	3	INV	Paid	344.79	84235 99909	Final design docs/Water systm plan update Jan 2025	2/12/2025	3/20/2025
RH2	41134100 541060	Eagle Lake Reclam Design	2025	3	INV	Paid	44,557.56	84235 99909	Final design docs/Water systm plan update Jan 2025	2/12/2025	3/20/2025
RH2	41759436 541040	WRF Improve Const Mgmt	2025	3	INV	Paid	51,489.00	84235 100010	Project close out through Jan 26 2025	2/18/2025	3/20/2025
SEAUTO	50154868 531301	Repair Parts	2025	3	INV	Paid	95.92	84236 55-9768608	Cabin air filter replacements F Series pickups	2/27/2025	3/20/2025
SHI INT	50251881 531820	Info Tech Components	2025	3	INV	Paid	5,422.50	84237 B19349608	Mayor and Finance Director Dell Laptops	2/6/2025	3/20/2025
SHI INT	50251881 548860	Hardware-Software Maintenance	2025	3	INV	Paid	191.19	84237 B19356079	PD- Pendant mount for cameras	2/7/2025	3/20/2025
Shield Assessments	POL52110 541000	Professional Svcs - General	2025	3	INV	Paid	1,440.00	84238 2947	Pre-emp psych eval & med. exm D. Buergi	3/4/2025	3/20/2025
STERICYCLE	FIR52220 541000	Professional Svcs - General	2025	3	INV	Paid	10.36	84239 8009865118	Medical Disposal Services	2/14/2025	3/20/2025
SUMMIT LAW	00030010 541120	Legal Finance Consulting Svcs	2025	3	INV	Paid	4,376.50	84240 161340	Services RE: IAFF negotiations	2/28/2025	3/20/2025
Sunbelt Rentals	PKF57680 545200	Rent - Furniture & Equipment	2025	3	INV	Paid	649.62	84241 164067325-0001	Electric Scissor Lift	1/20/2025	3/20/2025
SYSTEMS DESIGN W	FIR52270 541090	BLS Customer Billing Services	2025	3	INV	Paid	891.80	84242 20250441	January EMS billing	2/26/2025	3/20/2025

The Gordian Group	31137010 563006	Facilities Maint - Construct	2025	3	INV	Paid	3,782.08	84243	INVTGG194223	City Hall security upgrades construction	2/19/2025	3/20/2025
The Gordian Group	40153935 541000	Professional Svcs - General	2025	3	INV	Paid	2,816.30	84243	INVTGG194224	Repair of Douglas irrigation main break	2/19/2025	3/20/2025
TRANSU	POL52110 549200	Dues-Subscriptions-Memberships	2025	3	INV	Paid	163.80	84244	944321-202502-1	Credit check current and contract chgs 2/1-2/28 25	3/1/2025	3/20/2025
TRUCKV	50159448 564000	Fleet Vehicles & Equipment	2025	3	INV	Paid	3,994.80	84245	282984	Rear secure storage boxes for Pub Safety vehicles	2/28/2025	3/20/2025
TSI CARN	STC59564 563000	General Streets Signage	2025	3	INV	Paid	387.14	84246	19887	Public parking signs	2/21/2025	3/20/2025
ULI	POL52122 522400	LEOFF I Retiree Med & Premiums	2025	3	INV	Paid	85.50	84247	25- Feb	Group Insurance premium	3/1/2025	3/20/2025
ULINE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	9,222.39	84248	187367708	Dog waste bags, latex gloves	1/2/2025	3/20/2025
ULINE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	541.95	84248	188347332	Batteries	1/24/2025	3/20/2025
ULINE	40153481 531050	Uniforms & Protective Gear	2025	3	INV	Paid	682.28	84248	187381640	Gloves and rags	1/2/2025	3/20/2025
ULINE	40236991 369910	Miscellaneous Revenues	2025	3	CRM	Paid	-3,485.41	84248	181151280	Credit memo for original invoice #181023141	7/29/2024	3/20/2025
ULINE	40253585 531510	Laboratory Supplies	2025	3	INV	Paid	315.98	84248	188848518	Shipping supplies- cold packs	2/6/2025	3/20/2025
URNW	40153481 545100	Rent - Shop Equipment	2025	3	INV	Paid	1,146.60	84249	235589951-009	Monthly Maverick truck rental	2/22/2025	3/20/2025
VALLEYD	NON51591 541111	Public Defender Services	2025	3	INV	Paid	6,650.00	84250	Feb-25	Public defense services- Snoq. cases- Feb. 2025	3/5/2025	3/20/2025
VERIZCS	40253510 542010	Cellular Telephone	2025	3	INV	Paid	1,513.35	84251	6106761606	SCADA M2M comms	2/23/2025	3/20/2025
Water Mgmt Group	40153935 541000	Professional Svcs - General	2025	3	INV	Paid	4,004.98	84252	21848	March 2025 Maxicom monitoring services	2/24/2025	3/20/2025
WEC	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	799.89	84253	16945682	Athletic line marker	1/30/2025	3/20/2025
WEC	PKF57680 531520	Agricultural Supplies	2025	3	INV	Paid	2,769.31	84253	16972417	50 Lb. bags of fertilizer	2/27/2025	3/20/2025
WEC	PKF57680 531520	Agricultural Supplies	2025	3	INV	Paid	10,897.73	84253	16982780	Fairway supreme mix seed, perf five iron	3/6/2025	3/20/2025
WLACE	PKF57680 531050	Uniforms & Protective Gear	2025	3	INV	Paid	73.06	84254	15314331	Utility gloves and waterproof boots	2/11/2025	3/20/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	219.25	84254	15314197	Space heaters	1/27/2025	3/20/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	129.75	84254	15314214	Black and gold DRL bit	1/28/2025	3/20/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	65.46	84254	15314226	Measuring wheel	1/29/2025	3/20/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	166.84	84254	15314347	Space heater, padlock, chain coil	2/13/2025	3/20/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	119.50	84254	15314384	Expanded sheet, fence staple	2/18/2025	3/20/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	84.03	84254	15314447	Storage totes and gorilla tape	2/26/2025	3/20/2025
WLACE	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	39.90	84254	15314365	Shop towels and wipes	2/14/2025	3/20/2025
WLACE	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	52.30	84254	15314440	Painting Supplies	2/25/2025	3/20/2025
WW	40253580 531050	Uniforms & Protective Gear	2025	3	INV	Paid	405.42	84255	INV2010017897	Uniform- Matt Miller	2/24/2025	3/20/2025
ZUMAR	STR54230 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	6,221.82	84256	50890	Punch sign post	1/22/2025	3/20/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$510.00

For claims warrants numbered 84257 through 84257 & dated 3/21/2025

	ACCOUNT	ACCOUNT DESC	YEAR	PERIOD	TYPE	STATUS	AMOUNT	CHECK NO	INVOICE #	FULL DESC	INVOICE DATE	CHECK DATE
VFG	PLN55861 541000	Professional Svcs - General	2025	3	INV	Paid	76.50	84257	449143	Rockow lot line adjstmnt assistance LLA 2023-0001	1/23/2025	3/21/2025
VFG	PLN55861 541000	Professional Svcs - General	2025	3	INV	Paid	433.50	84257	449608	Rockow lot line adjstmnt assistance LLA 2023-0001	2/24/2025	3/21/2025

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$2,908.75

For claims warrants numbered 84259 through 84259 & dated 3/25/2025

WH PACIF	PLN55861 541000	Professional Svcs - General	2025	3	INV	Paid	2,908.75	84259	427362	Rocko lot line adjustment, LLA 2023-0001	1/22/2025	3/25/2025
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City of Snoqualmie

Claims presented to the City to be paid in the amount of \$292,805.33

For claims warrants numbered 84260 through 84304 & dated 3/27/2025

ALBIREO	51051821 548000	Repair & Maintenance Services	2025	3	INV	Paid	31,258.50	84260	PIN0043447	Metysis Software/HVAC control upgrade- Fire St.	3/7/2025	3/27/2025
AM TEST	40253585 541000	Professional Svcs - General	2025	3	INV	Paid	900.00	84261	A25C0100	3rd party lab fees for service	3/6/2025	3/27/2025
AMZONCAP	ADM51310 531000	Office Supplies	2025	3	INV	Paid	59.38	84262	1XC9-9T6R-7MHM	Blue and red pens for M. Chambless	3/11/2025	3/27/2025
AMZONCAP	FIR52210 531000	Office Supplies	2025	3	INV	Paid	10.22	84262	1XN4-M9FD-6TRR	Gel roller pens	3/5/2025	3/27/2025
AMZONCAP	PKF57680 531000	Office Supplies	2025	3	INV	Paid	5.04	84262	1RF6-J1XF-CVX6	Sharpies	2/17/2025	3/27/2025
AMZONCAP	POL52110 549100	City-Sponsored Expenses	2025	3	INV	Paid	18.55	84262	1WTM-9WKF-7M64	Blue gift bags for community events	3/6/2025	3/27/2025
AMZONCAP	POL52131 535400	Police Firearms & Weapons	2025	3	INV	Paid	68.74	84262	1X6C-D699-79C9	Vickers rifle sling- D. Buergi	3/6/2025	3/27/2025
AMZONCAP	01452122 531000	Office Supplies	2025	3	INV	Paid	13.65	84262	1WLCL-PRFT-6QXF	S. Tye- dial-a-phrase date stamp	3/11/2025	3/27/2025
AMZONCAP	40153481 531000	Office Supplies	2025	3	INV	Paid	5.04	84262	1RF6-J1XF-CVX6	Sharpies	2/17/2025	3/27/2025
AMZONCAP	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	121.04	84262	1NKY-7WLT-FWVX	Backup battery and cables for 599 pump station	3/3/2025	3/27/2025
AMZONCAP	40153481 535900	Small Tools & Equipment	2025	3	INV	Paid	278.21	84262	1HQ7-WDDM-76M3	Impact drill	3/5/2025	3/27/2025
AMZONCAP	40253580 531000	Office Supplies	2025	3	INV	Paid	5.04	84262	1RF6-J1XF-CVX6	Sharpies	2/17/2025	3/27/2025
AMZONCAP	40353130 531000	Office Supplies	2025	3	INV	Paid	45.38	84262	1PNR-JLJ3-VCVX	Stakes for signs, elec. tape, aluminun clipboards	2/19/2025	3/27/2025
AMZONCAP	40353130 531000	Office Supplies	2025	3	INV	Paid	5.04	84262	1RF6-J1XF-CVX6	Sharpies	2/17/2025	3/27/2025

AMZONCAP	40353130 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	21.61	84262 1PNR-1JL3-VXV	Stakes for signs, elec. tape, aluminun clipboards	2/19/2025	3/27/2025
AMZONCAP	40353190 531050	Uniforms & Protective Gear	2025	3	INV	Paid	136.49	84262 17WY-1GJ1-3W4R	Bibs for protection during water work	2/25/2025	3/27/2025
AMZONCAP	40353190 549100	City-Sponsored Expenses	2025	3	INV	Paid	69.86	84262 1PNR-1JL3-VXV	Stakes for signs, elec. tape, aluminun clipboards	2/19/2025	3/27/2025
AMZONCAP	50154868 531000	Office Supplies	2025	3	INV	Paid	5.04	84262 1RF6-1JXF-CVX6	Sharpies	2/17/2025	3/27/2025
AMZONCAP	51051821 531340	Custodial & Cleaning Supplies	2025	3	CRM	Paid	-21.83	84262 1476-7F6V-47VP	Credit for orig inv #1J96-749R-FH47 (damaged)	2/26/2025	3/27/2025
AMZONCAP	51051821 531340	Custodial & Cleaning Supplies	2025	3	INV	Paid	43.18	84262 1J96-749R-FH47	Dish Soaps/spray	2/13/2025	3/27/2025
ATWORK	STR54270 548150	Landscaping Services	2025	3	INV	Paid	6,671.29	84263 PS-INV105915	Roadside maint.- Snoq. Pkwy & other ROW Feb 2025	2/28/2025	3/27/2025
ATWORK	40353130 548150	Landscaping Services	2025	3	INV	Paid	15,566.32	84263 PS-INV105915	Roadside maint.- Snoq. Pkwy & other ROW Feb 2025	2/28/2025	3/27/2025
B&H Photo-Video	50251881 531820	Info Tech Components	2025	3	INV	Paid	281.87	84264 232118374	18" replacement Cncl Chambers microphone for Mayor	2/28/2025	3/27/2025
Cardio Partners Inc	FIR52210 531010	Public Education Supplies	2025	3	INV	Paid	255.42	84265 600019437	Public education supplies	3/14/2025	3/27/2025
COS	FIR52250 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	904.33	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	NON51820 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	75.94	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	PKF57680 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	12,091.57	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	POL52150 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	1,003.85	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	STR54230 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	1,694.62	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	STR54270 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	209.99	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	40153481 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	903.29	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	40153935 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	255.30	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	40253580 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	8,271.81	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	40353130 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	1,034.31	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
COS	51051821 547300	Water - Sewer - Stormwater	2025	3	INV	Paid	6,615.68	84266 UB 2/25	COS UB 2/25	3/6/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	9.77	84267 B394916	Assorted repair and maint. supplies	1/27/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	49.12	84267 B394930	Assorted repair and maint. supplies	1/27/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	122.97	84267 B394958	Assorted repair and maint. supplies	1/28/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	26.19	84267 B395022	Assorted repair and maint. supplies	1/29/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	34.38	84267 B395066	Assorted repair and maint. supplies	1/30/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	111.32	84267 B395119	Assorted repair and maint. supplies	1/31/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	29.47	84267 B395123	Assorted repair and maint. supplies	1/31/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	45.83	84267 B395690	Assorted repair and maint. supplies	2/11/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	8.50	84267 B395788	Assorted repair and maint. supplies	2/13/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	53.48	84267 B395847	Assorted repair and maint. supplies	2/14/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	20.73	84267 B396047	Assorted repair and maint. supplies	2/18/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	33.84	84267 B396103	Assorted repair and maint. supplies	2/19/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	7.38	84267 B396408	Assorted repair and maint. supplies	2/25/2025	3/27/2025
CTV	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	29.45	84267 B396416	Assorted repair and maint. supplies	2/25/2025	3/27/2025
CTV	POL52150 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	76.37	84267 B397405	Paint and primer for vehicle touch up	3/11/2025	3/27/2025
CTV	STR54230 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	12.00	84267 A311839	Assorted repair and maint. supplies	2/18/2025	3/27/2025
CTV	STR54230 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	1.03	84267 B395068	Assorted repair and maint. supplies	1/30/2025	3/27/2025
CTV	STR54230 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	24.57	84267 B396193	Assorted repair and maint. supplies	2/21/2025	3/27/2025
CTV	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	10.36	84267 B395077	Assorted repair and maint. supplies	1/30/2025	3/27/2025
CTV	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	30.93	84267 B395397	Assorted repair and maint. supplies	2/5/2025	3/27/2025
CTV	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	23.13	84267 B395448	Assorted repair and maint. supplies	2/6/2025	3/27/2025
CTV	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	23.99	84267 B396049	Assorted repair and maint. supplies	2/18/2025	3/27/2025
CTV	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	9.92	84267 B396192	Assorted repair and maint. supplies	2/21/2025	3/27/2025
CTV	40353130 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	21.80	84267 B396090	Assorted repair and maint. supplies	2/19/2025	3/27/2025
CTV	51051821 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	42.01	84267 B395072	Assorted repair and maint. supplies	1/30/2025	3/27/2025
DJC	41134100 541060	Eagle Lake Reclam Design	2025	3	INV	Paid	795.00	84268 3407491	Adv. construc. contract docs to prospectv bidders	3/4/2025	3/27/2025
DOE	40253510 541561	Water Quality Program Fees	2025	3	INV	Paid	10,496.00	84269 25-WA0022403B-1	NPDES permit fees- water quality program	2/20/2025	3/27/2025
DOE	40353130 541000	Professional Svcs - General	2025	3	INV	Paid	1,208.00	84269 DSK1804-2025	2024 annual insp. of Osprey Dam by Ecology	12/12/2024	3/27/2025
Evergreen Ford	50154868 531301	Repair Parts	2025	3	INV	Paid	253.90	84270 5213753	Wire assembly repair kit 6.2L Ford PU	3/11/2025	3/27/2025
Evergreen Ford	50154868 531301	Repair Parts	2025	3	INV	Paid	96.26	84270 5213849	Exhaust oxygen sensor replacement Ford SUV #107 PD	3/13/2025	3/27/2025
FCI	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	87.28	84271 18518	Radar antenna move/reinstall #110 PD SUV	3/10/2025	3/27/2025
Ferguson Water Works	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	177.42	84272 0070610	Command link for meter repairs	3/6/2025	3/27/2025
FuelCare	50154868 541000	Professional Svcs - General	2025	3	INV	Paid	5,633.74	84273 10693	Gen Set Fuel tank cleaning/treatment, (polishing)	3/11/2025	3/27/2025
GIRARD	40353190 548000	Repair & Maintenance Services	2025	3	INV	Paid	6,576.00	84274 9134621	Tipping fee for sod from storm damage	2/18/2025	3/27/2025
GMP	STR54290 541000	Professional Svcs - General	2025	3	INV	Paid	2,550.00	84275 25-070	Steve Clark consulting svcs from 2/22-3/7 2025	3/10/2025	3/27/2025
Graybar	40253565 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	422.60	84276 9340978295	Contactors for Pump Station E	2/21/2025	3/27/2025
HANDYHEL	PLN55730 541000	Professional Svcs - General	2025	3	INV	Paid	1,849.68	84277 6373	Pole banners install	3/4/2025	3/27/2025
HCI	40253580 548000	Repair & Maintenance Services	2025	3	INV	Paid	763.94	84278 14400401	Repair and calibrate UVAS sensor	3/6/2025	3/27/2025
HD Fowler	40153481 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	3,757.45	84279 I6942949	Replacmt valves & bolt kits for S Well Trtmt Plant	3/5/2025	3/27/2025
HD Supply Facil Main	51051821 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	205.41	84280 9234611276	Drinking fountain water filter replacements	2/26/2025	3/27/2025

HSI	FIR52245 543000	Training & Travel	2025	3	INV	Paid	30.00	84281 2201865	Online instructor reauthorization (2)	3/14/2025	3/27/2025
IMC	NON51250 541115	Municipal Court Services-Costs	2025	3	INV	Paid	2,786.09	84282 SQL Feb 2025	Snoqualmie Filing Fees- February 2025	3/11/2025	3/27/2025
KBM	LEG51541 541100	Outside Legal Services - Gen	2025	3	INV	Paid	1,316.00	84283 24944	Pre-Defense General	3/5/2025	3/27/2025
KC 710	50251888 542200	INET Internet Network Services	2025	3	INV	Paid	1,300.00	84284 11015584	King County INET	2/28/2025	3/27/2025
Kissler	40253580 548000	Repair & Maintenance Services	2025	3	INV	Paid	2,267.90	84285 11577	Transport biosolids	3/4/2025	3/27/2025
Landscape Structures	31126050 563009	C Pk Sprayground - Construct	2025	3	INV	Paid	75,736.57	84286 INV-139610-DJ	For Dec/Jan sitework of the Splashpad	2/21/2025	3/27/2025
LNC5	POL52150 535400	Police Firearms & Weapons	2025	3	INV	Paid	37.67	84287 INV921506	BCM vertical foregrips- JY, DV, CH, JS	2/28/2025	3/27/2025
LNC5	01452122 531050	Uniforms & Protective Gear	2025	3	INV	Paid	77.41	84287 INV920799	J. Spears velcro patches and embroidery	2/27/2025	3/27/2025
LNC5	01452150 535400	Police Firearms & Weapons	2025	3	INV	Paid	62.79	84287 INV921506	BCM vertical foregrips- JY, DV, CH, JS	2/28/2025	3/27/2025
LOLM	NON51541 541110	Public Prosecutor Services	2025	3	INV	Paid	6,302.00	84288 Feb. 2025	Snoqualmie Prosecutor- February 2025	3/11/2025	3/27/2025
MADRONA	LEG51541 541100	Outside Legal Services - Gen	2025	3	INV	Paid	6,241.00	84289 12958	Interim City Attorney-various matters	3/6/2025	3/27/2025
National Standard	40253510 543000	Training & Travel	2025	3	INV	Paid	3,110.25	84290 3501	CDL B training- Jake Stewart	2/25/2025	3/27/2025
National Standard	40253580 543000	Training & Travel	2025	3	INV	Paid	3,110.25	84290 3510	CDL B training- Tom Holmes	3/14/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	287.93	84291 055965	Feb 25 ER&R vehicle and equip. parts	1/27/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	52.15	84291 056003	Feb 25 ER&R vehicle and equip. parts	1/27/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	279.95	84291 056046	Feb 25 ER&R vehicle and equip. parts	1/28/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	243.71	84291 056047	Feb 25 ER&R vehicle and equip. parts	1/28/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	546.27	84291 056076	Feb 25 ER&R vehicle and equip. parts	1/28/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	55.03	84291 056147	Feb 25 ER&R vehicle and equip. parts	1/29/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	14.15	84291 056163	Feb 25 ER&R vehicle and equip. parts	1/29/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	49.05	84291 056372	Feb 25 ER&R vehicle and equip. parts	1/31/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	1,090.99	84291 056373	Feb 25 ER&R vehicle and equip. parts	1/31/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	35.93	84291 056410	Feb 25 ER&R vehicle and equip. parts	1/31/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	114.27	84291 056639	Feb 25 ER&R vehicle and equip. parts	2/3/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	42.81	84291 056760	Feb 25 ER&R vehicle and equip. parts	2/4/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	106.05	84291 056861	Feb 25 ER&R vehicle and equip. parts	2/5/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	59.48	84291 056862	Feb 25 ER&R vehicle and equip. parts	2/5/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	97.12	84291 057069	Feb 25 ER&R vehicle and equip. parts	2/7/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	174.34	84291 057329	Feb 25 ER&R vehicle and equip. parts	2/10/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	1,046.88	84291 057330	Feb 25 ER&R vehicle and equip. parts	2/10/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	119.18	84291 057405	Feb 25 ER&R vehicle and equip. parts	2/11/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	76.39	84291 057472	Feb 25 ER&R vehicle and equip. parts	2/11/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	612.95	84291 057521	Feb 25 ER&R vehicle and equip. parts	2/12/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	138.08	84291 057537	Feb 25 ER&R vehicle and equip. parts	2/12/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	705.14	84291 058144	Feb 25 ER&R vehicle and equip. parts	2/19/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	63.02	84291 058628	Feb 25 ER&R vehicle and equip. parts	2/24/2025	3/27/2025
NB AUTOF	50154868 531301	Repair Parts	2025	3	INV	Paid	54.86	84291 058694	Feb 25 ER&R vehicle and equip. parts	2/25/2025	3/27/2025
Occ Health Cntr WA	FIR52220 541000	Professional Svcs - General	2025	3	INV	Paid	1,352.00	84292 86031208	Juan Ocegueda FF physical	2/21/2025	3/27/2025
Ofc Depot 32559	40253580 531340	Custodial & Cleaning Supplies	2025	3	INV	Paid	879.05	84293 410730190001	Dishwasher to replace dead unit	2/25/2025	3/27/2025
Ofc Depot 32559	40253580 531910	Operating Supplies	2025	3	INV	Paid	127.39	84293 410710961001	Coffee for break room	2/24/2025	3/27/2025
POA-OR	50251888 545200	Rent - Furniture & Equipment	2025	3	INV	Paid	734.56	84294 115772	Copier Kit Overage	2/28/2025	3/27/2025
POA-OR	50251888 545200	Rent - Furniture & Equipment	2025	3	INV	Paid	137.66	84294 CSQ-2623	Monthly Printer Lease	2/14/2025	3/27/2025
POA-OR	50259118 577004	Copiers/Printers Lease Prin	2025	3	INV	Paid	1,552.91	84294 CSQ-2623	Monthly Printer Lease	2/14/2025	3/27/2025
PSRFA	50154868 548000	Repair & Maintenance Services	2025	3	INV	Paid	6,328.65	84295 12891	Fire apparatus repair and service for March 2025	3/3/2025	3/27/2025
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2025	3	INV	Paid	1,110.04	84296 64718605	M Barnett- Payroll specialist support- Retro/other	3/5/2025	3/27/2025
ROBERT HALF	FIN51423 541190	Temporary Agency Personnel	2025	3	INV	Paid	2,732.40	84296 64736173	M Barnett- Payroll specialist support- Retro/other	3/11/2025	3/27/2025
Rockow	NON23910 239200	Customer Credit - Cash	2025	3	INV	Paid	5,353.63	84297 CD Refund 03/27/25	Deposit Refund	3/26/2025	3/27/2025
Samantha Brumfield	00030010 543000	Training & Travel	2025	3	INV	Paid	56.70	84298 RE S Brumfield 3/25	Reimb. S. Brumfield travel for training 3/12/25	3/17/2025	3/27/2025
SEATIMES	CLK51420 541320	Legal Notices	2025	3	INV	Paid	57.75	84299 93661	Ordinance 1304	3/5/2025	3/27/2025
SEATIMES	CLK51420 541320	Legal Notices	2025	3	INV	Paid	90.75	84299 93662	Ordinance 1305	3/5/2025	3/27/2025
SEATIMES	PLN55860 541390	Advertising, Legal Notices etc	2025	3	INV	Paid	162.25	84299 93785	Notice of application- SV Hospital offc bldg	3/6/2025	3/27/2025
SHI INT	50251881 548860	Hardware-Software Maintenance	2025	3	INV	Paid	8,168.16	84300 B19440915	ManagEngine Endpoint Central annual renewal	2/28/2025	3/27/2025
SV School Dist	01452122 532100	Gasoline/Diesel Fuel	2025	3	INV	Paid	5,180.18	84301 8429	Fleet and NB Police Fuel	3/6/2025	3/27/2025
SV School Dist	50154868 532100	Gasoline/Diesel Fuel	2025	3	INV	Paid	10,397.09	84301 8429	Fleet and NB Police Fuel	3/6/2025	3/27/2025
Tri-Med Ambulance	POL52360 541502	Jail Services - Issaquah	2025	3	INV	Paid	645.70	84302 272-24-066197:1	A. Tedla inmate transport to hospital	2/26/2025	3/27/2025
Tri-Med Ambulance	POL52360 541502	Jail Services - Issaquah	2025	3	INV	Paid	745.70	84302 272-25-006093:1	A. Peterson inmate transport to hospital	2/26/2025	3/27/2025
URBANF	40353190 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	13,677.30	84303 10588	Phase 2: Tree Equity Downtown St. tree order	1/27/2025	3/27/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	93.12	84304 15314523	Concrete mix	3/6/2025	3/27/2025
WLACE	PKF57680 531300	Repair & Maintenance Supplies	2025	3	INV	Paid	127.07	84304 15314529	Plastic Bucket, gloves, pickup tool	3/7/2025	3/27/2025
WLACE	40153481 531340	Custodial & Cleaning Supplies	2025	3	INV	Paid	36.62	84304 15314530	Cleaning Supplies/trash bags	3/7/2025	3/27/2025

City of Snoqualmie**Claims presented to the City to be paid in the amount of \$5,121.00****For claims warrants numbered 84305 through 84305 & dated 3/21/2025**

Teamsters	63123150 231500	Undistributed Payroll Deductns	2025	3	INV	Paid	5,121.00	84305 Payroll 3/21/25	Dues- Teamsters	3/21/2025	3/21/2025
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City of Snoqualmie**Claims presented to the City to be paid in the amount of \$190,570.15****For claims warrants numbered 84306 through 84307 & dated 3/28/2025**

Skidmore and Fomina	FIN51423 549700	Judgments & Settlements	2025	3	INV	Paid	14,565.00	84306 Sep Agr T Wood	Separation Agreement T. Wood	3/27/2025	3/28/2025
Tami Wood	FIN51423 549700	Judgments & Settlements	2025	3	INV	Paid	20,000.00	84307 Sep Agr T Wood	Separation Agreement T. Wood	3/27/2025	3/28/2025

City of Snoqualmie**Claims presented to the City to be paid in the amount of \$492,806.32****For claims warrants numbered 2025035 through 2025043 & dated 3/7/2025**

AWC Benefits	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	189,821.23	2025035 9315	Health/Disab Benefits	3/7/2025	3/7/2025
DSHS	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	500.00	2025036 9319	Child Support	3/7/2025	3/7/2025
Voya	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	225.00	2025037 9320	Deferred Compensation Program	3/7/2025	3/7/2025
ICMA - Mission Sq	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	5,645.20	2025038 9321	Deferred Compensation Program	3/7/2025	3/7/2025
AFLAC	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	78.13	2025039 9322	Aflac insurance for one employee	3/7/2025	3/7/2025
DORS	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	103,201.11	2025040 9325	DRS Pension/Deferred Compensation Program	3/7/2025	3/7/2025
NWFFT Trust	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	35,235.44	2025041 9327	Health Benefits- Fire	3/7/2025	3/7/2025
NAVIA AP	63423150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	416.67	2025042 9328	Flexible Spending Account	3/7/2025	3/7/2025
EFTPS	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	157,683.54	2025043 9330	IRS Tax Deposit	3/7/2025	3/7/2025

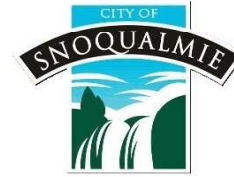
City of Snoqualmie**Claims presented to the City to be paid in the amount of \$332,033.34****For claims warrants numbered 2025044 through 2025049 & dated 3/21/2025**

DSHS	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	500.00	2025044 Payroll 3/21/25	Child Support	3/21/2025	3/21/2025
Voya	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	225.00	2025045 Payroll 3/21/25	Deferred Compensation Program	3/21/2025	3/21/2025
ICMA - Mission Sq	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	5,645.20	2025046 Payroll 3/21/25	Deferred Compensation Program	3/21/2025	3/21/2025
DORS	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	116,512.25	2025047 Payroll 3/21/25	Pension/Deferred Compensation Program	3/21/2025	3/21/2025
NAVIA AP	63423150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	416.67	2025048 Payroll 3/21/25	Flexible Spending Account	3/21/2025	3/21/2025
EFTPS	63123150 231500	Undistributed Payroll Deductns	2025	3	DIR	Paid	208,734.22	2025049 Payroll 3/21/25	IRS Tax Deposit	3/21/2025	3/21/2025

Accounts Payable

Blanket Voucher Approval Document

User: THolden
 Printed: 04/02/2025 - 7:26AM
 Warrant Request Date: 3/27/2025
 DAC Fund:



Batch: 00001.03.2025 - UB Refunds March

City of Snoqualmie

Claims presented to the City to be paid in the amount of \$ 1,238.22,
 for claims warrants numbered 62823 through 62827 & dated 3/27/2025.

Line	Claimant	Voucher No.	Amount
1	Perona,Lorene	000062826	289.40
2	Burpee,Michael and Paige	000062823	591.10
3	Humphries,James	000062824	184.30
4	Thorson,Jon and Lysa	000062827	29.60
5	Paulson,Jared	000062825	143.82
			<hr/>
Page Total:			\$1,238.22
			<hr/>
Grand Total:			\$1,238.22

Accounts Payable

Check Detail

User: THolden
Printed: 04/02/2025 - 8:59AM



Item 7.

Check Number	Check Date				Amount
UB*03287 - Burpee, Michael and Paige Line Item Account					
62823	03/27/2025	Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>			
03/13/2025	Refund Check	401-00-000-213-10-00-000	591.10		
Inv Total				591.10	
62823 Total:				591.10	
UB*03287 - Burpee, Michael and Paige Total:				591.10	
UB*03288 - Humphries, James Line Item Account					
62824	03/27/2025	Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>			
03/13/2025	Refund Check	001-00-000-213-10-00-000	0.05		
03/13/2025	Refund Check	001-00-000-213-10-00-000	0.08		
03/13/2025	Refund Check	001-00-000-213-10-00-000	0.03		
03/13/2025	Refund Check	401-00-000-213-10-00-000	184.14		
Inv Total				184.30	
62824 Total:				184.30	
UB*03288 - Humphries, James Total:				184.30	
UB*03290 - Paulson, Jared Line Item Account					
62825	03/27/2025	Inv			
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>			
03/13/2025	Refund Check	401-00-000-213-10-00-000	143.82		
Inv Total				143.82	
62825 Total:				143.82	
UB*03290 - Paulson, Jared Total:				143.82	

UB*03286 - Perona, Lorene Line Item Account

62826 03/27/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
03/13/2025	Refund Check	401-00-000-213-10-00-000	289.21
03/13/2025	Refund Check	001-00-000-213-10-00-000	0.03
03/13/2025	Refund Check	001-00-000-213-10-00-000	0.08
03/13/2025	Refund Check	001-00-000-213-10-00-000	0.08

Inv Total 289.40

62826 Total: 289.40

UB*03286 - Perona, Lorene Total: 289.40

UB*03289 - Thorson, Jon and Lysa Line Item Account

62827 03/27/2025

Inv

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
03/13/2025	Refund Check	401-00-000-213-10-00-000	29.60

Inv Total 29.60

62827 Total: 29.60

UB*03289 - Thorson, Jon and Lysa Total: 29.60

Total: 1,238.22

ADVICE REGISTER - SEMI MONTH

WARRANT: 250321 From: 03/01/2025 To: 03/15/2025

NAME	CHK #	NET PAY
BAILEY, MICHAEL	000000599	5,817.35
BARNET, RYAN	000000600	4,299.96
BARRETT, TIMOTHY	000000601	3,253.70
BATTLES, JASON	000000602	4,141.69
BEACH, LYLE	000000603	2,992.31
BENNETT, PHILIP	000000604	4,910.18
BENSON, ETHAN	000000605	494.88
BETTS, JIMMIE L	000000606	2,782.98
BLACK, MELINDA	000000607	3,426.84
BOSTICK, MAX	000000608	5,558.88
BOUTA, ANDREW	000000609	4,893.06
BROWN, CHRIS E	000000610	4,518.74
BRUMFIELD, SAMANTHA	000000611	3,033.39
BUELNA, REBECCA	000000612	2,498.48
BUERGI, DANIEL R	000000613	1,776.36
BURKE, DENA	000000614	5,346.65
BYRD, TYLER D	000000615	3,150.75
CHAMBLESS, MICHAEL	000000616	6,268.20
CHRISTENSEN, CARA	000000617	498.03
COOPER, JOHN	000000618	3,865.58
COTTON, CATHERINE	000000619	494.88
DALZIEL, RYAN A	000000620	2,854.41
DAVIS, RAMONA	000000621	4,693.92
DEAN, DEANA L	000000622	4,176.97
DEWAR, MILES Z	000000623	1,987.90
DUDDLES, MARTHA J	000000624	2,839.91
ECKER, BRENDON J	000000625	2,115.27
FLORIDA, HEATHER K	000000626	2,736.57
FOUTS, JACOB T	000000627	4,169.95
FRY, PATRICK	000000628	4,667.24
GAMBLE, DYLAN A	000000629	3,051.05
GARRETT, GRETCHEN G	000000630	2,702.29
GEORGE, JASON A	000000631	4,227.39
GUTWEIN, AUSTIN D	000000632	5,650.51
HALBERT, KEVIN F	000000633	2,795.04
HALL, JAEDON E	000000634	2,353.47
HAMLIN, JEFFREY T	000000635	4,518.46
HARRIS, DONALD I	000000636	3,810.06
HAWK, DALTON J	000000637	3,092.23
HEATH, GREGORY Q	000000638	4,155.34
HEBEL, RICHARD	000000639	2,135.58
HEDGER, MATTHEW	000000640	5,538.75
HENDERSON, KYLA A	000000641	2,882.19
HENDRICKS, CORY D	000000642	6,156.90
HILTON, AUSTIN	000000643	2,746.62
HOLDEN, TANIA L	000000644	3,093.35
HOLLOWAY, BRYAN	000000645	544.99
HOLMES, CHASE W	000000646	2,243.11
HOLMES, THOMAS E	000000647	5,935.56
HOREJSI, GARY W	000000648	4,173.43
HOYLA, KOBE R	000000649	4,576.43
HUGHES, JENNIFER L	000000650	3,665.72
IVERSON, CHRISTINE L	000000651	2,055.51

ADVICE REGISTER - SEMI MONTH

WARRANT: 250321 From: 03/01/2025 To: 03/15/2025

NAME	CHK #	NET PAY
JEFFERY, AMY	000000652	2,395.94
JOHNSON, JOLYON M	000000653	494.88
JOHNSON, KIMBERLY G	000000654	3,839.94
JONGEKRYG, ANDREW P	000000655	2,259.65
KIM, EUN JUNG	000000656	2,369.58
KNOWLES, KENNETH	000000657	3,121.90
LACROIX, LAFLECHE	000000658	4,387.53
LASSWELL, ROBERT	000000659	3,876.93
LATHAM, ANDREW F	000000660	3,040.51
LATHROP, NICHOLAS S	000000661	3,061.26
LEMOINE, BLAKE S	000000662	2,200.93
LIEBETRAU, MICHAEL K	000000663	2,592.33
LOEHNDORF, SCOTT A	000000664	3,122.14
LOSVAR, DYLAN	000000665	2,775.35
LYNCH, BRIAN W	000000666	4,698.38
MACVICAR, NEIL S	000000667	2,447.20
MAINSTONE, BRIAN R	000000668	2,863.65
MANDERY, PAMELA D	000000669	47,478.27
MARKWARDT, KYLE C	000000670	2,548.24
MCCALL, DANNA M	000000671	3,610.54
MEADOWS, JOSEPH R	000000672	7,765.63
MILLER, CRAIG	000000673	9,364.16
MILLER, MATTHEW L	000000674	2,950.97
MOATE, DANIEL W	000000675	10,047.04
NATKHA, WILLIAM	000000676	4,453.02
NEAL, RYAN T	000000677	2,689.23
O'DONNELL, PETER A	000000678	4,617.80
O'NEIL, KERRY K	000000679	2,365.06
OROZCO, JORGE	000000680	2,793.27
OWENS, JACK T	000000681	3,034.13
PARKER, BENJAMIN T	000000682	2,928.45
PETER, MICHAEL H	000000683	6,586.25
PHAM, THAI Q	000000684	2,911.22
QUADE, JOAN E	000000685	2,072.70
RAMOS, DAMIAN	000000686	3,393.83
RASMUSSEN, ERIK R	000000687	5,749.74
RELLAMAS, JESSICA L	000000688	1,332.29
REN, JUSTIN K	000000689	2,742.79
ROSS, KATHERINE G	000000690	2,173.66
SANDIN, KEVIN	000000691	2,305.28
SCHANNAUER, WYATT	000000692	2,826.57
SCHULGEN, NICHOLAS R	000000693	6,419.19
SCHUMANN, ZACHARY J	000000694	3,321.68
SHINN, TODD	000000695	3,562.20
SMITH, CHASE A	000000696	7,894.50
SNYDER, KEVIN S	000000697	3,749.81
SPEARS, JOSEPH E	000000698	6,686.43
STEWART, JAKE R	000000699	1,976.54
TOZIER, THERESA M	000000700	3,421.20
TREPTOW, ILYSE	000000701	2,952.57
TYE, SHERRI	000000702	2,081.79
VINING, ANDREW E	000000703	3,476.03
VLADIS, DMITRIY	000000704	8,856.53

ADVICE REGISTER - SEMI MONTH

WARRANT: 250321 From: 03/01/2025 To: 03/15/2025

NAME	CHK #	NET PAY
WALKER, JANNA L	000000705	3,574.59
WASHINGTON, LOUIS R	000000706	394.88
WEISS, JASON A	000000707	9,086.27
WERRE, CHRISTOPHER T	000000708	4,550.90
WEST, MATTHEW A	000000709	6,270.19
WESTMAN, JESSE	000000710	4,358.48
WIEBE, NICOLE H	000000711	2,713.54
WILSON, CHRISTOPHER A	000000712	3,092.65
WOLFE, ALBERT R	000000713	4,437.41
WOTTON, ROBERT	000000714	344.88
YANG, DONG	000000715	3,666.12
Total Deposits: 117		471,545.63

** END OF REPORT - Generated by Ilyse Treptow **





Claims Approval Report F&A 4-8-25, CM 4-14-25

Final Audit Report

2025-04-02

Created:	2025-04-02
By:	Ilyse Treptow (itreptow@snoqualmiewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8cjjVUq_0rwt_7Hwj2q95OICn9T7LGzX

"Claims Approval Report F&A 4-8-25, CM 4-14-25" History

-  Document created by Ilyse Treptow (itreptow@snoqualmiewa.gov)
2025-04-02 - 5:54:58 PM GMT
-  Document emailed to Drew Bouta (dbouta@snoqualmiewa.gov) for signature
2025-04-02 - 5:55:31 PM GMT
-  Email viewed by Drew Bouta (dbouta@snoqualmiewa.gov)
2025-04-02 - 5:58:21 PM GMT
-  Document e-signed by Drew Bouta (dbouta@snoqualmiewa.gov)
Signature Date: 2025-04-02 - 5:58:34 PM GMT - Time Source: server
-  Agreement completed.
2025-04-02 - 5:58:34 PM GMT



BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

AB25-003
March 24, 2025
Public Hearing

Item 8.

AGENDA BILL INFORMATION

TITLE:	AB25-003: 2025-2030 Utility Rate Adjustment	<input type="checkbox"/> Discussion Only
PROPOSED ACTION:	Adopt Ordinance 1303 amending Utility Rates for 2025	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

REVIEW:	Department Director	Jeff Hamlin	3/13/2025
	Finance	Drew Bouta	3/10/2025
	Legal	Dena Burke	3/6/2025
	City Administrator	Mike Chambless	3/10/2025

DEPARTMENT:	Parks & Public Works		
	STAFF: Dylan Gamble, CIP Manager		
	COMMITTEE: Parks & Public Works		COMMITTEE DATE: March 18, 2025
	EXHIBITS: 1. Draft Ordinance 1303		

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUESTED	\$ n/a

SUMMARY

INTRODUCTION

Ordinance 1303 will amend the Utility Rates for the years of 2025-2030. The recommended rate changes are designed to match rate revenue requirements, cost of services balance, and rate design for the City's combined utility. The recommended rate changes are based on a 2025-2030 Utility Rate Study conducted by FCS Group.

LEGISLATIVE HISTORY

In June of 2020, City of Snoqualmie Council approved an agreement with Financial Consulting Solutions (FCS) Group to conduct a Utility Rate Study and General Facilities Charges Update for the City's combined utility. Since the adoption of Ordinance 1248, the product of the 2021 Rate study effort, the City has maintained the Utility Rates increases with minor adjustments in the year 2021 (to reduce rates to 0%) and in 2024 (with increases associated with the 2024 fiscal Health Review).

A Fiscal Health Review of the utility rates was conducted in 2023 to study the recent impact that high levels of inflation have had on the revenue requirements of the combined utility. The study indicated that the City would need to increase rates to account for significant inflation. City Council implemented a single year rate adjustment (for the year 2024 only) through Ordinance 1284, adopted on December 11th, 2023.

City Council and the Parks and Public works Committee began review of the Utility rate revenue requirements in June of 2024. Parks and Public Works Committee initiated the study and made recommendations to the Council as to the revenue needed to achieve the Six-Year Utility CIP and projected six years of maintenance and operations expenses. This was brought to City Council for review and consideration on June 24th and July 8th, 2024.

Following the review of Council's rate revenue direction the Parks and Public Works Committee began the cost of services requirement utility rate review step. The cost of services review requires direction to the proper balancing of customer classes (Residential, multi-family, etc.) and their associated contribution to each Utility. Parks and Public Works Committee produced a recommendation that balanced customer class over a six-year time horizon. This was done to ensure each customer class is charged for the appropriate share of each utility expense, maintain equity, as well as careful consideration to correct any customer class imbalances. The Parks and Public Works committee recommendations were presented and reviewed at the November 12th, 2024 City Council Meeting.

The final utility rate element consideration, called 'rate design', is review of the balance between fixed rate and variable rate charges for all utility and customer classes. The City has in past utility rate designs made efforts to produce a balanced combination of fixed vs variable charges. This effort is done to smooth the monthly charge, and associated revenue generation, by including a monthly service charge in conjunction with a usage charge. Thus, allowing the City to collect the required revenue for the utilities across an entire year rather than in peak months of usage. In addition, maintaining the past Council rate design emphasizes the efforts to achieve water efficiency goals and minimize misuse or overuse of potable water. The Parks and Public Works committee recommendation(s) for rate design structures were presented and reviewed at the December 9th, 2024 City Council Meeting.

Following the direction of the December 9th, 2024 Council meeting a proposed Ordinance was produced that reflected the combined rate study efforts. The first version of Ordinance 1303 was first presented to the Parks and Public Works Committee on January 7th, 2025 and at the subsequent City Council Meeting on January 13th, 2025. Further direction was given to staff for additional review of rate revenue requirements and additional consideration to Utility CIP's project timing and criticality. Staff returned to the Public Works Committee on January 22nd, February 4th, and February 19th, 2025 presenting several rate designs/models. In addition, a complete review of the Utility CIP for project timing, criticality, and expense was conducted as part of the Council directive(s). Following this review, the Parks and Public Works Committee recommended a refined rate design to City Council on February 24th, 2025. After review, direction was given to return this rate design as an Ordinance (Version 2 of ORD. 1303) at the next possible Council meeting following all requirements of public noticing and public hearing.

BACKGROUND

FCS Group, in collaboration with the Administration, has worked to define the overall revenue needs of the combined utility, evaluate the cost to provide service to each customer class, and developed rates reflecting the fiscal sustainability and equity goals of Council. A periodic review of the of rates is planned for every four years to maintain the fiscal stability of the combined utility.

The process for updating and reviewing the utility rates is a multi-step effort. As part of this review, City Council often reviewed the impacts to potential rate changes as impacts to a hypothetical 'average customer'.

Staff reviewed customer data to produce an average customer based on usage and meter size and an average usage for all customer classes. Using this average customer class allows Council to directly compare different rate structures as well as changes to customer's monthly bills. The presentation that reflects this 'average customer' review as a format can be found at the [February 19th, 2025 Parks and Public Works Committee meeting](#). The materials from this presentation are generated from the modeling of the utility rates. Once codified by this ordinance, these rates will be used to calculate customer bills.

NEXT STEPS

The proposed utility rates will go into effect May 1st, 2025. Following any decision made as part of the 2025-2030 Utility Rate Study, staff will bring associated General Facility Charges (GFC) ordinance and charges. Updating of the GFC charges will complete the review of the utility rates maintained by the City's Utilities.

PROPOSED ACTION

March 24, 2025: Public Hearing and First Reading of Ordinance 1303.

April 14, 2025: Second Reading of Ordinance 1303. MOVE to approve Ordinance 1303 amending City of Snoqualmie Utility Rates for the years of 2025-2030.

ORDINANCE NO. 1303

AN ORDINANCE OF THE CITY OF SNOQUALMIE, WASHINGTON, ESTABLISHING RATES FOR THE CITY'S COMBINED UTILITY FOR THE YEAR 2025-2030, AMENDING SNOQUALMIE MUNICIPAL CODE SECTIONS 13.08.010, 13.08.090, 13.10.050, AND 13.12.010; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the City of Snoqualmie operates a combined water, wastewater, and stormwater utility pursuant to RCW 35A.80.010 and Chapters 35.67 and 35.92 RCW; and

WHEREAS, water, sewer, and storm water services provided by the combined utility of the City of Snoqualmie are critical to the health and welfare of the citizens of the City; and

WHEREAS, the City produces Class A reclaimed water as a by-product of its wastewater treatment process and delivers it to a reservoir (Eagle Lake) for use by the City's bulk rate customers; and

WHEREAS, pursuant to the Growth Management Act (GMA), Ch. 36.70A RCW, the City has adopted a GMA Comprehensive Plan, entitled Snoqualmie 2044, which describes the City that residents wish to leave to future generations, expresses goals and policies to guide that vision, provides a generalized land use plan for the City and its urban growth area, provides for the existing population as well as the population and employment growth anticipated to occur through the year 2044, establishes the foundation for implementing programs and regulations, and provides a guide for City budgeting; and

WHEREAS, as required by law, Snoqualmie 2044 also includes a Capital Facilities and Utilities Elements, which includes the following: (a) identifies the general location, proposed location, and capacity of the City's existing and proposed water, sewer and stormwater utility facilities; (b) sets forth a forecast of the future needs for such capital facilities; (c) shows the proposed locations and

capacities of expanded or new capital facilities; and, (d) provides at least a six-year plan that will finance such capital facilities within projected funding capacities; and

WHEREAS, in addition to the utility planning set forth in Snoqualmie 2044, the has a General Sewer Plan, Water System Plan, and Stormwater Management Plan, which itemize and describe those capital improvements to the City’s sewer, water, and stormwater infrastructure that are necessary to maintain the City’s combined utility system and provide sufficient capacity to serve the population and employment growth anticipated in the City’s GMA Comprehensive Plan; and

WHEREAS, the City’s 2025-2030 Capital Improvement Plan (“CIP”) constitutes the six-year plan called for by the GMA’s Capital Facilities Element requirements; and

WHEREAS, the City is authorized by RCW 35A.80.010, RCW 35.67.020 and RCW 35.92.020 to fix, alter, regulate, maintain, and control the rates and charges for services and facilities provided by its utilities; and

WHEREAS, the City monitors revenues and expenditures periodically to ensure that revenues exceed expenditures, and to determine whether additional adjustments to utility rates are required in order to ensure that revenues will continue to exceed expenditures; and

WHEREAS, rate and charge adjustments are necessary from time to time to ensure that sufficient revenue exists to properly maintain the City's combined utility and provide adequate services to customers of the combined utility; and

WHEREAS, a 2025-2030 Utility Rate Study was conducted by Financial Consulting Solutions (FCS) Group that developed proposed rates for each utility for the period from 2025 through 2030; and

WHEREAS, the 2025-2030 Utility Rate Study concluded that water, sewer and stormwater rate and charge increases in the amounts set forth herein are required in order to pay the ongoing costs of operating and maintaining the City's combined utility and to pay the capital costs of those necessary improvements to the City's water, sewer and stormwater infrastructure set forth in the City's adopted 2023-2028 CIP; and

WHEREAS, a duly noticed public hearing was held on March 24, 2025, regarding the rates and charges established herein.

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Snoqualmie, Washington, as follows:

Section 1. Section 13.08.010 Amended. Section 13.08.010 of the Snoqualmie Municipal Code is hereby amended and adopted to read as follows (amendments shown in strikethrough/underline format for ease of reference):

13.08.010 Residential Rates and charges.

The following monthly sewer rates and charges are hereby imposed on residential and multifamily customers:

A. Residential: This customer class includes each separately metered single-family residence, trailer or mobile home in a trailer court or mobile home park, and each separately metered townhome or duplex residential unit.

<u>Residential Rate</u>	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
	\$78.99 <u>\$92.66</u>	\$80.57 <u>\$94.74</u>	\$82.16 <u>\$96.87</u>	\$84.62 <u>\$99.05</u>	\$85.37 <u>\$101.28</u>	\$86.99 <u>\$103.56</u>

- B. Multifamily: This customer class includes apartment, condominium, multiplex, and duplex structures that are served by a single, master water meter rather than individual residential unit meters.

Multifamily Rate	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	\$62.87	\$62.13	\$61.35	\$63.19	\$59.67	\$58.76
	<u>\$64.45</u>	<u>\$65.09</u>	<u>\$65.09</u>	<u>\$65.09</u>	<u>\$65.09</u>	<u>\$65.09</u>

- C. Rates for residential sewer service outside the corporate limits shall be 1.5 times the rates within the City limits.

1. Residential: Outside City Limits

<u>Residential Rate</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	<u>\$138.99</u>	<u>\$142.11</u>	<u>\$145.31</u>	<u>\$148.58</u>	<u>\$151.92</u>	<u>\$155.34</u>

2. Multifamily: Outside City Limits

<u>Multifamily Rates</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	<u>\$96.68</u>	<u>\$97.64</u>	<u>\$97.64</u>	<u>\$97.64</u>	<u>\$97.64</u>	<u>\$97.64</u>

- D. A “low-income residential customer” means an individual:

- Who owns or rents and resides in the residence where the discounted rate(s) are being requested;
- Whose residence has a separate water meter;
- Whose total household annual income meets the U.S. Department of Housing and Urban Development, Income Limits for Very Low Income in King County, Washington.

Household annual income shall include income of a spouse or any co-resident(s), where

“annual income” is defined as Adjusted Gross Income as indicated in the most recent Federal Income Tax return. In the absence of a Federal Income Tax return, the Finance Director may consider other documentation of household annual income; and

4. Who is not nor is any other adult member of the household claimed as a dependent on another federal income tax return; and
5. Who is named customer on the City’s utility bill or can prove that he or she is the named tenant in a lease or rental agreement for that residence.

E. The Finance Director shall create an application form and a renewal form for residential customers requesting the low-income residential customer discount.

1. Applications shall be available at City Hall or mailed to any City customer upon request.
2. The low-income residential customer seeking the low-income discount must complete an application renewal form annually in order to continue receiving the low-income residential customer discount.
3. A notice of renewal of application will be mailed annually by the City to low-income residential customers then receiving the discount. The completed renewal application form and required attachments must be returned to the City within 30 days or the discount will no longer apply.
4. Discounts will commence on the next subsequent billing date following application.
5. A low-income residential customer who applied for and received the discount in the prior year, but who has failed to submit the renewal form within the required 30 days and whose low-income customer discount was discontinued as a result, may request a one-time only retroactive application of the low-income discount for not more than 2 billing cycles or two months.

6. A low-income residential customer is not eligible for the low-income discount if his or her annual water consumption is in excess of 100 cubic feet (ccf) per year on a calendar year basis. An applicant may appeal the criteria to the Finance Director and must provide a convincing justification for the excess usage.
- F. The sewer bill for a low-income residential customer whose application is determined by the Finance Director to meet the criteria of subsections D and E above will be discounted by 30 percent.

Section 2. Section 13.08.090 Amended. Section 13.08.090 of the Snoqualmie Municipal Code is hereby amended and adopted to read as follows:

13.08.090 Commercial Base and Volume Rate Structure

- A. The following monthly sewer rates and charges are hereby imposed on the commercial and industrial customer classifications. This customer class includes without limitation hotels, restaurants, schools, hospitals, churches, lodges, intermittently used buildings, government uses, potable irrigation, and commercial or industrial uses. This customer class includes all business/industrial types identified in section **13.08.080** as well as emerging business or industrial types of the City may classify in the future to protect the sewerage system and prevent cost of service inequities.

Commercial Rate	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Base monthly unit charge, for water consumption up to 600 cubic feet						
Low Commercial	\$97.92 <u>\$116.45</u>	\$99.88 <u>\$119.94</u>	\$101.85 <u>\$123.54</u>	\$104.91 <u>\$127.25</u>	\$105.83 <u>\$131.07</u>	\$107.84 <u>\$135.00</u>
High Commercial	\$121.72 <u>\$156.57</u>	\$126.19 <u>\$167.65</u>	\$130.78 <u>\$180.10</u>	\$134.70 <u>\$193.07</u>	\$140.31 <u>\$206.57</u>	\$145.20 <u>\$220.63</u>
Volume charge, for each additional 100 cubic feet or portion thereof (above 600 cubic feet)						
Low Commercial	\$7.09	\$7.23	\$7.37	\$7.59	\$7.65	\$7.80

Commercial Rate	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
	<u>\$8.42</u>	<u>\$8.67</u>	<u>\$8.93</u>	<u>\$9.20</u>	<u>\$9.48</u>	<u>\$9.76</u>
High Commercial	<u>\$9.64</u> <u>\$12.39</u>	<u>\$9.99</u> <u>\$13.27</u>	<u>\$10.35</u> <u>\$14.26</u>	<u>\$10.66</u> <u>\$15.29</u>	<u>\$11.11</u> <u>\$16.36</u>	<u>\$11.50</u> <u>\$17.47</u>

- B. For commercial customers, the base monthly unit charge will be added to an estimated volumetric charge for the water used at the premises, based upon the average usage for the corresponding month of the preceding year, averaged over a three-month period including the preceding and following month. In the event there is no prior history for the preceding year, the charge shall be based upon the average water usage for the month for all customers of the municipal water supply system in the same service class.

Section 3. Section 13.12.010 Amended. Section 13.12.010 of the Snoqualmie Municipal Code is hereby amended and adopted to read as follows:

13.12.10 Rates and charges.

The following rates and charges for all water are hereby imposed:

- A. Each ratepayer shall pay for water service based on the applicable meter size. Rates for water service shall consist of a monthly base service charge based on rate classification, plus a volume charge also based on rate class.
- B. Residential: This customer class includes each separately metered single-family residence, trailer or mobile home in a trailer court or mobile home park, and each separately metered residential unit in a townhome or duplex.
1. The base (minimum) service, according to meter size and location within ~~or without~~ the corporate limits of the city, for all residential water classifications, other than Class A reclaimed water, shall be as follows:

Base charge (Meter Size)	<u>2021 2025</u>	<u>2022 2026</u>	<u>2023 2027</u>	<u>2024 2028</u>	<u>2025 2029</u>	<u>2026 2030</u>
3/4"	\$34.36 <u>\$40.74</u>	\$35.63 <u>\$42.37</u>	\$36.95 <u>\$44.06</u>	\$39.17 <u>\$45.82</u>	\$39.74 <u>\$47.65</u>	\$41.21 <u>\$49.56</u>
1"	\$43.14 <u>\$51.15</u>	\$44.74 <u>\$53.20</u>	\$46.40 <u>\$55.33</u>	\$49.18 <u>\$57.54</u>	\$49.90 <u>\$59.84</u>	\$51.75 <u>\$62.23</u>
1-1/2"	\$71.50 <u>\$84.76</u>	\$74.15 <u>\$88.15</u>	\$76.89 <u>\$91.68</u>	\$81.50 <u>\$95.35</u>	\$82.68 <u>\$99.16</u>	\$85.74 <u>\$103.13</u>
2"	\$119.30 <u>\$141.43</u>	\$123.71 <u>\$147.09</u>	\$128.29 <u>\$152.97</u>	\$135.99 <u>\$159.09</u>	\$137.96 <u>\$165.45</u>	\$143.06 <u>\$172.07</u>
3"	\$179.13 <u>\$212.36</u>	\$185.76 <u>\$220.85</u>	\$192.63 <u>\$229.68</u>	\$204.19 <u>\$238.87</u>	\$207.15 <u>\$248.42</u>	\$214.81 <u>\$258.36</u>
4"	\$238.81 <u>\$283.11</u>	\$247.65 <u>\$294.43</u>	\$256.81 <u>\$306.21</u>	\$272.22 <u>\$318.46</u>	\$276.16 <u>\$331.20</u>	\$286.38 <u>\$344.45</u>
6"	\$357.98 <u>\$424.39</u>	\$371.23 <u>\$441.37</u>	\$384.97 <u>\$459.02</u>	\$408.07 <u>\$477.38</u>	\$413.98 <u>\$496.48</u>	\$429.30 <u>\$516.34</u>
8"	\$477.35 <u>\$565.90</u>	\$495.01 <u>\$588.54</u>	\$513.33 <u>\$612.08</u>	\$544.13 <u>\$636.56</u>	\$552.02 <u>\$662.02</u>	\$572.44 <u>\$688.50</u>

2. The following residential volume consumption rates are imposed for each 100 cubic feet (CCF) of usage for all water other than Class A reclaimed water according to location within ~~or outside~~ the corporate limits of the city:

Consumption Rate (per 100 cubic feet)	<u>2021 2025</u>	<u>2022 2026</u>	<u>2023 2027</u>	<u>2024 2028</u>	<u>2025 2029</u>	<u>2026 2030</u>
0-300 cf	\$2.26 <u>\$2.68</u>	\$2.34 <u>\$2.79</u>	\$2.43 <u>\$2.90</u>	\$2.58 <u>\$3.02</u>	\$2.61 <u>\$3.14</u>	\$2.71 <u>\$3.27</u>
301-800 cf	\$3.80 <u>\$4.51</u>	\$3.94 <u>\$4.69</u>	\$4.09 <u>\$4.88</u>	\$4.34 <u>\$5.08</u>	\$4.40 <u>\$5.28</u>	\$4.56 <u>\$5.49</u>
Over 801 cf	\$4.75 <u>\$5.64</u>	\$4.93 <u>\$5.87</u>	\$5.11 <u>\$6.10</u>	\$5.42 <u>\$6.34</u>	\$5.50 <u>\$6.59</u>	\$5.70 <u>\$6.85</u>

3. Rates for outside City residential customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates.

- a. Base (minimum) service, according to meter size and location outside the corporate limits of the city, for all residential water classifications, other than Class A reclaimed water, shall be as follows:

<u>Base Charge (Meter Size)</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>3/4"</u>	<u>\$61.11</u>	<u>\$63.56</u>	<u>\$66.09</u>	<u>\$68.73</u>	<u>\$71.48</u>	<u>\$74.34</u>
<u>1"</u>	<u>\$76.73</u>	<u>\$79.80</u>	<u>\$83.00</u>	<u>\$86.31</u>	<u>\$89.76</u>	<u>\$93.35</u>
<u>1.5"</u>	<u>\$127.14</u>	<u>\$132.23</u>	<u>\$137.52</u>	<u>\$143.03</u>	<u>\$148.74</u>	<u>\$154.70</u>
<u>2"</u>	<u>\$212.15</u>	<u>\$220.64</u>	<u>\$229.46</u>	<u>\$238.64</u>	<u>\$248.18</u>	<u>\$258.11</u>
<u>3"</u>	<u>\$318.54</u>	<u>\$331.28</u>	<u>\$344.52</u>	<u>\$358.31</u>	<u>\$372.63</u>	<u>\$387.54</u>
<u>4"</u>	<u>\$424.67</u>	<u>\$441.65</u>	<u>\$459.32</u>	<u>\$477.69</u>	<u>\$496.80</u>	<u>\$516.68</u>
<u>6"</u>	<u>\$636.59</u>	<u>\$662.06</u>	<u>\$688.53</u>	<u>\$716.07</u>	<u>\$744.72</u>	<u>\$774.51</u>
<u>8"</u>	<u>\$848.85</u>	<u>\$882.81</u>	<u>\$918.12</u>	<u>\$954.84</u>	<u>\$993.03</u>	<u>\$1,032.75</u>

- b. The following residential volume consumption rates are imposed for each 100 cubic feet (CCF) of usage for all water other than Class A reclaimed water according to location outside the corporate limits of the city:

<u>Consumption Rate (per 100 cubic feet)</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>Block 1 (0- 300cf)</u>	<u>\$4.02</u>	<u>\$4.19</u>	<u>\$4.35</u>	<u>\$4.53</u>	<u>\$4.71</u>	<u>\$4.91</u>
<u>Block 2 (301- 800cf)</u>	<u>\$6.77</u>	<u>\$7.04</u>	<u>\$7.32</u>	<u>\$7.62</u>	<u>\$7.92</u>	<u>\$8.24</u>
<u>Block 3 (801+cf)</u>	<u>\$8.43</u>	<u>\$8.81</u>	<u>\$9.15</u>	<u>\$9.51</u>	<u>\$9.89</u>	<u>\$10.28</u>

3. Multifamily: This customer class includes apartment, condominium, multiplex, and duplex structures that are served by a single, master water meter rather than individual unit meters.

- a. The base (minimum) service for each multifamily unit connected to the single master water meter other than Class A reclaimed water shall be as follows:

Base Charge	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per unit	\$30.16 <u>\$31.19</u>	\$29.80 <u>\$31.19</u>	\$29.42 <u>\$31.19</u>	\$31.19 <u>\$31.19</u>	\$28.62 <u>\$31.19</u>	\$28.18 <u>\$31.19</u>

- b. The following multifamily volume consumption rates are imposed for each 100 cubic feet (CCF) of usage for all water other than Class A reclaimed water according to location within or outside the corporate limits of the city:

Volume Rate	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per 100 cf	\$2.70 <u>\$2.80</u>	\$2.67 <u>\$2.80</u>	\$2.64 <u>\$2.80</u>	<u>\$2.80</u> <u>\$2.80</u>	\$2.56 <u>\$2.80</u>	\$2.52 <u>\$2.80</u>

- ~~c. Rates for outside City multifamily customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates.~~

- c. Outside City multifamily customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates for each multifamily unit connected to the single master water meter other than Class A reclaimed water. Base (minimum) service shall be as follows:

<u>Base Charge</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>Per Unit</u>	<u>\$46.79</u>	<u>\$46.79</u>	<u>\$46.79</u>	<u>\$46.79</u>	<u>\$46.79</u>	<u>\$46.79</u>

- d. Outside City multifamily customers shall be 1.5 times the inside the City the consumption rates for each multifamily unit connected to the single master water meter other than Class A

reclaimed water. The following multifamily volume consumption rates are imposed for each 100 cubic feet (CCF) of usage for all water outside the corporate limits of the city:

<u>Volume Rate</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>Per 100 cf</u>	<u>\$4.20</u>	<u>\$4.20</u>	<u>\$4.20</u>	<u>\$4.20</u>	<u>\$4.20</u>	<u>\$4.20</u>

4. Commercial: This customer class includes without limitation hotels, schools, hospitals, churches, lodges, intermittently used buildings, government uses, and commercial or industrial uses.

a. The base (minimum) service, according to meter size and location within ~~or outside~~ the corporate limits of the City, for all commercial_water classifications, other than Class A reclaimed water shall be as follows:

<u>Meter Size</u>	<u>2021 2025</u>	<u>2022 2026</u>	<u>2023 2027</u>	<u>2024 2028</u>	<u>2025 2029</u>	<u>2026 2030</u>
3/4"	\$41.56 <u>\$50.86</u>	\$43.66 <u>\$53.20</u>	\$45.80 <u>\$55.58</u>	\$48.55 <u>\$57.99</u>	\$50.16 <u>\$60.43</u>	\$52.38 <u>\$62.89</u>
1"	\$52.17 <u>\$63.83</u>	\$54.81 <u>\$66.77</u>	\$57.49 <u>\$69.75</u>	\$60.94 <u>\$72.77</u>	\$62.96 <u>\$75.83</u>	\$65.74 <u>\$78.92</u>
1-1/2"	\$86.46 <u>\$105.80</u>	\$90.84 <u>\$110.67</u>	\$95.28 <u>\$115.61</u>	\$101.00 <u>\$120.62</u>	\$104.35 <u>\$125.69</u>	\$108.96 <u>\$130.81</u>
2"	\$144.25 <u>\$176.51</u>	\$151.56 <u>\$184.64</u>	\$158.97 <u>\$192.89</u>	\$168.51 <u>\$201.25</u>	\$174.10 <u>\$209.70</u>	\$181.80 <u>\$218.24</u>
3"	\$216.59 <u>\$265.01</u>	\$227.55 <u>\$277.21</u>	\$238.68 <u>\$289.59</u>	\$253.00 <u>\$302.13</u>	\$261.40 <u>\$314.82</u>	\$272.96 <u>\$327.64</u>
4"	\$288.76 <u>\$353.33</u>	\$303.38 <u>\$369.60</u>	\$318.22 <u>\$386.11</u>	\$337.31 <u>\$402.84</u>	\$348.51 <u>\$419.76</u>	\$363.92 <u>\$436.86</u>
6"	\$432.86 <u>\$529.22</u>	\$454.76 <u>\$554.03</u>	\$477.01 <u>\$578.77</u>	\$505.63 <u>\$603.84</u>	\$522.42 <u>\$629.21</u>	\$545.52 <u>\$654.84</u>
8"	\$577.18 <u>\$706.24</u>	\$606.40 <u>\$738.76</u>	\$636.06 <u>\$771.76</u>	\$674.22 <u>\$805.19</u>	\$696.60 <u>\$839.02</u>	\$727.41 <u>\$873.19</u>

- b. The following commercial volume rates are imposed for each 100 cubic feet of usage for all water other than Class A reclaimed water according to location within ~~or without~~ the corporate limits of the city:

Volume charge	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per 100 cf	\$3.49 <u>\$4.27</u>	\$3.67 <u>\$4.47</u>	\$3.85 <u>\$4.67</u>	\$4.08 <u>\$4.87</u>	\$4.21 <u>\$5.07</u>	\$4.40 <u>\$5.28</u>

- c. Rates for outside City commercial customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates. Base (minimum) service, according to meter size and location outside the corporate limits of the city, for all residential water classifications, other than Class A reclaimed water, shall be as follows:

<u>Meter Size</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>3/4"</u>	<u>\$76.29</u>	<u>\$79.80</u>	<u>\$83.37</u>	<u>\$86.99</u>	<u>\$90.65</u>	<u>\$94.34</u>
<u>1"</u>	<u>\$95.75</u>	<u>\$100.16</u>	<u>\$104.63</u>	<u>\$109.16</u>	<u>\$113.75</u>	<u>\$118.38</u>
<u>1.5"</u>	<u>\$158.70</u>	<u>\$166.01</u>	<u>\$173.42</u>	<u>\$180.93</u>	<u>\$188.54</u>	<u>\$196.22</u>
<u>2"</u>	<u>\$264.77</u>	<u>\$276.96</u>	<u>\$289.34</u>	<u>\$301.88</u>	<u>\$314.55</u>	<u>\$327.36</u>
<u>3"</u>	<u>\$397.52</u>	<u>\$415.82</u>	<u>\$434.39</u>	<u>\$453.20</u>	<u>\$472.23</u>	<u>\$491.46</u>
<u>4"</u>	<u>\$530.00</u>	<u>\$554.40</u>	<u>\$579.17</u>	<u>\$604.26</u>	<u>\$629.64</u>	<u>\$655.29</u>
<u>6"</u>	<u>\$794.46</u>	<u>\$831.05</u>	<u>\$868.16</u>	<u>\$905.76</u>	<u>\$943.82</u>	<u>\$982.26</u>
<u>8"</u>	<u>\$1,059.36</u>	<u>\$1,108.14</u>	<u>\$1,157.64</u>	<u>\$1,207.79</u>	<u>\$1,258.53</u>	<u>\$1,309.79</u>

- d. Rates for outside City commercial customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates. Base (minimum) service, according to meter size and location outside the corporate limits of the city, for all residential water classifications, other than Class A reclaimed water, shall be as follows:

<u>Volume Rate</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
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<u>Per 100 cf</u>	<u>\$6.41</u>	<u>\$6.71</u>	<u>\$7.01</u>	<u>\$7.31</u>	<u>\$7.61</u>	<u>\$7.92</u>
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E. Potable Irrigation: This customer class includes without limitation all customers listed under subsections B, C, and D of this section that receive irrigation water from the city's potable water distribution system.

1. The base (minimum) service, according to meter size and location ~~within or outside~~ the corporate limits of the city, for all potable irrigation water classifications other than Class A reclaimed water shall be as follows:

Meter Size	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
3/4"	\$41.56 <u>\$55.12</u>	\$43.66 <u>\$58.84</u>	\$45.80 <u>\$62.81</u>	\$48.55 <u>\$67.05</u>	\$50.16 <u>\$71.58</u>	\$52.38 <u>\$76.41</u>
1"	\$52.17 <u>\$69.18</u>	\$54.81 <u>\$73.85</u>	\$57.49 <u>\$78.83</u>	\$60.94 <u>\$84.15</u>	\$62.96 <u>\$89.83</u>	\$65.74 <u>\$95.89</u>
1-1/2"	\$86.46 <u>\$114.65</u>	\$90.84 <u>\$122.39</u>	\$95.28 <u>\$130.65</u>	\$101.00 <u>\$139.47</u>	\$104.35 <u>\$148.88</u>	\$108.96 <u>\$158.93</u>
2"	\$144.25 <u>\$191.31</u>	\$151.56 <u>\$204.22</u>	\$158.97 <u>\$218.00</u>	\$168.51 <u>\$232.72</u>	\$174.10 <u>\$248.43</u>	\$181.80 <u>\$265.20</u>
3"	\$216.59 <u>\$287.22</u>	\$227.55 <u>\$306.61</u>	\$238.68 <u>\$327.31</u>	\$253.00 <u>\$349.40</u>	\$261.40 <u>\$372.98</u>	\$272.96 <u>\$398.16</u>
4"	\$288.76 <u>\$382.94</u>	\$303.38 <u>\$408.79</u>	\$318.22 <u>\$436.38</u>	\$337.31 <u>\$465.84</u>	\$348.51 <u>\$497.28</u>	\$363.92 <u>\$530.85</u>
6"	\$432.86 <u>\$574.03</u>	\$454.76 <u>\$612.78</u>	\$477.01 <u>\$654.14</u>	\$505.63 <u>\$698.29</u>	\$522.42 <u>\$745.42</u>	\$545.52 <u>\$795.74</u>
8"	\$577.18 <u>\$765.44</u>	\$606.40 <u>\$817.11</u>	\$636.06 <u>\$872.26</u>	\$674.22 <u>\$931.14</u>	\$696.60 <u>\$993.99</u>	\$727.41 <u>\$1061.08</u>

2. The following commercial volume rates are imposed for each 100 cubic feet of usage for all water other than Class A reclaimed water according to location ~~within or without~~ the corporate limits of the city:

Volume charge	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per 100 cf	\$3.49 \$4.62	\$3.67 \$4.93	\$3.85 \$5.26	\$4.08 \$5.62	\$4.21 \$6.00	\$4.40 \$6.41

3. Rates for outside City commercial customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates. Base (minimum) service, according to meter size and location outside the corporate limits of the city, for all residential water classifications, other than Class A reclaimed water, shall be as follows:

<u>Meter Size</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>3/4"</u>	<u>\$82.68</u>	<u>\$88.26</u>	<u>\$94.22</u>	<u>\$100.58</u>	<u>\$107.37</u>	<u>\$114.62</u>
<u>1"</u>	<u>\$103.77</u>	<u>\$110.78</u>	<u>\$118.25</u>	<u>\$126.23</u>	<u>\$134.75</u>	<u>\$143.84</u>
<u>1.5"</u>	<u>\$171.98</u>	<u>\$183.59</u>	<u>\$195.98</u>	<u>\$209.21</u>	<u>\$223.32</u>	<u>\$238.40</u>
<u>2"</u>	<u>\$286.97</u>	<u>\$306.33</u>	<u>\$327.00</u>	<u>\$349.08</u>	<u>\$372.65</u>	<u>\$397.80</u>
<u>3"</u>	<u>\$430.83</u>	<u>\$459.92</u>	<u>\$490.97</u>	<u>\$524.10</u>	<u>\$559.47</u>	<u>\$597.24</u>
<u>4"</u>	<u>\$574.41</u>	<u>\$613.19</u>	<u>\$654.57</u>	<u>\$698.76</u>	<u>\$745.92</u>	<u>\$796.28</u>
<u>6"</u>	<u>\$861.05</u>	<u>\$919.17</u>	<u>\$981.21</u>	<u>\$1,047.44</u>	<u>\$1,118.13</u>	<u>\$1,193.61</u>
<u>8"</u>	<u>\$1,148.16</u>	<u>\$1,225.67</u>	<u>\$1,308.39</u>	<u>\$1,396.71</u>	<u>\$1,490.99</u>	<u>\$1,591.62</u>

4. Rates for outside City commercial customers shall be 1.5 times the inside the City rates for the base charge and the consumption rates. Base (minimum) service, according to meter size and location outside the corporate limits of the city, for all residential water classifications, other than Class A reclaimed water, shall be as follows:

<u>Volume Rate</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
<u>Per 100 cf</u>	<u>\$6.93</u>	<u>\$7.40</u>	<u>\$7.89</u>	<u>\$8.43</u>	<u>\$9.00</u>	<u>\$9.62</u>

- F. Whenever two or more rate classifications are serviced by one meter, the highest of the utility rates is imposed on the customer.
- G. In computing the applicable water consumption charge for all customer classes, once the threshold is exceeded for each block, the next block's rate shall be used.
- H. In the event a customer is not connected to a meter service, or a meter has broken, become out of order or failed to accurately meter actual water usage, the customer shall be charged the base or minimum charge, together with an estimated charge for the water used at the premises, based upon the average usage for the corresponding month of the preceding year, averaged over a three-month period including the preceding and following month. In the event there is no prior history for the preceding year, the charge shall be based upon the average water usage for the month for all customers of the municipal water supply system in the same service class.
- I. A "low-income residential customer" means an individual:
 - 1. Who owns or rents and resides in the residence where the discounted rate(s) are being requested;
 - 2. Whose residence has a separate water meter;
 - 3. Whose total household annual income meets the U.S. Department of Housing and Urban Development income limits for very low income in King County, Washington. Total household annual income shall include that of a spouse or any co-resident(s), where "annual income" is defined as adjusted gross income as indicated in the most recent federal income tax return. In the absence of a federal income tax return, the finance director may consider other documentation of household annual income;
 - 4. Who is not nor is any other adult member of the household claimed as a dependent on another federal income tax return; and

5. Who is named customer on the city's utility bill or can prove that he or she is the named tenant in a lease or rental agreement for that residence.
- J. The finance director shall create an application form and a renewal form for customers requesting a low-income residential customer discount provided by subsection K of this section.
1. Applications shall be available at City Hall or mailed to any city customer upon request.
 2. The low-income residential customer seeking the discount must complete an application renewal form annually.
 3. A notice of renewal of application will be mailed annually by the city to low-income residential customers then receiving the low-income discount. The completed renewal application form and required attachments must be returned to the city within 30 days or the discount will no longer apply.
 4. Discounts will commence on the next subsequent billing date following application.
 5. A low-income residential customer who applied for and received the discount in the prior year, and whose low-income residential customer discount was discontinued as a result of the customer's failure to submit the renewal form within the required 30 days may request a one-time-only retroactive application of the low income discount for not more than two billing cycles or two months.
 6. A low-income residential customer is not eligible for the discount if his or her annual water consumption is in excess of 100 cf (hundred cubic feet) per year on a calendar year basis. Applicant may appeal the criteria to the finance director and must provide a convincing justification for the excess usage.

K. The water bill (including base and volume charges) of a customer whose application is determined by the finance director to meet the criteria of subsections I and J of this section will be discounted by 30 percent.

L. The rate for retail customers of the municipal irrigation system for Class A reclaimed water shall be the base rate plus the volume rate specified below.

1. The base rate shall be based upon allocation of the existing total base among the current 755 Class A reclaimed water zones in the city's computer-controlled irrigation system as follows:

Customer	Zones	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per Zone Cost		\$8.01 <u>\$9.79</u>	\$8.24 <u>\$10.18</u>	\$8.49 <u>\$10.59</u>	\$8.74 <u>\$11.01</u>	\$9.00 <u>\$11.45</u>	\$9.27 <u>\$11.91</u>
City of Snoqualmie	358	\$2,864.00 <u>\$3504.48</u>	\$2,950.00 <u>\$3644.66</u>	\$3,039.00 <u>\$3790.45</u>	\$3,129.00 <u>\$3942.07</u>	\$3,222.00 <u>\$4099.75</u>	\$3,319.00 <u>\$4263.74</u>
Residential Owners Association	239	\$1,912.00 <u>\$2339.68</u>	\$1,969.00 <u>\$2433.27</u>	\$2,029.00 <u>\$2530.60</u>	\$2,089.00 <u>\$2631.82</u>	\$2,151.00 <u>\$2737.09</u>	\$2,216.00 <u>\$2846.57</u>
Business Park Owners Association	122	\$976.00 <u>\$1193.92</u>	\$1,005.00 <u>\$1241.68</u>	\$1,036.00 <u>\$1291.35</u>	\$1,066.00 <u>\$1343.00</u>	\$1,098.00 <u>\$1396.72</u>	\$1,131.00 <u>\$1452.59</u>
Snoqualmie Ridge Joint Committee	16	\$128.00 <u>\$156.80</u>	\$132.00 <u>\$163.07</u>	\$136.00 <u>\$169.59</u>	\$140.00 <u>\$176.37</u>	\$144.00 <u>\$183.42</u>	\$148.00 <u>\$190.76</u>
Venture Corporation	16	\$128.00 <u>\$156.80</u>	\$132.00 <u>\$163.07</u>	\$136.00 <u>\$169.59</u>	\$140.00 <u>\$176.37</u>	\$144.00 <u>\$183.42</u>	\$148.00 <u>\$190.76</u>
Bandera Murray/Franklin	4	\$32.00 <u>\$39.20</u>	\$33.00 <u>\$40.77</u>	\$34.00 <u>\$42.40</u>	\$35.00 <u>\$44.10</u>	\$36.00 <u>\$45.86</u>	\$37.00 <u>\$47.69</u>
TOTAL	755.00	\$6,040.00 <u>\$7,390.88</u>	\$6,221.00 <u>\$7,686.52</u>	\$6,410.00 <u>\$7,993.98</u>	\$6,599.00 <u>\$8,313.736</u>	\$6,795.00 <u>\$8,646.26</u>	\$6,999.00 <u>\$8,992.11</u>

2. There shall be added to the base rate a volume rate per 100 cubic feet as follows:

Rate	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per 100 cubic feet	\$3.03 <u>\$3.71</u>	\$3.12 <u>\$3.86</u>	\$3.21 <u>\$4.01</u>	\$3.31 <u>\$4.17</u>	\$3.41 <u>\$4.34</u>	\$3.51 <u>\$4.51</u>

M. Rates for bulk customers shall be based upon the volume of water delivered to the customer's reservoir.

1. In the case of the Eagle Lake Reservoir at the Snoqualmie Ridge Golf Course, which also serves as the reservoir for reclaimed and/or raw water for the municipal distribution system for retail customers, the rate shall be based upon the difference between the amount of water delivered to the reservoir and the amount of water supplied from the municipal pump station at Eagle Lake to retail customers.

2. The rate for bulk customers shall be a volume rate as follows:

Rate	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per 100 cubic feet	<u>\$0.89</u> <u>\$1.10</u>	<u>\$0.92</u> <u>\$1.14</u>	<u>\$0.95</u> <u>\$1.19</u>	<u>\$0.98</u> <u>\$1.24</u>	<u>\$1.01</u> <u>\$1.29</u>	<u>\$1.04</u> <u>\$1.34</u>

Section 4. Section 13.10.050 Amended. Section 13.10.050 of the Snoqualmie Municipal Code is hereby amended and adopted to read as follows:

13.10.050 Rates and charges.

The following monthly stormwater rates and charges are hereby imposed:

A. Except as provided in subsection B of this section, the following monthly storm water rates per equivalent service unit (ESU) are hereby imposed for all developed properties within the corporate limits of the city:

Rate	<u>2021</u> <u>2025</u>	<u>2022</u> <u>2026</u>	<u>2023</u> <u>2027</u>	<u>2024</u> <u>2028</u>	<u>2025</u> <u>2029</u>	<u>2026</u> <u>2030</u>
Per ESU	<u>\$24.12</u> <u>\$30.00</u>	<u>\$25.35</u> <u>\$31.50</u>	<u>\$26.64</u> <u>\$33.08</u>	<u>\$28.57</u> <u>\$34.73</u>	<u>\$29.43</u> <u>\$36.47</u>	<u>\$30.93</u> <u>\$38.29</u>

Section 5. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering anti section/subsection numbering.

Section 6. Severability. If any section or provision of this Ordinance is later determined to be void, preempted, or otherwise invalid or unenforceable in its entirety or with respect to any person or class of persons, such determination shall not affect the validity or enforceability of the other provisions of this Ordinance, which shall remain in full force and effect to the maximum extent permitted under law.

Section 7. Effective Date. This Ordinance shall take effect five days after its passage and publication as provided by law.

PASSED by the City Council of the City of Snoqualmie, Washington this 14th day of April 2025.

Katherine Ross, Mayor

ATTEST:

APPROVED AS TO FORM:

Deana Dean, City Clerk

Dena Burke, City Attorney

Council Agenda Bill

AB Number

AB25-051

Agenda Bill Information

Title*

Hailstone Trust Property Acquisition

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

04/14/2025

Staff Member

Mona Davis

Department*

Community Development

Committee

Community Development

Committee Date

04/08/2025

Exhibits

Packet Attachments - if any

Hailstone_PSA.docx	46.47KB
Hailstone_DraftOfferLetter.docx	28.4KB
Hailstone_AppraisalReport.pdf	8.34MB
RiverfrontAcquisitionsMap.pdf	1.6MB
AB25-051 Exhibit Resolution XXXX Hailstone Acquisition.docx	19KB
Active acquisition transactions.docx	14.38KB

Summary

Introduction*

Brief summary.

Parcel identification number (PIN) 7849200455, addressed at 7802 Railroad Avenue SE, Snoqualmie, WA 98065, is identified on the Riverwalk Acquisition Status Map (Exhibit 4) as a remaining potential riverfront acquisition parcel. The City continues to assemble properties to construct a formalized non-motorized trail that follows the edge of the Snoqualmie River through the downtown historic business district. The property owner of parcel no. 7849200455 would like to facilitate a voluntary purchase and sale agreement (Exhibit 2) to sell the property to the City.

Proposed Motion

Move to adopt Resolution 1712 approving a Purchase and Sale Agreement for Parcel No. 784920-0455 and authorizing the Mayor to sign.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

Snoqualmie
River Trail has been identified by the City of Snoqualmie in the Comprehensive Plan and Downtown Master Plan as a “destination trail loop” to be “widely enjoyed by residents and visitors alike”.
Its development is viewed as a key component to the City’s goals of a having a healthy, diverse economy that includes being recognized as a “tourism destination with a distinctive sense of place”.
As the local tourism economy is developed into “a mainstay of the City’s economic vitality”, the Snoqualmie River is to be “maximized as a tourism asset”. Parcels were acquired starting in 2012 with the most recent purchase and sale agreement completed in December 2024.

Analysis*

16 of the 31 properties remain on the City Riverfront Property Acquisition Status Map. If the City acquired parcel number 7849200455, only two additional properties along Railroad Avenue SE would need to be acquired. Other remaining properties to purchase are located at Southeast River/Park Avenue SE, between Euclid Avenue SE and Schusman Avenue SE and north of SE Walnut Street. Acquiring additional properties consistently demonstrates progress towards completing the River Trail project.

King County is one of 14 counties statewide that levy a conservation futures tax (CFT), which protects forests, shorelines, farms, greenways, and trails for future generations to enjoy in perpetuity by funding the acquisition of property to be used as passive open space. CFT funding, which requires a 50% match from the organization initiating the purchase, can be used to cover the price of the land and property interests as well as related costs such as title, appraisal, environmental assessments, and staff, legal, and administrative costs.

The City of Snoqualmie has utilized CFT and Flood Control District (FCD) funding for the purchase of riverfront property in the past. In several cases, the City has utilized a match requirement to cover the entire cost of a parcel purchase.

The following funds are available/uncommitted:

CFT \$445,000.00

FCD \$2,400,000.00

There are no out-of-pocket acquisition costs to the City.

Budgetary Status*

Funds have already been authorized in this year's budget.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
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\$360,000.00

\$850,000.00

\$0.00

Budget Summary

Administration recommends approving a contract to purchase parcel number 7849200455 in the amount of \$360,000. The City incorporated Riverfront Land Acquisition purchases into the 2025-2030 Non-Utility Capital Improvement Plan (CIP). The 2025-26 Biennial Budget appropriates \$850,000 for riverfront land acquisitions in the Non-Utilities Capital Fund (#310). Currently nothing has been spent in the 2025-26 biennium. If the proposed contract is approved, the available budget remaining for the biennium would be \$490,000. Therefore, sufficient appropriation exists within the 2025-26 Biennial Budget (Non-Utilities Capital Fund #310) to fund the contract.

Fiscal Impact Screenshot

Riverfront Land Acquisitions - Non-Utility CIP (#310)

2025-2026 Biennial Budget		
Beginning Budget	\$	850,000
Expenditures	\$	-
Outstanding Contract Value (Previously approved)	\$	-
Current Available Budget	\$	850,000
Value of this Contract (AB25-051)	\$	(360,000)
Available Budget after AB25-051	\$	490,000

CITY OF SNOQUALMIE
SNOQUALMIE RIVERFRONT REACH
HAILSTONE TRUST PROPERTY

REAL ESTATE PURCHASE AND SALE AGREEMENT

This Real Estate Purchase and Sale Agreement (“Agreement”) is made as of the date this instrument is fully executed by and between Teri L. Hailstone and D. Hooker Hailstone, Trustees of the HAILSTONE REVOCABLE TRUST, dated April 19, 2024 (“Seller”), and THE CITY OF SNOQUALMIE, a municipal corporation of the State of Washington (“Buyer”), for the purchase and sale of that certain property situated in King County, Washington, described on Exhibit A, and all rights appurtenant (“the Property”). Seller and Buyer may be collectively referred to herein as the “Parties” and individually as a “Party.”

1. **PURCHASE PRICE:** The purchase price for the Property is **Three Hundred Sixty Thousand and No/100 Dollars (US \$360,000.00)** (“Purchase Price”). The Purchase Price is payable at Closing in cash.

2. **TITLE:**

2.1 **Deed:** At Closing, Seller will execute and deliver to Buyer a Statutory Warranty Deed conveying and warranting good and marketable title to the Property free and clear of all defects or encumbrances except for the lien of real estate taxes and drainage service charges not yet due and payable and those defects and/or encumbrances (if any) identified on Exhibit B (collectively, “Permitted Exceptions”).

2.2 **Title Insurance:** At Closing, Buyer shall receive (at Buyer's expense) an owner's Standard ALTA policy of title insurance, dated as of the Date of Closing and insuring Buyer in the amount of the Purchase Price against loss or damage by reason of defect in Buyer's title to the Property subject only to the printed exclusions appearing in the policy form and any Permitted Exceptions.

3. **CONTINGENCIES:**

3.1 **Due Diligence Inspection and Feasibility:** Buyer shall satisfy itself by investigation and inspection, at its cost and expense, in its sole and absolute discretion that the condition of the Property for Buyer’s contemplated use meets with its approval (“Due Diligence Contingency”). During the Due Diligence Period (as hereafter defined), Buyer may have a Phase I Environmental Site Assessment (“ESA”) of the Property performed by a qualified environmental consultant (the “ESA Consultant”). If the ESA Consultant recommends further assessment or remediation of the Property (including, but not limited to, a Phase II ESA) (the “Phase I Recommendations”), then Buyer may provide Seller notice of the Phase I Recommendations and thereafter negotiate with Seller regarding an appropriate “Corrective Action Plan.” If Buyer and Seller are not able to agree upon a Corrective Action Plan that would address the Phase I Recommendations to Buyer’s

satisfaction, or if Buyer is not satisfied with the condition of the Property for any other reason, this Agreement shall terminate pursuant to Section 5.9. Seller hereby grants Buyer's employees, agents, and contractors a right of entry onto the Property for any site inspections performed in connection with this Due Diligence Contingency. In connection with such inspections, Buyer agrees to hold harmless, indemnify and defend Seller, its officers, agents and employees, from and against all claims, losses, or liability, for injuries, sickness or death of persons, including employees of Buyer, caused by or arising out of any act, error, or omission of Buyer, its officers, agents, contractors, subcontractors, or employees in entering the Property for the above purposes, to the extent not caused by or arising out of any act, error, or omission of Seller, its officers, agents, and employees.

3.2 Funding: The sale of the Property is contingent on appropriation by the Snoqualmie City Council, Snoqualmie Mayor Katherine Ross' approval of said appropriation, and spending authority of funds sufficient to close the sale.

3.3 Removal of Contingencies: Buyer shall have a period of 150 days from the date all Parties have signed this Agreement to remove all contingencies (the "Due Diligence Period"). Buyer may remove such contingencies by sending written notice thereof to Seller pursuant to Section 7 herein. If the contingencies are not removed within the Due Diligence Period, this Agreement will terminate, and the Parties shall have no further obligations hereunder.

4. RISK OF LOSS: Seller will bear the risk of loss of or damage to the Property prior to Closing. If such loss or damage occurs to the Property, Seller shall promptly notify Buyer thereof and Buyer may, in its sole discretion, terminate this Agreement by giving notice of termination to the Seller.

5. SELLER'S REPRESENTATIONS, WARRANTIES, AND COVENANTS: Seller represents, warrants, and covenants to Buyer at the date of execution of this Agreement and the Date of Closing that:

5.1 Authority: Seller, and the person(s) signing on behalf of Seller, have full power and authority to execute this Agreement and perform Seller's obligations, and if Seller is a corporation, all necessary corporate action to authorize this transaction has been taken.

5.2 No Material Defect: Seller is unaware of any material defect in the Property.

5.3 Debris and Personal Property: Prior to Closing, Seller shall remove all debris and personal property located on the Property (if any). Removal of all personal property and debris shall be at Seller's cost and expense, and Seller will indemnify and hold Buyer harmless from all claims and expenses arising from such removal.

5.4 Contamination: Seller hereby represents and warrants that (a) Seller has not caused or allowed the generation, treatment, storage, or disposal of Hazardous Substances on the Property, except in accordance with local, state, and federal statutes and regulations; (b) Seller has not caused

or allowed the release of any Hazardous Substance onto, at, or near the Property; (c) Seller is in compliance with all applicable laws, rules, and regulations regarding the handling of Hazardous Substances; (d) Seller has secured all necessary permits, licenses, and approvals necessary to its operation on the Property, and is in compliance with such permits; (e) Seller has not received notice of any proceedings, claims, or lawsuits arising out of its operations on the Property; and (f) to the Seller's knowledge, the Property is not, nor has it ever been subject to the release of Hazardous Substances. For the purposes of this Agreement, the term "Hazardous Substance" means any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any local, state, or federal environmental law or regulation.

5.5 Fees and Commissions: Seller shall pay for any broker's and other commissions and fees incurred by the Seller in connection with the sale of the Property and Seller shall indemnify and hold Buyer harmless from all such claims for commission and fees.

5.6 No Leases: The Property is not subject to any valid leases, tenancies, or rights of persons in possession, or if the Property is subject to any valid leases, tenancies, or rights of persons in possession as of the date of mutual execution of this Agreement, Seller will have terminated the leases, tenancies, and/or rights of persons in possession prior to Closing. Seller shall not enter into or establish any leases, tenancies, or rights of persons in possession prior to Closing. At Closing, Seller will deliver the Property to Buyer vacant and not subject to any leases, licenses, or other occupancy agreements or contracts which would be binding on Buyer or the Property after Closing. Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected with leases, licenses, or other occupancy agreements or contracts affecting the Property as of the date of mutual execution of this Agreement.

5.7 Indemnification: Seller agrees to indemnify, defend, and hold harmless Buyer, its officers, elected officials, employees, agents, contractors, and assigns, from and against any and all damage, claim, liability, or loss, including reasonable attorney's and other fees, arising out of or in any way connected to the breach of any representation or warranty contained herein. Such duty of indemnification shall include, but not be limited to damage, liability, or loss including reasonable attorney's and other fees incurred, pursuant to all federal environmental laws, Washington State environmental laws, strict liability, and common law.

5.8 Contents of Septic Systems and Fuel Tanks: No more than 30 days prior to Closing, Seller shall cause all septic systems and fuel tanks located on the Property to be emptied, and the contents of said systems and tanks to be properly disposed of or removed from the Property. Seller shall provide to Buyer prior to Closing adequate documentation that all requirements under this Section 5.7 have been fulfilled.

5.9 Termination: If Buyer determines in its sole and absolute discretion that any representation, warranty, or covenant contained herein has been breached prior to Closing, Buyer may elect to terminate this Agreement by sending written notice of the breach to Seller pursuant to Section 7 herein.

6. CLOSING:

6.1 Time for Closing: The sale will be closed in the office of the Closing Agent not later than twenty-one (21) days from the date all contingencies set forth in Section 3 herein have been removed, or as soon thereafter as practicable.

Buyer and Seller shall deposit in escrow with the Closing Agent all instruments, documents, and moneys necessary to complete the sale in accordance with this Agreement. As used in this Agreement, "Closing" and "Date of Closing" means the date on which all appropriate documents are recorded and proceeds of the sale are available for disbursement to Seller. The Closing Agent shall be:

Fidelity National Title Company
600 University Street, Suite 2424
Seattle, WA 98101

6.2 Prorations and Closing Costs: Seller will pay real estate excise taxes (if any are due) and the full first half or second half real property tax installment due and owing, as determined by the Date of Closing. Seller will receive a prorated refund directly from King County Treasury Operations for the number of days post-Closing for the applicable installment period. Buyer will pay the premium for its owner's title insurance policy, the cost of recording the Statutory Warranty Deed from the Seller, and the Closing Agent's escrow fees.

6.3 Possession: Buyer shall be entitled to possession of the Property at Closing.

6.4 Seller Questionnaire: The "Seller Questionnaire" is attached to this Agreement as Exhibit C and shall be completed by Seller and delivered to Buyer at the time this Agreement has been executed by both Parties. Nothing in the Seller Questionnaire creates a representation or warranty by Seller with respect to the Property, nor does it create any rights or obligations for the Parties.

7. NOTICES: Any notices required herein shall be given to the Parties: (a) personally, (b) by certified mail with return receipt, or (c) electronically, with read receipt or delivery confirmation or both. Notices shall be effective (a) upon personal delivery, (b) after five (5) calendar days following deposit in the U.S. mail, or (c) immediately upon electronic transmittal to the email addresses below. The Party providing notice shall bear the burden to prove the date that notice was delivered.

TO SELLER:

Teri L. Hailstone and
D. Hooker Hailstone, Trustees
Hailstone Revocable Trust
c/o Gary Penitsch, Broker
Coldwell Banker Bain
8862 161st Ave Ste 103
Redmond, WA 98052

TO BUYER:

City of Snoqualmie
c/o King County Water and Land Resources Division
Open Space Acquisitions
201 South Jackson Street, Suite 6300
Seattle, WA 98104
Attn: Lori King
Email: lori.king@kingcounty.gov

Email: gary.penitsch@cbrealty.com

WITH A COPY TO:
 City of Snoqualmie
 Attn: City Clerk
 P.O. Box 897
 Snoqualmie, WA 98065
 Email: CityClerk@SnoqualmieWA.gov

8. **DEFAULT AND ATTORNEYS' FEES:**

8.1 **Default by Buyer:** If Closing does not occur due to default by Buyer, Seller's sole and exclusive remedy shall be to terminate this Agreement.

8.2 **Default by Seller:** If Closing does not occur due to default of Seller, Buyer shall have the right to bring an action for specific performance, damages, and any other remedies available at law or in equity. In seeking any equitable remedies, Buyer shall not be required to prove or establish that Buyer does not have an adequate remedy at law. Seller hereby waives the requirement of any such proof and acknowledges that Buyer would not have an adequate remedy at law for Seller's breach of this Agreement.

8.3 **Attorneys' Fees:** In an action to enforce this Agreement, each Party shall bear its own attorneys' fees and costs.

9. **GENERAL:** This is the entire agreement of the Buyer and Seller with respect to the Property and supersedes all prior or contemporaneous agreements between them, written or oral. This Agreement may be modified only in writing, signed by Buyer and Seller. Any waivers under this agreement must be in writing. A waiver of any right or remedy in the event of a default will not constitute a waiver of such right or remedy in the event of any subsequent default. This Agreement is for the benefit of, and binding upon, Buyer (including its officers, elected officials, employees, agents, contractors, and assigns) and Seller (including its heirs, personal representatives, successors, and assigns). The invalidity or unenforceability of any provision of this Agreement will not affect the validity or enforceability of any other provision. Time is of the essence in this Agreement.

10. **WASTE; ALTERATION OF PROPERTY:** Seller shall not (a) commit waste on the Property; (b) remove trees or other vegetation, coal, minerals, or other valuable materials; or (c) substantially alter the surface or subsurface of the Property without the express written consent of Buyer.

11. **SURVIVAL OF WARRANTIES:** The terms, covenants, representations, and warranties shall not merge in the deed of conveyance but shall survive Closing.

12. **LEGAL RELATIONSHIP:** The Parties to this Agreement execute and implement this Agreement solely as Seller and Buyer. No partnership, joint venture, or joint undertaking shall be constructed from this Agreement.

13. **GOVERNING LAW AND VENUE:** This Agreement and all amendments hereto shall be governed by and construed in accordance with the laws of the State of Washington applicable to contracts made and to be performed therein, without giving effect to its conflicts of law rules or choice of law provisions. In the event that either Party shall bring a lawsuit related to or arising out of this Agreement, the Superior Court of King County, Washington, shall have exclusive jurisdiction and venue.

14. **COUNTERPARTS:** To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each Party, or that the signature of all persons required to bind any Party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each Party hereto. Any signature page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures thereon and thereafter may be attached to another counterpart identical thereto except having attached to it additional signature pages.

15. **TERMINATION OF OFFER:** This offer shall terminate if not accepted by Seller on or before **Month XX, 2025**.

BUYER: City of Snoqualmie, a municipal corporation
of the State of Washington.

BY: _____
Katherine Ross, Mayor Date

SELLER: Hailstone Revocable Trust

Teri L. Hailstone, Trustee Date

D. Hooker Hailstone, Trustee Date

EXHIBITS: **Exhibit A**, Legal Description
Exhibit B, Permitted Exceptions
Exhibit C, Seller Questionnaire

EXHIBIT A**LEGAL DESCRIPTION**

Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, records of King County, Washington;

Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County Recording Number 2559913.

EXHIBIT B**PERMITTED EXCEPTIONS**

Those special exceptions listed on Fidelity National Title Company Report # 25000040-SC Dated January 8, 2025, and any supplements thereto (which Title Report and Supplements are incorporated into this Agreement by this reference) numbered 1, 2, 3, 4, 5, 6, 7, and 9 (Paid Current), Schedule B-II.

EXHIBIT C
Landowner Questionnaire

Item 9.

Title

1. Are there any encroachments, boundary agreements, or boundary disputes? ☐ Yes ☐ No ☐ Don't know

If yes, please explain: _____

2. Is there a private road or easement agreement for access to the property? ☐ Yes ☐ No ☐ Don't know
3. Are there any written agreements for joint maintenance of an easement or road? ☐ Yes ☐ No ☐ Don't know

Annual Cost: _____

Utilities

1. The source of water for the property is: ☐ Private or publicly owned water system
☐ Private well serving only the subject property
☐ Other water system: _____
2. The property is served by: ☐ Public sewer system
☐ On-site septic system
☐ Other disposal system: _____
3. Utilities are provided, as follows:

Oil: _____

Gas: _____

Electric: _____

Sewage: _____

Water: _____

4. List any leased equipment and terms: _____

Homeowner's Association

- Is there a Homeowners' Association? ☐ Yes ☐ No ☐ Don't know

Name of Association: _____

Contact name: _____

Name of Association: _____

Contact phone number and/or address: _____

Annual membership dues: _____

Pending special assessments: _____

Month XX, 2025

Teri L. Hailstone and D. Hooker Hailstone, Trustees
c/o Gary Penitsch, Broker
Coldwell Banker Bain
8862 161st Ave Ste 103
Redmond, WA 98052

Re: Property Address – 7802 Railroad Avenue SE, Snoqualmie, WA 98065
Parcel No. 784920-0455

Dear Mr. Penitsch:

This is a formal offer from the City of Snoqualmie to purchase your clients' above-referenced 0.12-acre property, located in the City of Snoqualmie, according to the terms outlined in the enclosed Purchase and Sale Agreement ("Agreement"). The offer of Three Hundred Sixty Thousand Dollars and No/100 (US\$360,000) is based on a fair market value appraisal established by an independent, state-certified real estate appraiser.

The City of Snoqualmie is proposing to purchase this property on a voluntary basis. If your client does not wish to sell their property to the City, or if an agreement as to terms cannot be reached, the City will not continue to pursue acquisition at this time. If the City's property needs change to include this property in the future, your client will be contacted to request permission for a new appraisal and a new discussion will be initiated.

Pursuant to the terms of the proposed Agreement, this transaction is contingent upon successful completion of an onsite inspection prior to closing. Any liens or encumbrances will also need to be addressed and/or removed prior to closing.

King County staff are assisting the City of Snoqualmie with this potential transaction. The King County Real Property Agent assigned to this project is Lori King. Should you have any questions, please feel free to contact Ms. King at 206-477-4776. If your clients find everything in the Agreement acceptable, please return a fully executed version to Ms. King via DocuSign or lori.king@kingcounty.gov.

If changes are necessary, please amend, sign, and return the Agreement. If the changes are acceptable, we will obtain the appropriate authorization and/or initials and return a fully executed document to you.

The expiration date of this offer is Month XX, 2025.

Mr. Penitsch
Month XX, 2025
Page 2

We look forward to hearing from you in the near future.

Sincerely,

Mayor Katherine Ross
City of Snoqualmie

Enclosures

cc: Mona Davis, Interim Community Development Director, City of Snoqualmie
 Lori King, Real Property Agent, Open Space Acquisitions Unit, King County

Appraisal of Real Property

Hailstone Revocable Trust Property

Single-Family Residential Property
7802 Railroad Avenue SE
Snoqualmie, King County, Washington 98065
Client Reference: RFQ # KC001206

Prepared For:

King County Department of Natural Resources and Parks

Date of the Report:

March 10, 2025

Report Format:

Appraisal Report

IRR - Seattle

File Number: 154-2025-0041

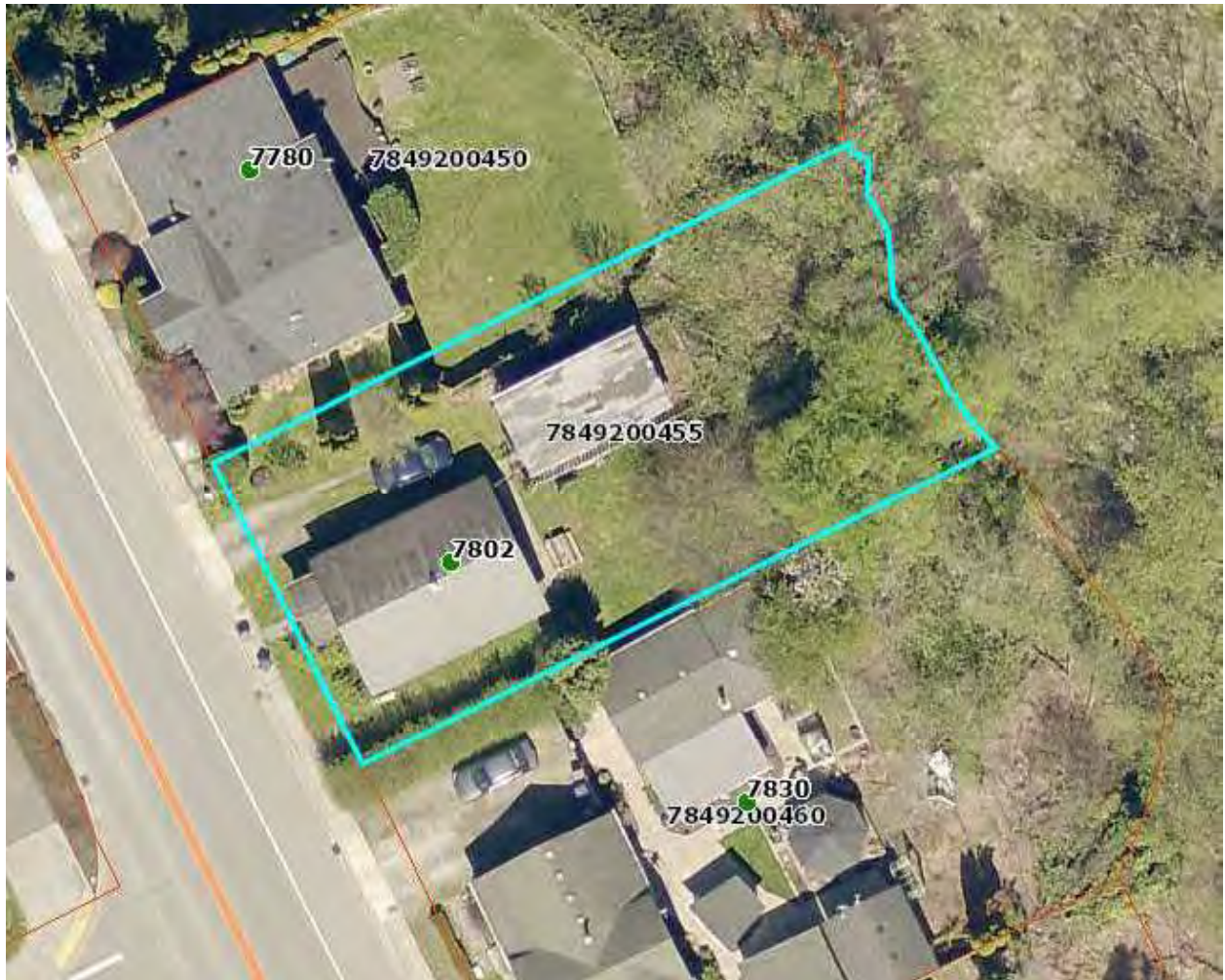


Subject Photographs



Hailstone Revocable Trust Property
7802 Railroad Avenue SE
Snoqualmie, Washington

Aerial Photograph





March 10, 2025

Kurt Engstrom, MAI
Senior Review Appraiser
King County Department of Natural Resources and Parks
201 South Jackson, Suite 600
Seattle, WA 98104

SUBJECT: Market Value Appraisal
 Hailstone Revocable Trust Property
 7802 Railroad Avenue SE
 Snoqualmie, King County, Washington 98065
 Client Reference: RFQ # KC001206
 IRR - Seattle File No. 154-2025-0041

Dear Mr. Engstrom:

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

The client for the assignment is King County Department of Natural Resources and Parks. The intended user of this report is the client. The intended use of the report is for voluntary acquisition purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is an existing single-family residential property containing 770 square feet built in 1921. The residence has two bedrooms, one bathroom, and driveway parking. The site has a usable area of 0.12 acres or 5,400 square feet due to steep sloping on the east side that is unusable. The site has 60 feet of frontage on a slough off of the Snoqualmie River. The slough cannot be viewed or accessed due to steep terrain and dense foliage.

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

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

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

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 28, 2025	\$360,000

Extraordinary Assumptions and Hypothetical Conditions

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

1. None

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

1. None

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

Kurt Engstrom, MAI
King County Department of Natural Resources and Parks
March 10, 2025
Page 3

Item 9.

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

Respectfully submitted,

Integra Realty Resources - Seattle



Maria L. Olson
Washington Certified General Real Estate
Appraiser #110299
Telephone: 206.436.1183
Email: molson@irr.com



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

Table of Contents

Executive Summary	1	Certification	56
Identification of the Appraisal Problem	2	Assumptions and Limiting Conditions	58
Subject Description	2		
Sale History	2	Addenda	
Pending Transactions	3	A. Appraiser Qualifications	
Appraisal Purpose	3	B. Financials and Property Information	
Value Type Definitions	3	C. Comparable Data	
Property Rights Definitions	3	Improved Sales	
Client and Intended User(s)	4		
Intended Use	4		
Applicable Requirements	4		
Report Format	4		
Prior Services	4		
Appraiser Competency	4		
Scope of Work	5		
Economic Analysis	7		
Seattle MSA Area Analysis	7		
Surrounding Area Analysis	13		
Regional Housing Market Trends	16		
Property Analysis	20		
Land Description and Analysis	20		
Improvements Description and Analysis	31		
Real Estate Taxes	41		
Highest and Best Use	42		
Valuation	44		
Valuation Methodology	44		
Sales Comparison Approach	45		
Analysis and Adjustment of Sales	49		
Value Indication	54		
Conclusion of Value	55		

Executive Summary

Part One

Property Name	Hailstone Revocable Trust Property
Address	7802 Railroad Avenue SE Snoqualmie, King County, Washington 98065
Property Type	Single-Family Residential
Owner of Record	Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024
Tax ID	784920-0455
Legal Description	Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, records of King County, Washington; Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County Recording Number 2559913.
Land Area - Total	0.17 acres; 7,487 SF
Land Area (Usable)	0.12 acres; 5,400 SF
Gross Building Area	820 SF
Rentable Floor Area	770 SF
Occupancy	Tenant
Year Built	1921
Zoning Designation	OS2, Open Space 2, Historic Districts
Highest and Best Use - As if Vacant	Recreational use
Highest and Best Use - As Improved	Continued residential use
Effective Date of the Appraisal	February 28, 2025
Date of the Report	March 10, 2025
Property Interest Appraised	Fee Simple

Value Conclusion

Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 28, 2025	\$360,000

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

Extraordinary Assumptions and Hypothetical Conditions

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

1. None

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

1. None

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

Identification of the Appraisal Problem

Subject Description

The subject is an existing single-family residential property containing 770 square feet built in 1921. The residence has two bedrooms, one bathroom, and driveway parking. The site has a usable area of 0.12 acres or 5,400 square feet due to steep sloping on the east side that is unusable. The site has 60 feet of frontage on a slough off of the Snoqualmie River. The slough cannot be viewed or accessed due to steep terrain and dense foliage. A legal description of the property is provided below.

Property Identification	
Property Name	Hailstone Revocable Trust Property
Address	7802 Railroad Avenue SE Snoqualmie, Washington 98065
Tax ID	784920-0455
Owner of Record	Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024
Legal Description	Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in Volume 6 of Plats, Page 51, records of King County, Washington; Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County Recording Number 2559913.

Sale History

The current owner of record is Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024. The most recent closed sale of the subject is summarized as follows:

Sale Date	October 28, 1983
Seller	Michael L. and Alice E. Fiske, and Ronald W. and Myrna R. Fiske
Buyer	Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024
Sale Price	Unknown, no image is available in public records
Recording Instrument Number	198310280867

Title is vested by deed recorded under Recording Number 8310280866 from Michael L. and Alice E. Fiske and Ronald W. and Myrna R. Fiske; by deed recorded under Recording Number 9904061014 from D Hooker Hailstone; and by deed recorded under Recording Number 20240419000729 from D Hooker and Teri L. Hailstone. The current vesting title is Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024.

Based on a review of available information, no other sale or transfer of ownership has taken place within a 10-year period prior to the effective appraisal date.

Pending Transactions

Based on discussions with the appropriate contacts, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Appraisal Purpose

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

- The market value of the fee simple interest in the subject property as of the effective date of the appraisal, February 28, 2025

The date of the report is March 10, 2025. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

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

Market Value

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

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

Property Rights Definitions

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

Fee Simple Estate

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

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

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

Client and Intended User(s)

The client and intended user is King County Department of Natural Resources and Parks. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Intended Use

The intended use of the appraisal is for voluntary acquisition purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

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

Report Format

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

Prior Services

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

Appraiser Competency

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

Scope of Work

Introduction

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

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

Research and Analysis

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

Subject Property Data Sources

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

The financial data of the subject, including tax and assessment records was analyzed. This information, as well as trends established by confirmed market indicators, is used to forecast future performance of the subject property.

Inspection

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

Property Inspection		
Party	Inspection Type	Inspection Date
Maria L. Olson	Interior and exterior	February 28, 2025
Lori E. Safer, MAI, AI-GRS	Exterior	February 22, 2025
Sandy Kahler, Tenant	Interior and exterior	February 28, 2025

Valuation Methodology

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

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

The sales comparison approach is the most reliable valuation method for the subject due to the following:

- There is an active market for similar properties, and sufficient sales data is available for analysis.
- This approach directly considers the prices of alternative properties having similar utility.
- This approach is typically most relevant for owner-user properties.

The cost approach is not applicable to the assignment because:

- The age of the property would limit the reliability of an accrued depreciation estimate.
- This approach is not typically used by market participants, except for new (or proposed) or nearly new properties.

The income capitalization approach is not applicable to the assignment considering the following:

- This approach does not reflect the primary analysis undertaken by a typical purchaser.
- Similar properties are typically owner-occupied, decreasing the reliability of this approach.

Economic Analysis

Seattle MSA Area Analysis

The Seattle-Tacoma-Bellevue Metropolitan Statistical Area (hereafter called the Seattle MSA) lies in the northwest corner of the continental United States on Puget Sound, a saltwater arm of the Pacific Ocean 110 miles to the west. Situated in western Washington, the Seattle MSA is 5,872 square miles in size and is the 15th most populous metropolitan area in the nation. The Seattle MSA, as defined by the U.S. Office of Management and Budget, comprises King, Pierce, and Snohomish Counties and has the largest concentration of population north of San Francisco and west of Chicago.



Seattle is the economic and cultural capital of the northwestern United States. With a number of major corporations headquartered in or near the city, Seattle is also the leading financial center of the Pacific Northwest. Both Seattle and Tacoma possess modern ports on excellent deep-water harbors and, as a result, the Seattle MSA has good transportation connections to the outside world. The growth of the Pacific Northwest helped propel Seattle to its current stature and the economic expansion of the Pacific Rim is expected to sustain the Seattle MSA's growth well into the future.

Population

The Seattle MSA has an estimated 2025 population of 4,098,018, which represents an average annual 0.4% increase over the 2020 census of 4,018,762. The Seattle MSA added an average of 15,851 residents per year over the 2020-2025 period, and its annual growth rate is similar to that of the State of Washington.

Looking forward, the Seattle MSA's population is projected to increase at a 0.7% annual rate from 2025-2030, equivalent to the addition of an average of 28,321 residents per year. The Seattle MSA's growth rate is expected to exceed that of Washington, which is projected to be 0.6%.

Population Trends					
	Population			Compound Ann. % Chng	
	2020 Census	2025 Estimate	2030 Projection	2020 - 2025	2025 - 2030
Seattle MSA	4,018,762	4,098,018	4,239,623	0.4%	0.7%
King County	2,269,675	2,309,002	2,397,361	0.3%	0.8%
Snohomish County	827,957	853,936	884,665	0.6%	0.7%
Pierce County	921,130	935,080	957,597	0.3%	0.5%
Washington	7,705,281	7,876,848	8,102,970	0.4%	0.6%

Source: Claritas

Employment

Total employment in the Seattle MSA was estimated at 2,164,100 jobs at year-end 2024. Between year-end 2014 and 2024, employment rose by 297,200 jobs, equivalent to a 15.9% increase over the entire period. There were gains in employment in nine out of the past ten years. Although the Seattle MSA's employment rose over the last decade, it underperformed Washington, which experienced an increase in employment of 18.3% or 568,900 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Seattle MSA unemployment rate has been consistently lower than that of Washington, with an average unemployment rate of 4.5% in comparison to a 5.1% rate for Washington. A lower unemployment rate is a positive indicator.

Recent data shows that the Seattle MSA unemployment rate is 4.1% in comparison to a 4.4% rate for Washington, a positive sign for the Seattle MSA economy but one that must be tempered by the fact that the Seattle MSA has underperformed Washington in the rate of job growth over the past two years.

Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Seattle MSA	% Change	Washington	% Change	Seattle MSA	Washington
2014	1,866,900		3,106,600		5.1%	5.9%
2015	1,921,800	2.9%	3,188,700	2.6%	4.6%	5.4%
2016	1,982,400	3.2%	3,286,800	3.1%	4.3%	5.2%
2017	2,026,300	2.2%	3,361,600	2.3%	4.0%	4.7%
2018	2,069,000	2.1%	3,433,700	2.1%	3.7%	4.4%
2019	2,123,000	2.6%	3,508,300	2.2%	3.2%	4.2%
2020	1,963,200	-7.5%	3,264,800	-6.9%	8.4%	8.5%
2021	2,075,800	5.7%	3,469,900	6.3%	4.7%	5.2%
2022	2,122,200	2.2%	3,572,800	3.0%	3.5%	4.1%
2023	2,145,500	1.1%	3,631,300	1.6%	3.7%	4.1%
2024	2,164,100	0.9%	3,675,500	1.2%	4.4%	4.7%
Overall Change 2014-2024	297,200	15.9%	568,900	18.3%		
Avg Unemp. Rate 2014-2024					4.5%	5.1%
Unemployment Rate - November 2024					4.1%	4.4%

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Current Employment Survey (CES). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Major employers in the Seattle MSA are shown in the following table.

Major Employers - Seattle MSA

Name	Number of Employees in Washington
1 Amazon	87,000
2 Boeing	67,567
3 Microsoft	55,119
4 Joint Base Lewis-McChord	54,025
5 University of Washington, Seattle	53,305
6 Walmart	23,658
7 Multicare Health System	22,000
8 Fred Meyer and QFC (Kroger Inc.) Stores	21,497
9 Costco	19,085
10 Providence Healthcare	12,421

Source: Puget Sound Business Journal, "Largest Employers in Washington State," June 24, 2024, www.bizjournals.com/seattle/subscriber-only/2024/06/14/largest-employers-in-washington-ssate.html

Boeing: Total employment in Washington State, www.boeing.com/company/general-info#overview

Walmart: "Walmart in Washington," corporate.walmart.com/about/location-facts/united-states/washington

Multicare: www.multicare.org/newsroom/organization-facts/

Kroger: "Washington State Impact," www.thekrogerco.com/wp-content/uploads/2022/01/Kroger-FactSheet-Washington-FINAL.pdf

Costco: 425Business, "Costco Unveils New Issaquah Headquarters Additions," www.425business.com/profiles/costco-new-issaquah-headquarters/article_61bdeafa-e535-11ed-8767-431de1d915a8.html and doc=/Archives/edgar/data/909832/000090983224000049/cost-20240901.htm

Providence: www.providence.org/about

Gross Domestic Product

The Seattle MSA is the ninth largest metropolitan area economy in the nation based on Gross Domestic Product (GDP).

Economic growth, as measured by annual changes in GDP, has been somewhat higher in the Seattle MSA than Washington overall during the past decade. The Seattle MSA has grown at a 5.0% average annual rate while the State of Washington has grown at a 4.4% rate. The Seattle MSA continues to perform better than Washington. GDP for the Seattle MSA rose by 6.2% in 2023 while Washington's GDP rose by 5.1%.

The Seattle MSA has a per capita GDP of \$120,592, which is 39% greater than Washington's GDP of \$86,682. This means that Seattle MSA industries and employers are adding relatively more value to the economy than their counterparts in Washington.

Gross Domestic Product				
	(\$,000s)		(\$,000s)	
Year	Seattle MSA	% Change	Washington	% Change
2013	298,218,356	–	439,472,200	–
2014	312,734,562	4.9%	456,186,500	3.8%
2015	326,985,067	4.6%	476,715,400	4.5%
2016	340,431,528	4.1%	495,724,900	4.0%
2017	368,193,333	8.2%	527,169,400	6.3%
2018	395,709,089	7.5%	561,785,700	6.6%
2019	417,428,577	5.5%	588,794,400	4.8%
2020	418,381,489	0.2%	589,156,800	0.1%
2021	449,526,620	7.4%	630,051,500	6.9%
2022	459,470,312	2.2%	644,075,100	2.2%
2023	487,774,172	6.2%	677,238,000	5.1%
Compound % Chg (2013-2023)		5.0%		4.4%
GDP Per Capita 2023	\$120,592		\$86,682	

Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2024.

The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2017 dollars.

Income, Education and Age

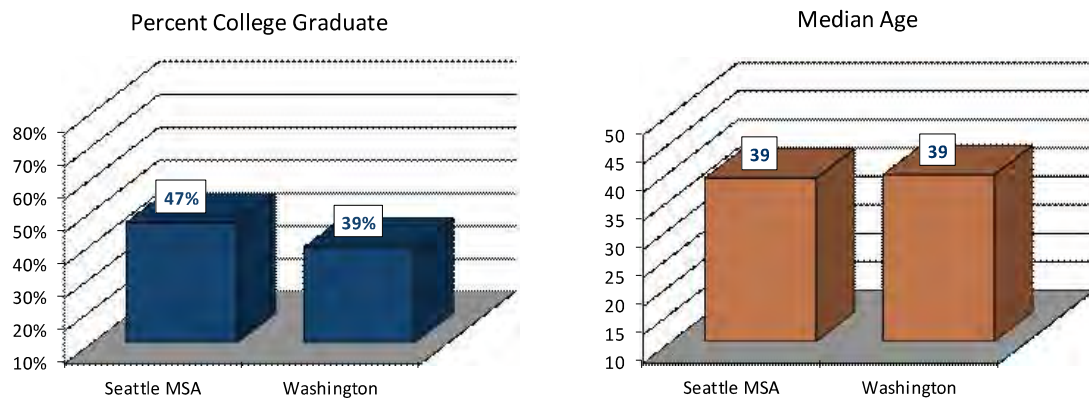
The Seattle MSA is more affluent than Washington. Median household income for the Seattle MSA is \$113,037, which is 17.9% greater than the corresponding figure for Washington.

Median Household Income - 2025	
	Median
Seattle MSA	\$113,037
Washington	\$95,880
Comparison of Seattle MSA to Washington	+ 17.9%

Source: Claritas

Residents of the Seattle MSA have a higher level of educational attainment than those of Washington. An estimated 47% of Seattle MSA residents are college graduates with four-year degrees, versus 39% of Washington residents. People in the Seattle MSA are similar in age to their Washington counterparts. The median age of both the Seattle MSA and Washington is 39 years.

Education & Age - 2025

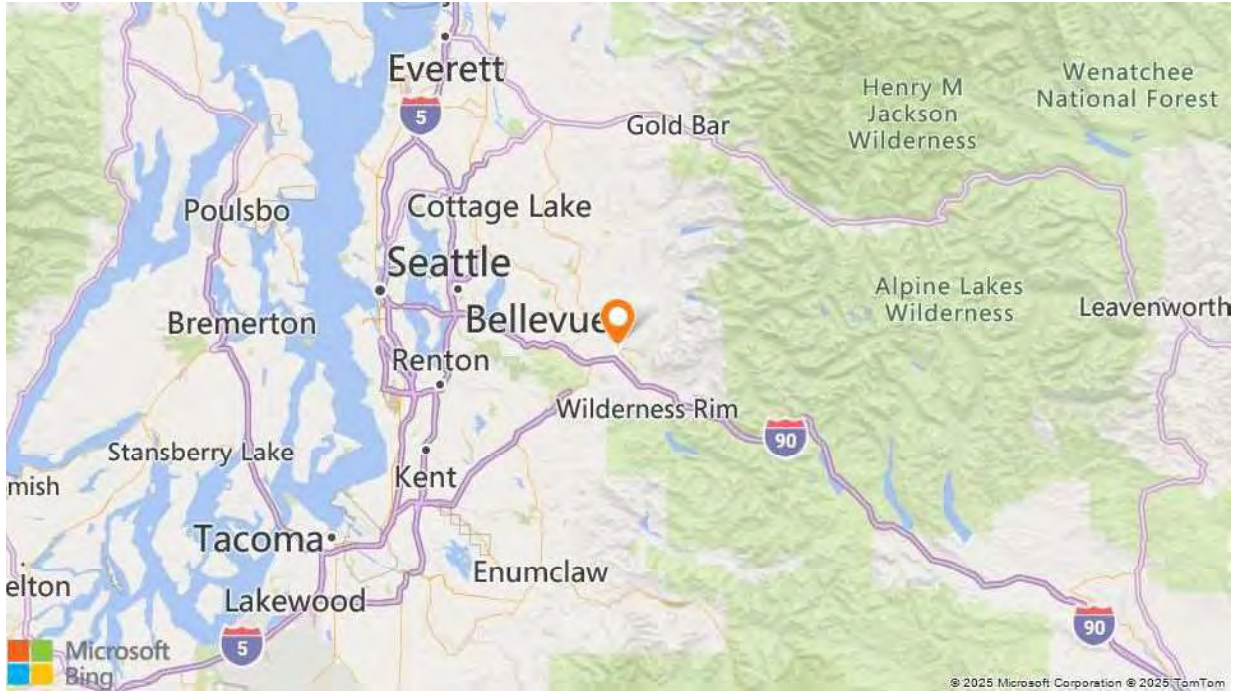


Source: Claritas

Conclusion

The Seattle MSA economy will benefit from a growing population base and higher income and education levels. The Seattle MSA experienced growth in the number of jobs and has maintained a consistently lower unemployment rate than Washington over the past decade. Moreover, the Seattle MSA exhibits both a higher rate of GDP growth and a higher level of GDP per capita than Washington overall. It is anticipated that the Seattle MSA economy will improve and employment will grow, strengthening the demand for real estate.

Area Map



Surrounding Area Analysis

The subject is located just north of the Snoqualmie Historic Commercial District, which is the home of the Northwest Railway Museum and historic buildings with shops and restaurants. It is west of the city of North Bend, which is a semi-rural city. Area boundaries and delineation are indicated in the following table. A map identifying the location of the property follows this section.

Boundaries & Delineation	
Boundaries	
Market Area	Seattle/Puget Sound
Submarket	East King County
Area Type	Small Town - Non Metro
Delineation	
North	Snoqualmie Parkway
South	SE North Bend Way
East	Meadowbrook Way SE
West	Snoqualmie Reservation and 378th Avenue SE

Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, traffic counts, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	I-90
Primary Corridors	Railroad Avenue SE (SR-202)
Vehicular Access Rating	Average
Public Transit	
Providers	King County Metro
Nearest Stop/Station	Railroad Avenue SE and SE King Street to the south Railroad Avenue SE and SE Northern Street to the north
Transit Access Rating	Average
Airport(s)	
Name	SeaTac International Airport
Distance	35 Miles
Driving Time	40 Minutes
Primary Transportation Mode	Automobile

Demand Generators

Until recently, logging and Weyerhaeuser's milling operations were the mainstays of the local economy. Since 1989, the company has run a much smaller mill operation and ceased all operations at the Weyerhaeuser Mill Site in 2003. While dairies were a significant local industry into the early 1950s,

agriculture is no longer a major economic force in the community. With the completion of Interstate 90 in the 1970s, Snoqualmie became more accessible to Seattle and the Eastside region, resulting in more residents working in the communities to the west. In addition, the Snoqualmie Ridge Business Park now employs close to a thousand people and continues to expand. Major employers in the business park include Space Labs, Motion Water Sports, Technical Glass, T-Mobile, Zetec, and the King County Department of Permitting and Environmental Review. Major employers in the North Bend area include Nintendo North Bend, which has about 400 employees, and the North Bend Factory Outlet Shops.

Demographics

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

Surrounding Area Demographics					
2025 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Seattle	Washington
Population 2020	2,458	17,205	29,293	4,018,762	7,705,281
Population 2025	2,434	17,696	30,392	4,098,018	7,876,848
Population 2030	2,479	18,606	32,153	4,239,623	8,102,970
Compound % Change 2020-2025	-0.2%	0.6%	0.7%	0.4%	0.4%
Compound % Change 2025-2030	0.4%	1.0%	1.1%	0.7%	0.6%
Households 2020	922	5,719	10,159	1,564,432	2,974,692
Households 2025	920	5,760	10,398	1,589,420	3,035,452
Households 2030	941	6,030	10,979	1,643,707	3,121,794
Compound % Change 2020-2025	0.0%	0.1%	0.5%	0.3%	0.4%
Compound % Change 2025-2030	0.5%	0.9%	1.1%	0.7%	0.6%
Median Household Income 2025	\$141,764	\$190,507	\$180,811	\$113,037	\$95,880
Average Household Size	2.6	3.1	2.9	2.5	2.5
College Graduate %	45%	64%	61%	47%	39%
Median Age	40	39	40	39	39
Owner Occupied %	73%	83%	81%	58%	62%
Renter Occupied %	27%	17%	19%	42%	38%
Median Owner Occupied Housing Value	\$750,604	\$970,171	\$986,153	\$756,718	\$613,898
Median Year Structure Built	1978	2001	1996	1985	1985
Average Travel Time to Work in Minutes	28	33	33	32	29

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 17,696, and the average household size is 3.1. Population in the area has grown since the 2020 census, and this trend is projected to continue over the next five years. Compared to the Seattle MSA overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is \$190,507, which is higher than the household income for the Seattle MSA. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of the Seattle MSA, while median owner-occupied home values are considerably higher.

Land Use

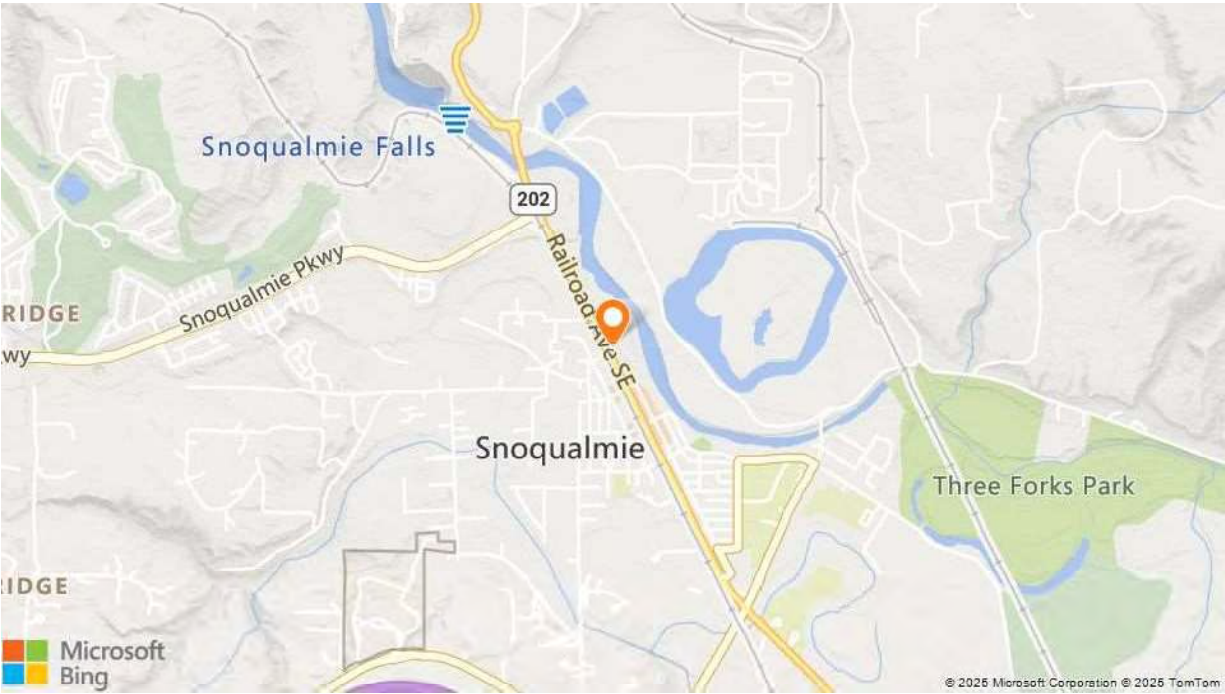
Predominant land uses in the immediate vicinity of the subject include a mix of single-family residential and business retail along Railroad Avenue SE south of the subject. Land use characteristics of the area are summarized below.

Immediate Surroundings	
North	Single-family residence (zoned Open Space)
South	Single-family residence (zoned Open Space)
East	Single-family residence (zoned Open Space)
West	Railroad Avenue SE, Northwest Railway (tourist attraction), and single-family residential neighborhood

Outlook and Conclusions

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

Surrounding Area Map



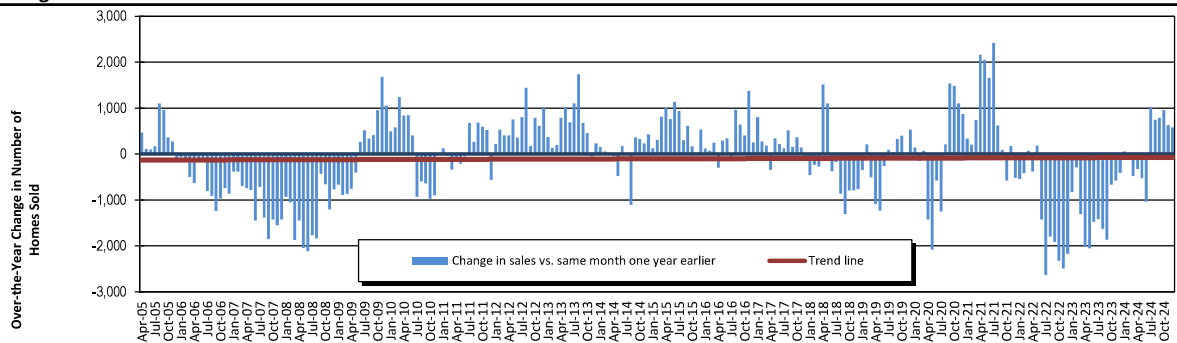
Regional Housing Market Trends

Pre COVID-19, the five-county Puget Sound region (King, Snohomish, Pierce, Kitsap and Thurston counties) was one of the hottest single-family markets in the country and the Seattle market itself consistently ranked among the country's top markets. The following section tracks data from mid-2005 through December 2024.

Sales Volume – All Homes

One of the most basic indicators of market conditions is change in the volume of home sales, which is summarized in the following graph.

Change in the Volume of Home Sales*



* Over-the-year change in the number of homes sold per month in the Puget Sound region

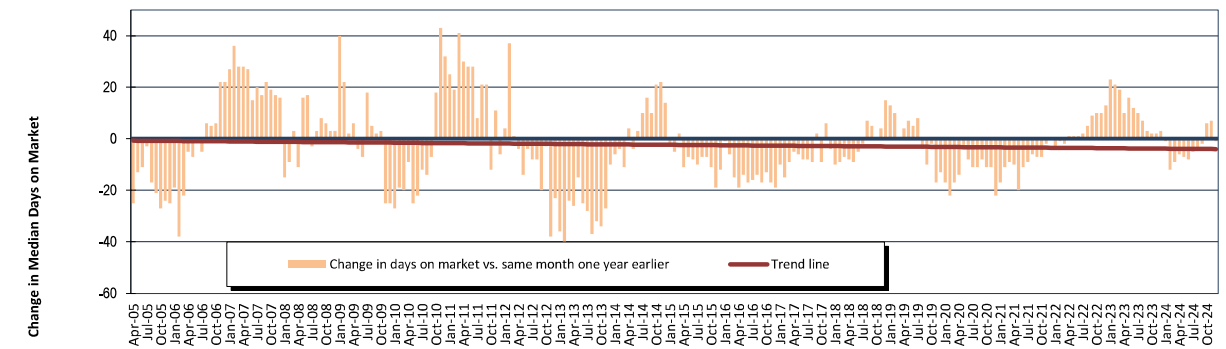
Source: Northwest Multiple Listing Service

The last twelve months saw a decrease in sales volume year over year beginning in February 2024 through June 2024. Sales volume began increasing in July 2024, continuing through the end of December. This follows a fairly long period of decreasing sales volume which began in October 2021 and extended (with a few months of positive sales volume early in this period) through June 2024. The last time the area experienced this large a decrease was in the great recession between 2006 and 2009. It appears as of the end of December 2024, that the market has shifted.

Days on Market – New Homes

The following graph illustrates the time that new houses sit on the market before they are sold, as measured in median days on the market (DOM). To eliminate seasonal variation, we analyze the over-the-year change in median DOM for each month between April 2005 and March 2024; as can be seen in the following graph.

Time on Market* Trend for New Homes



* Change in median days on market vs. same month one year earlier

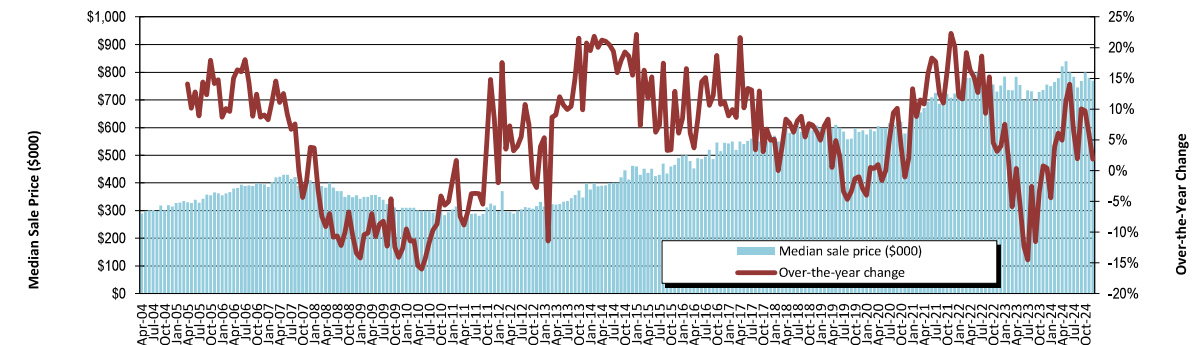
Source: Northwest Multiple Listing Service

Between December 2023 and June 2024, median days on market for new construction ranged from 10 days (June 2024) to 30 days (January 2024). Days on market increased through the second half of 2024, ending the year at a median of 24 days. This is similar to median days on market from 2023, and is generally higher than 2022 which is the year that interest rates began to increase.

New Home Price Trends

After 15 years of fairly steady increases, the median new home price in the Puget Sound region began falling in 2008, mirroring a trend that began nationwide more than two years previously. After the recession, new home prices have steadily increased with a slowdown during the Pandemic, as can be seen in the following graph.

New Home Price Trends in the Puget Sound Region*



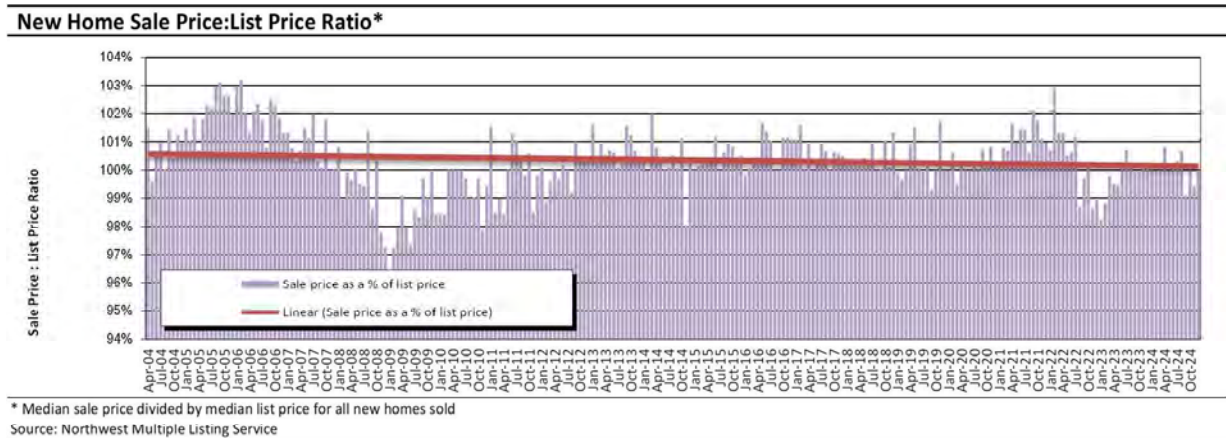
* For all new detached single-family homes sold, by month, in the Puget Sound region

Source: Northwest Multiple Listing Service

Over the past 12 months, the median list price of new homes increased by \$15,244, or 2.0%, from \$754,257 to \$769,500. Median sale price has also increased by a similar amount (\$755,000 to \$769,000, or 1.9%). When all homes are considered, the median list price of \$699,990 is 3.7% higher than December 2024 (\$675,000), with the median sale price increasing by 4.5% from \$670,000 to \$700,000.

Sale Price vs. Listing Price

A final indicator of the strength of the housing market is the ratio of sale price to listing price, which can be seen in the following graph.

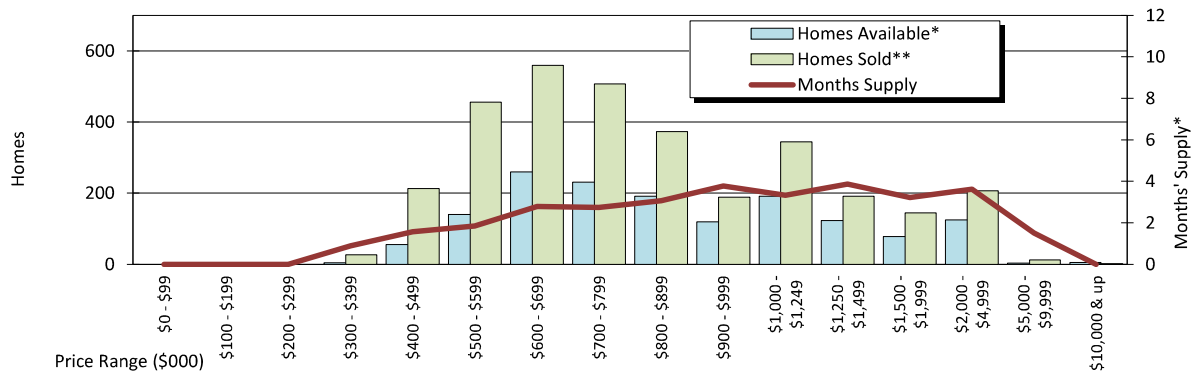


The ratio has generally improved since the beginning of 2009. In the past twelve months, the ratio has fluctuated between a low of 99.41% (November 30/25) to a high of 100.8% (April 2024); effectively, homes are selling at just about list price. As of the December 2024, the ratio stands at 99.94%. The ratio has consistently been at about 100% for the last 12 months, indicating a continuation of a strong seller's market, although it has been below 100% for the five months out of the last twelve months. When analyzing all homes in the market, the ratio reflects the new home market, currently standing at 100.00.% in December 2024, up from 99.26% from a year ago.

Supply and Demand

The following table and graph show the balance of supply and demand for new homes by price range in the five-county Puget Sound region at the end of December 2024, broken down by price point.

Supply of vs. Demand for New Homes by Price Point



**All homes sold in the 6 months between 07/01/2024 - 12/31/2024

* Homes available or sales pending as of December 31 2024

Source: Northwest Multiple Listing Service

Typically, the single-family market is considered to be in balance if it has a six-month supply of homes. In the current six-month period (July 2024 through December 2024) there were no sales of new homes in the under \$299,999 category and 27 homes sold in the \$300,000 to \$399,999 category. There is a shortage of homes in all categories. When all homes are considered, the market is much similar, with a shortage of homes in all categories except for homes priced above \$10,000,000.

Housing Market Outlook

The *Washington State Economic and Revenue Update* for December 2024 and January 2025 reports the following:

- The U.S. employment increased in June; the U.S. unemployment rate is 4.2%.
- In December, U.S. consumer prices increased compared with November and were up 2.9% over the year.
- Washington job growth has been strong, and is stronger than expected
- Seattle-area inflation was lower than the U.S. city average.
- Washington housing construction has increased in the third quarter of 2024.
- Seattle area home prices are increasing.

Property Analysis

Land Description and Analysis

Location

The property is located on the east side of Railroad Avenue SE. It has 60 feet of frontage on a slough off of the Snoqualmie River, which is inaccessible due to steep sloping and dense foliage. The subject is located just north of the Snoqualmie Historic Commercial District, which is the home of the Northwest Railway Museum and historic buildings with shops and restaurants, as shown on the following map.



Land Area

The assessor shows the site area as being 5,400 square feet, but aerial measurements taken from the King County iMap portal using the measuring tool show a larger site area of 7,487 square feet. It appears that the County may not be including the unusable area. As such, we use a total site area measured on the King County iMap portal and a usable area that matches the assessor's area. The following table summarizes the subject's land area followed by maps showing the measurements.

Land Area Summary						
Tax ID	SF	Usable SF	Unusable SF	Acres	Usable Acres	Unusable Acres
784920-0455	7,487	5,400	2,087	0.17	0.12	0.05
Source: Aerial measurements						

Total Site Area Measurement



Usable Site Area Measurement



Shape and Dimensions

The site is rectangular in shape, with dimensions of 60 feet in width and 126 feet in depth. Site utility based on shape and dimensions is average.



Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in the road adjacent to the subject, is adequate. However, we note that the property is located in a floodway and the assessor shows that in 2009 \$99,999 of flood damage remediation was completed. The tenant reported that the property has not flooded in the last ten years.

Topography

The site is generally level in relation to the improvements, but has steep sloping down to the slough, as shown in the following map. The tenant reported that the steep slope is slowly sliding into the slough.

Topographical Map



Slough

The subject property has 60 feet of frontage on a slough off of the Snoqualmie River. The slough runs along the east boundary of the subject property and thick foliage and steep topography constrains access and view. The slough only has water seasonally and considered to be poor quality waterfrontage.

Railroad

The subject property is across the street from the Snoqualmie Valley Railroad, which runs historic coaches through the Upper Snoqualmie Valley along 5.5 miles of the original 1880s Seattle, Lake Shore and Eastern Railway line. The trains run primarily on the weekends and is a 2-hour round trip excursion from either Snoqualmie Depot or North Bend Depot. It is a tourist attraction and not a commercially active tract. As such, it is not considered to be noise nuisance.

State Route 202

The subject is located on Railroad Avenue SE (State Route 202), which is a main arterial with moderate traffic levels (approximately 8,000 to 10,000 cars per day according to CoStar). Since the speed limit is only 25 miles per hour in relation to the subject, it is not considered to be a noise nuisance.

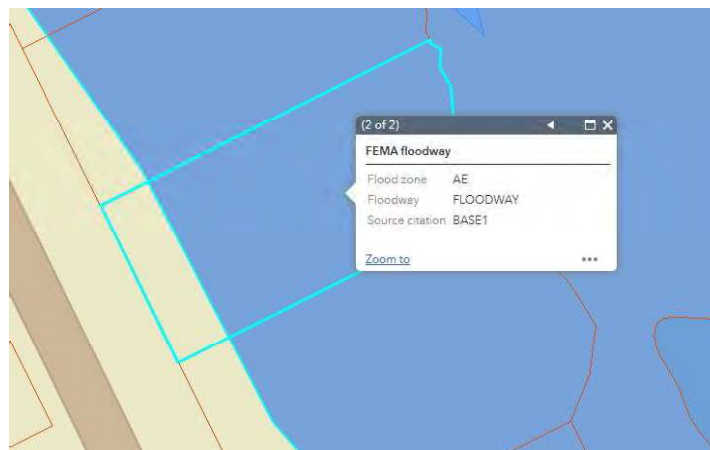
Flood Hazard Status

The following table indicates applicable flood hazard information for the subject property, as determined by review of available flood maps obtained from the Federal Emergency Management Agency (FEMA). The property is in a floodway, as shown on the following maps. According to assessor records, the last time the property flooded was in 2009 with remediation costs of \$99,999.

Flood Hazard Status	
Community Panel Number	53033C0739H
Date	August 19, 2020
Zone	AE
Description	In a floodway
Insurance Required?	Yes

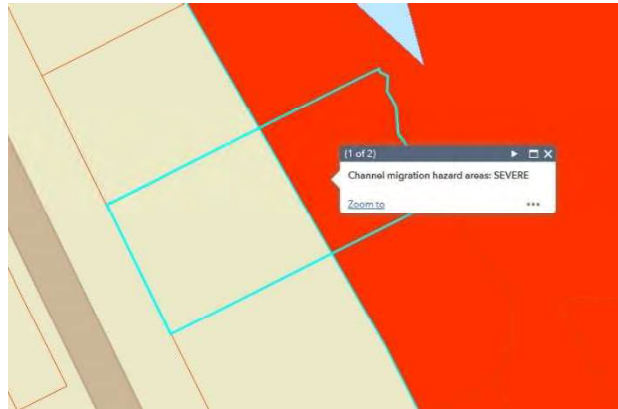


Flood Map from the King County iMap Website



Channel Migration Hazard

The subject falls within a channel migration hazard area, as shown on the following map.



Environmental Hazards

An environmental assessment report was not provided for review, and during the inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of expertise of the assignment participants. It is assumed the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for review. Based on the inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, soils analyses are beyond the scope of expertise of the assignment participants. It is assumed the subject's soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning. We note that the subject is in a seismic hazard area.

Streets, Access and Frontage

Details pertaining to street access and frontage are provided in the following table.

Streets, Access and Frontage	
Street	Railroad Avenue SE
Frontage Feet	60
Paving	Asphalt
Curbs	Yes
Sidewalks	Yes
Lanes	2 way, 1 lane each way
Direction of Traffic	North/South
Condition	Average
Traffic Levels	Moderate
Signals/Traffic Control	None
Access/Curb Cuts	1
Visibility	Average

Utilities

Utilities available to the subject are summarized below.

Utilities	
Service	Provider
Water	City of Snoqualmie
Sewer	City of Snoqualmie
Electricity	Puget Sound Energy
Natural Gas	Puget Sound Energy
Local Phone	Various

Zoning

The subject is within the Open Space 2, Historic Districts is intended for formal and active park uses, as well as other recreational uses such as golf courses and riding stables. This district includes the developed parks within the city (outside of mixed-use districts), including neighborhood and community parks, pea-patch lots, and the Snoqualmie Point Park property.

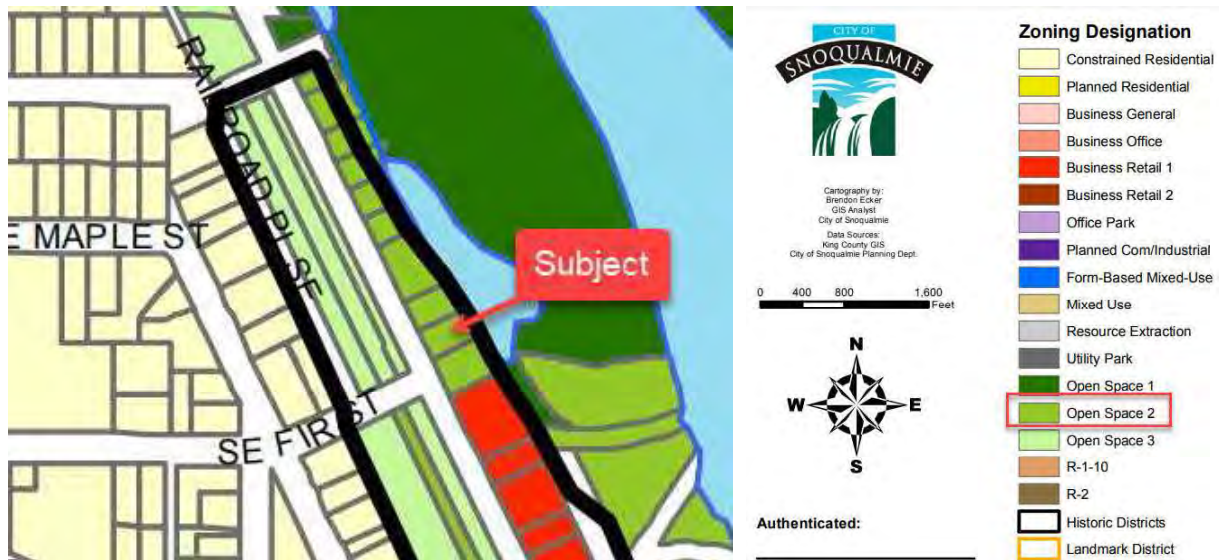
The following table summarizes the applicable zoning requirements affecting the subject.

Zoning Summary	
Zoning Jurisdiction	City of Snoqualmie
Zoning Designation	OS2
Description	Open Space 2, Historic Districts
Legally Conforming?	Appears to be legally nonconforming
Zoning Change Likely?	No
Permitted Uses	Parks and open space, public/pea patch gardens, and commercial/municipal parking lot
Category	Zoning Requirement
Minimum Lot Area	N/A
Minimum Street Frontage (Feet)	N/A
Minimum Lot Width (Feet)	N/A
Minimum Lot Depth (Feet)	N/A
Minimum Setbacks (Feet)	N/A
Maximum Building Height	N/A
Maximum Site Coverage	N/A

The subject is legally nonconforming due its current use as a single-family residence, which is not allowed under the Open Space zoning designation. According to the local planning department, there are no pending or prospective zoning changes.

Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Zoning Map



Other Land Use Regulations

There are no other known land use regulations that would affect the property.

Easements, Encroachments and Restrictions

A title report prepared by Fidelity National Title Company of Washington, dated January 8, 2025, was provided and is included in the addenda. The report identifies exceptions to title, which include various utility and access easements, as shown as follows.

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

Granted to:	King County
Purpose:	River protection
Recording Date:	June 29, 1960
Recording No.:	5176622
Affects:	Portion of said premises

Review comments: Easement, in favor of King County for riverbank protection, Recording No. 5176609: Affects a strip of land of undisclosed width (assumed to be 30 feet) adjacent to the northwest bank of the Snoqualmie River for the right to construct and maintain a rip rap bank protection, and any reasonable access necessary for river improvement work.

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

Purpose:	Sewer
Recording Date:	September 20, 1967

Recording No.: 6237300
Affects: Portion of said premises

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said sewer by the common users.

Review comments: Mutual Easement for Sewer Line, Recording No. 6237300 wherein the owner of the subject property (Lot 10) and the owner of the property to the north (Lot 9) establish mutual easements for the installation, maintenance, and repair of a common sewer line between their respective properties. Each party grants a reciprocal easement 10 feet in width centered on their common property line for the construction of a common sewer line. The parties agree that the cost of the common sewer line is to be borne equally by the parties and is to be used jointly by both property owners.

3. Waiver and Covenant Not to Sue, and the terms and conditions thereof:

Executed by: Michael L. Fiske and Alice Fiske
Recording Date: December 28, 1982
Recording No.: 8212280704

Review comments: Waiver and Covenant Not to Sue, Recording No. 8212280704: The owner of the subject property has applied to the City of Snoqualmie to obtain a variance to construct, reconstruct, make addition to, or alter an existing structure located within the 100-year flood plain. Said owner agrees not to sue the city in conjunction with the issuance of that permit.

4. Any question that may arise due to shifting and changing in the course, boundaries or high-water line of Snoqualmie River.

Review comments: Shifting and changing: Applies when property is bounded by flowing water. Pertains to potential changes in the boundary by operation of law resulting in changes in the line of ordinary high-water line of the Snoqualmie River.

5. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Snoqualmie River.

Review comments: Right of the State of Washington: Applies when the property includes or is bounded by navigable water. Pertains to rights held by the State of Washington to the bed and banks of the Snoqualmie River.

6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Review comments: Riparian rights: Applies when the property includes or is bounded by navigable water. Pertains to rights held in common with other riparian owners to the water, its reasonable use for domestic and agricultural purposes on riparian land and

accretions, including use for general purposes, to construct wharves out to the point of navigability and access to navigable waters. The rights of other riparian owners operate as a restriction on any riparian owner to change to natural course and flow of the waters and a limitation on the quantity of use to reasonable amounts.

7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

Review comments: Right of the public: Applies when the property includes or is bounded by navigable water. Pertains to rights held by the federal and state government in trust for its citizens for commerce, navigation, fisheries, and the production of power.

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2024
Tax Account No.:	784920-0455
Levy Code:	2277
Assessed Value-Land:	\$187,000.00
Assessed Value-Improvements:	\$250,000.00
General and Special Taxes:	
Billed:	\$4,407.24
Paid:	\$4,407.24
Unpaid:	\$0.00

Review comments: 2024 Taxes and associated charges: Paid in full.

9. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.

Review comments: 2025 Taxes and associated charges: A proration will be required through the date of closing. Instructions to escrow will provide that the portion of the taxes applicable to the period after closing not be charged on the settlement statement of King County. It will be necessary for the owner to apply to the King County Assessor for a refund of any overpayment. Special district charges may continue to apply after closing.

10. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at: <http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

NOTE: This exception will not appear in the policy to be issued.

Review comments: Sewer treatment capacity charges: The property may be subject to sewer treatment capacity charges which are not included in the general real property tax and which do not appear of record.

11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

Review comments: This title exception alerts the parties that no mortgage lien encumbrance has been found in the search and should be confirmed by the seller that no mortgage lien was missed in the title search.

12. 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.

Review comments: Unrecorded leaseholds: The title examination was performed by a commercial unit of the title company. The examiner assumed that the property is industrial or commercial property and that it may be subject to the rights of tenants whose leases are not disclosed on the record. It will be necessary to consider the rights of any such tenant in the forthcoming transaction.

Such exceptions would not appear to have an adverse effect on value. This valuation assumes no adverse impacts from easements, encroachments or restrictions and further assumes that the subject has clear and marketable title.

Conclusion of Site Analysis

The physical characteristics of the site appear to impose restrictions on development due to periodic flooding, location in a floodway, which prevents any development if the improvements were demolished. In addition, the subject is legally nonconforming due its current use as a single-family residence, which is not allowed under the Open Space zoning designation. As such, the subject property "as if vacant" is restricted to recreational use only. As long as the improvements are standing, they can be renovated and occupied.

Improvements Description and Analysis

Overview

The subject is an existing single-family residential property containing 770 square feet built in 1921. The residence has two bedrooms, one bathroom, and driveway parking. Although the subject is located across the street from a railroad and on a main arterial, we do not consider either to be a noise nuisance because the railroad is only used for tourist rides and the arterial has a speed limit of 25 miles per hour in relation to the subject property.

The following description is based on the inspection of the property, discussions with the tenant of ten years.

Improvements Description	
Name of Property	Hailstone Revocable Trust Property
General Property Type	Residential 1-4 Family
Property Sub Type	Single Family Residence
Specific Use	Single Family Residence
Occupancy Type	Tenant
Number of Buildings	2
Stories	1
Basement	None
Outbuilding(s)	Shed (approximately 420 SF) raised with a wrap around deck
Construction Type	Wood frame
Construction Quality	Average
Condition	Fair
Gross Building Area (SF)	820
Rentable Floor Area (SF)	770
Bedrooms/Bathrooms	2/1
Land Area (SF)	7,487
Floor Area Ratio (RFA/Land SF)	0.10
Floor Area Ratio (GBA/Land SF)	0.11
Building Area Source	Public Records
Year Built	1921
Actual Age (Yrs.)	104
Estimated Effective Age (Yrs.)	40
Estimated Economic Life (Yrs.)	50
Remaining Economic Life (Yrs.)	10
Parking Type	Driveway

Construction Details

Foundation	Cement
Structural Frame	Wood
Exterior Walls	Wood siding
Roof	Shingle
Heating	Baseboard
Air Conditioning	None

Improvements Analysis

The subject residence is wood frame with wood siding and a pitched, shingle roof. Windows are double pane in vinyl frames. The living room and bedrooms have carpeting. The entry and corner of the living room under the wood burning stove, and laundry room have ceramic tiles. The kitchen has large vinyl tiles that resemble ceramic. The bathroom has vinyl flooring.

The residence has a covered wood patio and stairs at the entrance to the residence on the west side facing the street. The house is built on a raised concrete foundation. Site improvements include a small grassy yard with a wood gate separating the backyard from the side yard on the south side of the property.

There is also a 420 square foot shed with a wrap-around porch and windows in poor condition. It is raised approximately three feet from the ground on four concrete feet and is made entirely of wood. It is used for storage.

Building Sketch

During our inspection we measured the outside of the residence and verified that the measurements shown on the following sketch are accurate and match those reported by the assessor. The assessor reports a total size of 770 square feet due to rounding, we utilize that measurement in this report. We also verified the configuration.



Quality and Condition

The improvements are of average quality construction and are in fair condition.

During the inspection we found multiple items of deferred maintenance. The tenant of 10 years reported that the baseboard heaters barely work and smell when they turn them on. They don't use the wood-burning stove because the chimney is clogged, and flames can be seen by the neighbors. They use electric space heaters for heat. On the north side of the residence there was a water leak that has caused mold on interior wall of the first bedroom. The city repaired the leak in the ground, but the interior mold was never remediated by the owner. There is no vent in the kitchen. There are holes in the walls, interior and exterior paint is peeling, light fixtures are missing, and the house is in general disrepair. The tenant reported that the owner rented it as a tear down and has not made any repairs. We deduct the estimated cost to repair these items at the end of the sales comparison approach.

The quality of the subject is inferior to competing properties. Maintenance has been inferior to competing properties. Overall, the market appeal of the subject is inferior to competing properties, considering the lack of maintenance.

Functional Utility

The improvements in the current condition are not livable. Based on the property inspection and consideration of the foregoing, there appears to be functional obsolescence due to lack of maintenance.

Deferred Maintenance

There is deferred maintenance due to the lack of repairs and maintenance in the last 10 years. Following is a list of necessary repairs that would be needed to bring the house to average condition and able to be sold.

- Repair of baseboard heaters
- Mold remediation on the front bedroom wall
- Installation of a vent in the kitchen
- Repair of the wood burning stove vent
- Replacement of exterior wood stairs
- Exterior and exterior painting
- Renovation of the walls, flooring, ceilings, bathroom, and kitchen
- New appliances and cabinets
- Installing new light fixtures
- Renovate the shed
- Contingency costs for possible mold, broken plumbing, electrical wiring issues, roof repair, flood damage, and other items that are unknown until an inspection can be completed.

To estimate a cost-to-cure, we interviewed multiple brokers and asked their opinion of what it would cost to bring a property in disrepair to average condition and able to be sold. Their comments are included in the following table.

Broker Comments Regarding Renovation Costs			
Name	Company	Cost Estimate	Comments
Jonathan Villalobos (sold the subject property in 2013)	RE/MAX	\$100,000 to \$150,000	Costs of materials and labor have increased due to inflation.
Matt Gallanar	Windermere	\$100,000	Maybe more considering all the unknown issues with the house which are discovered during the renovation.
Wis Wazeri	Skyline Properties	\$50,000 to \$150,000	Depends on the level of renovation and additional costs.
Beth Traverso	RE/MAX	\$50,000 to \$75,000	The minimum to clean up and make repairs to a house in order to be put on the market.
Megan Blum	Flux Real Estate	\$150,000	This includes clearing the foliage which she recently received a quote for a property that was in the \$12K to \$15K range for a site that was 0.80 acres.
Don Kenney	Windermere	\$80,000	Minimum of \$70K for the structure and \$10K for the foliage.
Range		\$50,000 to \$150,000	
Conclusion		\$100,000	

We estimate the cost to cure is approximately \$100,000. We consider this amount to be reasonable considering all of the unknown factors. In the sales comparison approach, we adjust the comparable sales assuming that subject is in average condition and then deduct the deferred maintenance cost to reflect the concluded market value.

We also checked with the King County Planning Department about renovation in a floodway. They reported that, "if you are proposing an interior remodel that does not expand the footprint, and if it is not substantial improvement (being greater than half (50%) of the structure's assessed value) then a floodplain review would not be necessary. Otherwise, a floodplain review would be required. Our concluded deferred maintenance cost of \$100,000 is 38% of the 2025 assessed improvement value of \$265,000 and would not require a floodplain review.

Planned Capital Expenditures

There are no planned capital expenditures.

ADA Compliance

The structure was built in 1921 and is most likely not in compliance with ADA requirements. However, ADA matters are beyond the scope of expertise of the assignment participants, and further study by an appropriately qualified professional would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review, and environmental issues are beyond the scope of expertise of the assignment participants. No hazardous substances were observed during the inspection of the improvements; however, detection of such substances is outside the scope of expertise of the assignment participants. Qualified professionals should be consulted. Unless otherwise stated, it is assumed no hazardous conditions exist on or near the subject.

Personal Property

The appraisal assignment is specifically focused on the value of the real property only. Items of personal property are excluded from consideration.

Conclusion of Improvements Analysis

In comparison to competitive properties in the market, the subject improvements are rated as follows:

Improvements Ratings	
Design and Appearance	Below Average
Age/Condition	Below Average
Room Sizes and Layouts	Below Average
Bathrooms	Below Average
Kitchens	Below Average
Landscaping	Below Average
Garages	Below Average

Overall, the quality, condition, and functional utility of the improvements are below average for their age and location.

Site Plan

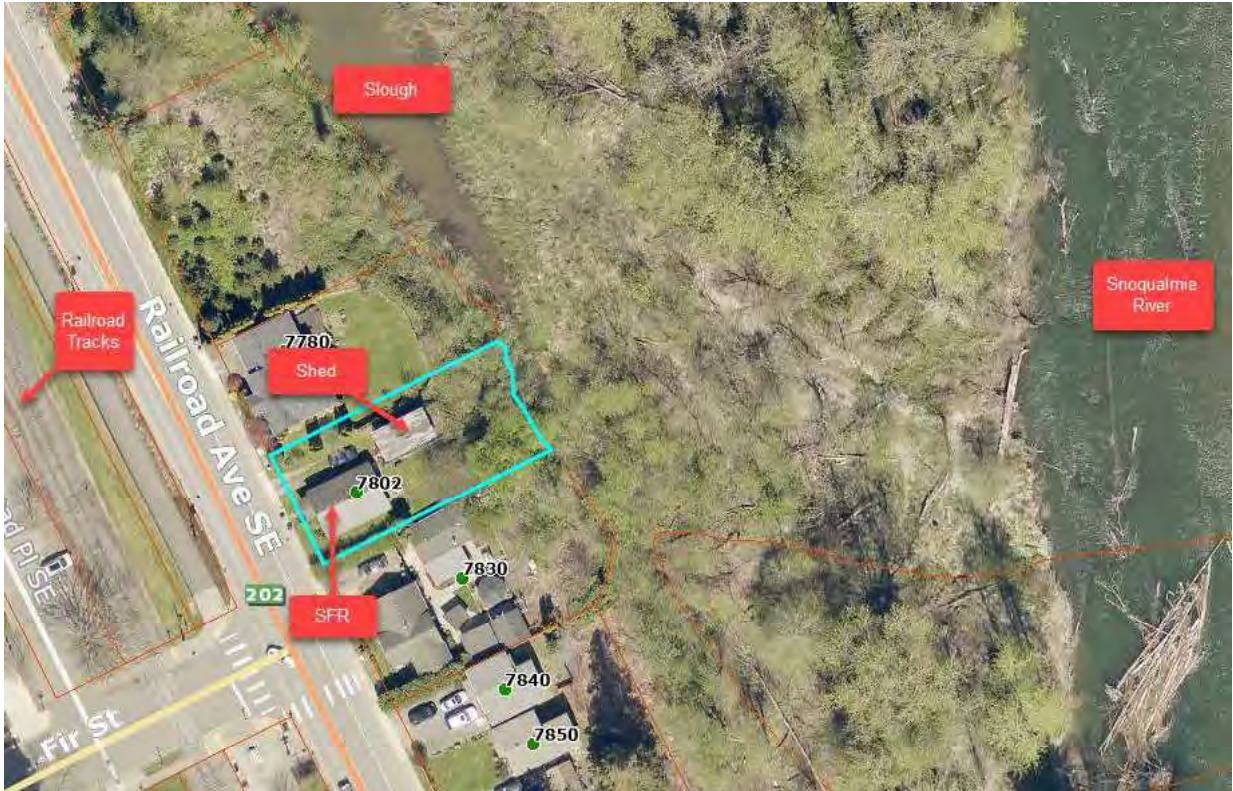


Photo Locations Map





1. North and west sides



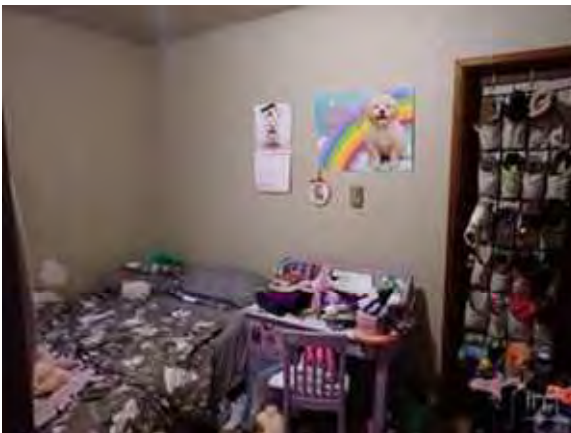
2. South and west sides



3. East side



4. Living Room



5. Bedroom 1



6. Bedroom 2



7. Bathroom



8. Kitchen



9. Kitchen



10. Looking east from east side of SFR



12. Looking northeast at shed



12. Looking north along Railroad Avenue SE, subject is on the right

Real Estate Taxes

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

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

Taxes and Assessments - 2025							
Tax ID	Assessed Value			Taxes and Assessments			
	Land	Improvements	Total	Ad Valorem			Total
				Tax Rate	Taxes	Direct Assessments	
784920-0455	\$206,000	\$265,000	\$471,000	0.952229%	\$4,485	\$19	\$4,504

Based on the concluded market value of the subject, the assessed value appears high.

Assessor's Map



Highest and Best Use

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

Process

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

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

As Though Vacant

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

Physically Possible

The physical characteristics of the site appear to impose restrictions on development due to periodic flooding and location in a floodway, which prevents any development if the improvements were demolished. This restricts the subject property to recreational use.

Legally Permissible

The site is zoned OS2, Open Space 2, Historic Districts. Permitted uses include parks and open space, public/pea patch gardens, and commercial/municipal parking lot. The subject is legally nonconforming due its current use as a single-family residence, which is not allowed under the Open Space zoning designation. There are no other apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Based on our research, the subject is located in a floodway. The property is located within a floodway which would preclude development of a new residence. Given prevailing land use patterns in the area, only recreational use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

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

Maximally Productive

There does not appear to be any reasonably probable use of the property that would generate a higher residual land value than recreational use. Accordingly, recreational use is the maximally productive use of the property as though vacant.

Conclusion

Recreational use is the only use which meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant.

As Improved

The subject site is developed with a single-family residence. The current use is not consistent with the highest and best use of the site as though vacant due to its location in a floodway, which prevents any future development, but the current improvements are in fair condition and can be used and renovated. If they are demolished, they cannot be rebuilt. The highest and best use as improved is for continued single-family residential use.

Most Probable Buyer

Taking into account the size and characteristics of the property and its occupancy, the likely buyer is an owner-user.

Valuation

Valuation Methodology

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

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

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

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

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

The methodology employed in this assignment is summarized as follows:

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

Sales Comparison Approach

The sales comparison approach develops an indication of value by comparing the subject to sales of similar properties. The steps taken to apply the sales comparison approach are:

- Identify relevant property sales;
- Research, assemble, and verify pertinent data for the most relevant sales;
- Analyze the sales for material differences in comparison to the subject;
- Reconcile the analysis of the sales into a value indication for the subject.

To apply the sales comparison approach, the research focused on transactions within the following parameters:

- Property Type: Single-family residential
- Location: Downtown Snoqualmie
- Size: Under 1,000 square feet, due to the lack of sales the size parameter was expended to under 1,500 square feet
- Age/Quality: Prior to 1955
- Transaction Date: Two years prior to the effective date of this appraisal report.

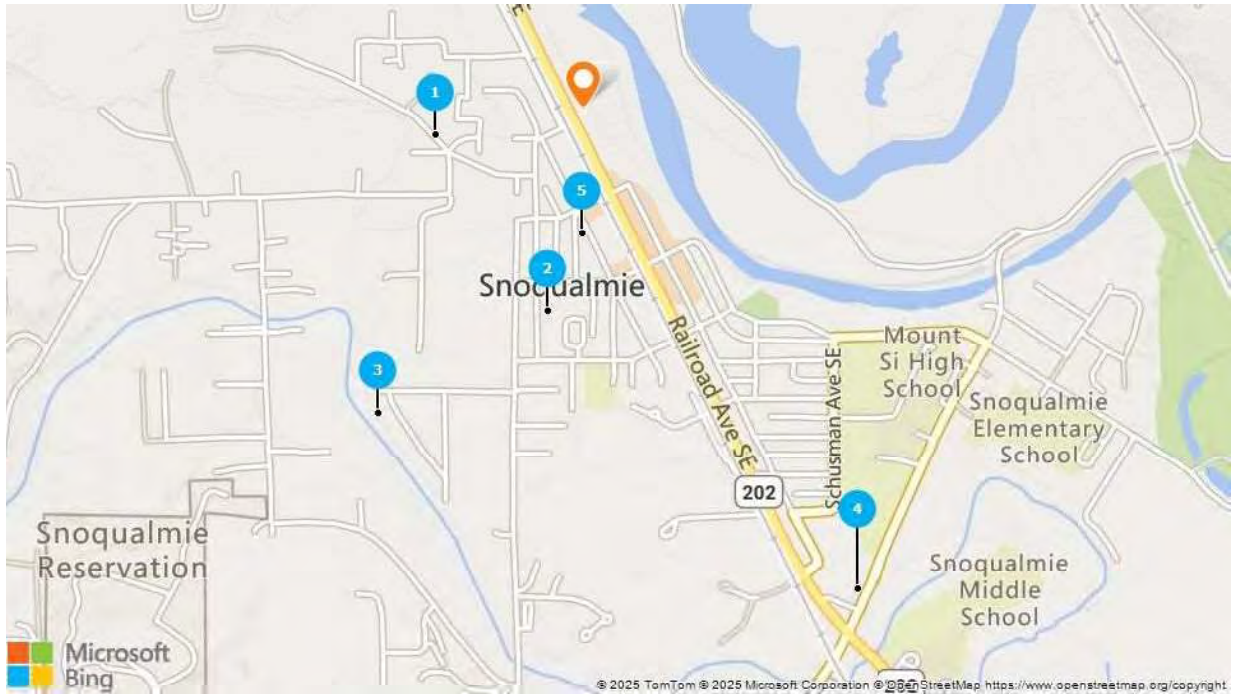
For this analysis, price per overall sale price is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The sales considered most relevant are summarized in the following table.

We are first valuing the property "as if in average condition" and then we will be deducting the cost to cure the deferred maintenance to arrive at the as is value of the property.

Summary of Comparable Improved Sales

No.	Name/Address	Sale Date; Status	Year Built	SFR (SF) Stories Basement	Acres Site SF	Beds/Baths Garage	Sale Price
1	SFR - 38188 SE Cedar St. 38188 SE. Cedar St. Snoqualmie	Nov-24 Closed	1920	660 1 Daylight	0.14 6,000	2/1 1-Car Attached	\$405,000
<i>Comments: This 1,320 square foot single-family residence built in 1920 with two bedrooms and one bathroom sold in November 2024 for \$405,000. The residence is one-story over a one-car garage and daylight basement. The 6,000 square foot site is level. A new roof and gutters were installed in 2021. Interior features include laminate/vinyl flooring and a Wolf range in the kitchen. Site improvements include a deck and partial fencing. It is in average condition. It sold \$6,000 above asking. It is livable but the garage and basement conversion is unfinished.</i>							
2	SFR - 8276 Silva Ave. SE 8276 Silva Ave. SE. Snoqualmie	Sep-24 Closed	1945	1,260 2 None	0.17 7,200	2/1 1-Car Detached	\$649,000
<i>Comments: This 1,260 square foot single-family residence built in 1945 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2024 for \$649,000. The 7,200 square foot site is level. Interior features include hardwood/tile flooring. Site improvements include a deck, partial fencing, and outbuildings. It is in average condition. It sold at asking. The broker reported that it was a bit rough around the edges and dated, but livable with no deferred maintenance.</i>							
3	SFR - 8511 381st Place NE 8511 381st Pl. SE. Snoqualmie	Mar-24 Closed	1917	940 1 None	0.53 23,230	3/0.75 Driveway	\$505,000
<i>Comments: This 940 square foot single-family residence built in 1917 with three bedrooms, 0.75 bathroom, and driveway parking sold in March 2024 for \$505,000. The 23,230 square foot site is level. Kimball Creek runs along the west side of the site. Related wetlands reduce the usable area to approximately 34%. Interior features include ceramic tile/laminate flooring. It is in average condition. It sold \$5,000 below asking. The broker reported that there were a couple offers but it needs approximately \$40,000 of work and has a dated interior.</i>							
4	SFR - 8995 Meadowbrook Way SE 8995 Meadowbrook Way SE. Snoqualmie	Aug-23 Closed	1933	710 1 None	0.17 7,200	2/1 1-Car Detached	\$500,000
<i>Comments: This 710 square foot single-family residence built in 1933 with two bedrooms, one bathroom, and a one-car detached garage sold in August 2023 for \$500,000. The 7,200 square foot site is level. Interior features include bamboo/cork/slate flooring. Site improvements include a patio, partial fencing, and outbuildings. It is in average condition. It sold \$1,000 above asking. The broker reported that its location between a commercial property and school on a busy street deterred some buyers.</i>							
5	SFR - 8075 Maple Ave. SE 8075 Maple Ave. SE. Snoqualmie	Aug-22 Closed	1954	770 1 None	0.14 5,897	2/1 1-Car Detached	\$457,000
<i>Comments: This 770 square foot single-family residence built in 1954 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2022 for \$457,000. The 5,897 square foot site is level and triangularly shaped. Interior features include hardwood flooring. Site improvements include full fencing and outbuildings. It is in average condition. It sold \$2,000 above asking. The broker reported that it was in rough shape and needed updating.</i>							
Subject			1921	770	0.17	2/1	
Hailstone Revocable Trust Property				1	7,487	Driveway	
Snoqualmie, WA				None			

Comparable Improved Sales Map





Sale 1
SFR - 38188 SE Cedar St.



Sale 2
SFR - 8276 Silva Ave. SE



Sale 3
SFR - 8511 381st Place NE



Sale 4
SFR - 8995 Meadowbrook Way SE



Sale 5
SFR - 8075 Maple Ave. SE

Analysis and Adjustment of Sales

The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales or statistical analysis. Qualitative adjustments are developed through relative comparisons (e.g., superior, inferior, similar) and are often utilized to reflect the thought process of market participants when only limited data is available.

In either case adjustments made quantitatively or qualitatively, are based on our rating of each comparable sale in relation to the subject. An overall superior comparable will have a higher sale price, indicating a lower value for the subject. Likewise, an overall inferior comparable will have a lower sale price, indicating a higher value for the subject. Ideally, the data set should provide a value range to bracket the subject's value, whereby one or more comparables are "superior" and one or more are "inferior."

After reviewing the sales data, we conclude that a qualitative analysis is appropriate.

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

Adjustment Factors

Factor	Description
Transactional Adjustments	
Property Rights	Leased fee, fee simple, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, such as 1031 exchange transaction, assemblage, or forced sale.
Expenditures Made Immediately After Purchase	Building renovations, property improvement plan (PIP), environmental remediation, or deferred maintenance.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Property Adjustments	
Location	Market or submarket area influences on sale price; surrounding land use influences.
Size	
Effective Age/Condition	
Quality of Construction	Quality and durability of building materials and systems; property features, market appeal.
Bathroom Count	Number of bathrooms relative to the subject.
Garage Type	Number of cars, configuration and type of structure
Lot Size	A direct relationship often exists between lot size and overall value. Larger lots are superior to smaller lots.
Lot Shape/Topography	Presence of air conditioning or ductless HP-mini splits.
Outbuildings	Existence of outbuildings/shop/barn/ADU that contribute to value.

Transactional Adjustments**Real Property Rights Conveyed**

Property rights considerations encompass a wide range of factors including, for example, deed type, deed restrictions, and whether the property is encumbered by leases. All of the comparables represent fee simple transactions, and adjustments for property rights are not necessary.

Financing

In analyzing the comparables, it is necessary to adjust for financing terms that differ from market terms. Typically, if the buyer retained third-party financing (other than the seller) for the purpose of purchasing the property, a cash price is presumed, and no adjustment is required. However, in instances where the seller provides financing as a debt instrument, a premium may have been paid by the buyer for below-market financing terms, or a discount may have been demanded by the buyer if the financing terms were above market. The premium or discounted price must then be adjusted to a cash equivalent basis. The comparable sales represented cash-to-seller transactions and, therefore, do not require adjustment.

Conditions of Sale

Adverse conditions of sale can account for a significant discrepancy from the sale price actually paid, compared to that of the market. This discrepancy in price is generally attributed to the motivations of the buyer and the seller. Certain conditions of sale are considered non-market and may include the following:

- a seller acting under duress (e.g., eminent domain, foreclosure);
- buyer motivation (e.g., premium paid for assemblage, certain 1031 exchanges);
- a lack of exposure to the open market;
- an unusual tax consideration;
- a sale at legal auction.

No adjustments are necessary.

Expenditures Made Immediately After Purchase

This category considers expenditures incurred immediately after the purchase of a property. There were no issues of deferred maintenance reported for any of the properties.

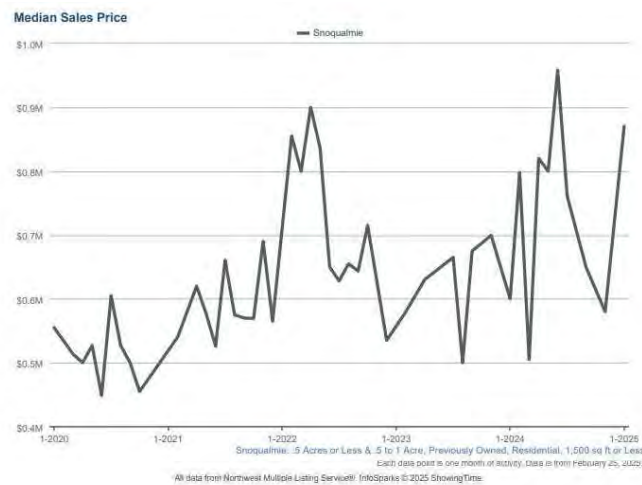
No adjustments are necessary.

Market Conditions

A market conditions adjustment is applied when market conditions at the time of sale differ from market conditions as of the effective date of value. Adjustments can be positive when prices are rising, or negative when markets are challenged by factors such as a deterioration of the economy or adverse changes in supply and/or demand in the market area. Consideration must also be given to when the property was placed under contract, versus when the sale actually closed.

In evaluating market conditions, changes between the comparable sale date and the effective date of this appraisal may warrant adjustment; however, if market conditions have not changed, then no adjustment is required.

The sales took place from August 2022 to November 2024. Market conditions were generally stable in 2018 and began to rise in the beginning of 2019 before with a slowdown due to the pandemic, before increasing again until mid-2022 due to increased interest rates and has generally softened since. Following is a graph shows the median sale prices for residential properties in the Snoqualmie market area over the last five years. No adjustments are indicated for sales in 2022 as prices have not yet recovered.



Property Adjustments

The analysis of the comparable sales is described in the following paragraphs.

Sale 1 sold for \$405,000. Upward adjustments are made for inferior size, inferior condition due to the unfinished garage/basement conversion, inferior site size, and lack of outbuildings. Downward adjustments are made for superior garage type, basement allowing for storage or conversion, and not being located in a floodway. Overall, the comparable is inferior. The subject should have a value above this comparable.

Sale 2 sold for \$649,000. An upward adjustment is made for lack of outbuildings. Downward adjustments are made for superior size, superior garage type, and not being located in a floodway. Overall, the comparable is superior. The subject should have a value below this comparable.

Sale 3 sold for \$505,000. An upward adjustment is made for lack of outbuildings. Downward adjustments are made for superior lot size and not being located in a floodway. Overall, the comparable is superior. The subject should have a value below this comparable.

Sale 4 sold for \$500,000. An upward adjustment is made for lack of outbuildings. Downward adjustments are made for superior garage type and not being located in a floodway. Overall, the comparable is superior. The subject should have a value below this comparable.

Sale 5 sold for \$457,000. Upward adjustments are made for inferior lot size and lack of outbuildings. Downward adjustments are made for superior garage type and not being located in a floodway. Overall, the comparable is similar. The subject should have a value similar to this comparable.

Adjustments Summary

The following table summarizes the adjustments discussed above and applied to each sale.

Improved Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Property Name	Hailstone Revocable Trust Property	SFR - 38188 SE Cedar St.	SFR - 8276 Silva Ave. SE	SFR - 8511 381st Place NE	SFR - 8995 Meadowbrook Way SE	SFR - 8075 Maple Ave. SE
Address	7802 Railroad Avenue SE	38188 SE. Cedar St.	8276 Silva Ave. SE.	8511 381st Pl. SE.	8995 Meadowbrook Way SE.	8075 Maple Ave. SE.
City	Snoqualmie	Snoqualmie	Snoqualmie	Snoqualmie	Snoqualmie	Snoqualmie
Sale Date		Nov-24	Sep-24	Mar-24	Aug-23	Aug-22
Sale Status		Closed	Closed	Closed	Closed	Closed
Sale Price		\$405,000	\$649,000	\$505,000	\$500,000	\$457,000
Rentable Floor Area	770	660	1,260	940	710	770
Year Built	1921	1920	1945	1917	1933	1954
Land SF	7,487	6,000	7,200	23,230	7,200	5,897
Sale Price		\$405,000	\$649,000	\$505,000	\$500,000	\$457,000
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Ranking		—	—	—	—	—
Financing Terms		—	—	—	—	—
Ranking		—	—	—	—	—
Conditions of Sale		—	—	—	—	—
Ranking		—	—	—	—	—
Expenditures Made Immediately After Purchase		—	—	—	—	—
Ranking		—	—	—	—	—
Market Conditions	2/28/2025	Nov-24	Sep-24	Mar-24	Aug-23	Aug-22
Ranking		—	—	—	—	—
Location		—	—	—	—	—
Size	770	Inferior	Superior	—	—	—
Effective Age/Condition	"As If Average"	Inferior	—	—	—	—
Quality of Construction	Average	—	—	—	—	—
Bathroom Count	1	—	—	—	—	—
Garage Type	Driveway	Superior	Superior	—	Superior	Superior
Lot Size	7,487	Inferior	—	Superior	—	Inferior
Lot Shape/Topography	Rect./Usable is Level	—	—	—	—	—
Outbuildings	Large shed	Inferior	Inferior	Inferior	Inferior	Inferior
Basement	None	Superior	—	—	—	—
Floodway Development Restrictions	Yes	Superior	Superior	Superior	Superior	Superior
Overall Ranking		Inferior	Very Superior	Superior	Superior	Similar
Indicated Value		\$460,000				

Value Indication

The following table shows ranking analysis.

Ranking Analysis and Reconciliation			
Comparable No.	Overall Comparability	Sale Price	Estimated Value "As If in Average Condition"
1	Inferior	\$405,000	
5	Similar	\$457,000	
Subject			\$460,000
4	Superior	\$500,000	
3	Superior	\$505,000	
2	Very Superior	\$649,000	
Estimated Market Value			\$460,000

The values range from \$405,000 - \$649,000. The ranking analysis reflects a value above \$405,000, below \$500,000, and similar to \$457,000. We place most weight on Sale 5 as it is the most similar, with secondary weight placed on Sales 1, 3, and 4, as they reflect the smallest overall adjustment. We conclude to a market value "as if in average condition" of \$460,000.

Market Value Conclusion

There is significant deferred maintenance due to the lack of repairs and maintenance in the last 10 years. It is estimated that the cost to cure the deferred maintenance is approximately \$100,000, which was discussed in the Improvements Analysis section under Deferred Maintenance (Page 35). We deduct that amount from the market value "as if in average condition" to reflect the indicated market value.

Based on the preceding analysis, the value indication by the sales comparison approach is as follows:

Value Indication by Sales Comparison	
Indicated Market Value "Average Condition"	\$460,000
Deferred Maintenance	-\$100,000
Indicated Market Value	\$360,000

Conclusion of Value

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

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 28, 2025	\$360,000

Extraordinary Assumptions and Hypothetical Conditions

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

1. None

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

1. None

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

Certification

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

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

14. As of the date of this report, Lori E. Safer, MAI, AI-GRS has completed the continuing education program for Designated Members of the Appraisal Institute.



Maria L. Olson
Washington Certified General Real Estate
Appraiser #110299



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

Assumptions and Limiting Conditions

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

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

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

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

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

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

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

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

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

Extraordinary Assumptions and Hypothetical Conditions

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

1. None

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

1. None

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

Addendum A

Appraiser Qualifications

Maria L. Olson

Experience

Maria Olson's background includes a Bachelor of Science degree from the University of San Francisco in Business Management. She started her appraisal career in Southern California in 2002 and recently joined Integra Realty Resources as a Senior Analyst in 2019. Maria has successfully completed all aspects of narrative commercial real estate appraisals for financial institutions, local municipalities, and individual property owners for valuation of fee simple, leasehold and leased fee interests. Property types include industrial buildings, office buildings, retail properties, apartment complexes, mixed-use properties, retail shopping centers, office and industrial parks, subdivisions and vacant land. Before establishing her career in appraisal, Maria had eight years of experience in finance and accounting.

Licenses

Washington, Certified General Real Estate Appraiser, 110299, Expires May 2025

Education

Bachelor of Science, Business Management, 1992
University of San Francisco, San Francisco, CA

Additional course work and seminars completed:

Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications

Appraisal Principles

Appraisal Procedures

Income Capitalization

15-Hour National USPAP

General Applications

Real Estate Finance Statistics and Valuation

Alternative Uses and Cost Valuation of Small Mixed-Use Properties

Apartment Appraisal

Current Issues in Land Valuation

Subdivision Analysis

Eminent Domain and Condemnation

Co-ops and PUDs

Business Practices and Ethics

Valuation of Detrimental Conditions in Real Estate

Subdivision Valuation

Cool Tools: New Technology for Real Estate Appraisers

Analyzing Operating Expenses

Appraising from Blueprints and Specifications

Analyzing Distressed Real Estate

Rates and Ratios: Making Sense of GIMs, OARs and DCF

Forecasting Revenue

DCF Model: Concepts, Issues and Apps

Appraising Convenience Stores

Data Verification Methods

Comparative Analysis

Commercial Real Estate-Supply and Demand

Integra Realty Resources - Seattle

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molson@irr.com - 206.436.1183

Lori E. Safer, MAI, AI-GRS

Experience

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

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

Professional Activities & Affiliations

MAI Designation, Appraisal Institute

AI-GRS Designation, Appraisal Institute

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

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

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

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

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

Member: International Right of Way Association

Member: Regional Professional Standards Panel - Appraisal Institute

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

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

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

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

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

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

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

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

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

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

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

Licenses

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

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

Education

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

lesafer@irr.com - 206.436.1177

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Lori E. Safer, MAI, AI-GRS

Education (Cont'd)

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

Articles and Publications

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

Real Property Value in Condemnation, 2018 (Content Reviewer)

Qualified Before Courts & Administrative Bodies

King County Superior Court, Washington

Whatcom County Superior Court, Washington

Miscellaneous

Approved Appraiser - Washington State Department of Transportation

Approved Review Appraiser - Washington State Department of Transportation

IRR Certified Reviewer

Integra Realty Resources - Seattle

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About IRR

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

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

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

Local Expertise...Nationally!

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Addendum B

Financials and Property Information

Reference Links:

- [Residential Physical Inspection Areas](#)
- [King County Taxing Districts Codes and Levies \(.PDF\)](#)
- [King County Tax Links](#)
- [Property Tax Advice](#)
- [Washington State Department of Revenue](#) (External link)
- [Washington State Board of Tax Appeals](#) (External link)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)
- [Scanned images of plats](#)
- [Housing Availability Dashboard](#)

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PARCEL DATA

Parcel	784920-0455
Name	HAILSTONE REVOCABLE TRUST
Site Address	7802 RAILROAD AVE SE 98065
Residential Area	094-002 (NE Appraisal District)
Property Name	SFR

Jurisdiction	SNOQUALMIE
Levy Code	2277
Property Type	R
Plat Block / Building Number	8
Plat Lot / Unit Number	10
Quarter-Section-Township-Range	SE-30-24-8

Legal Description

SNOQUALMIE FALLS ADD LESS ST
PLat Block: 8
Plat Lot: 10

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY
Highest & Best Use As Improved	INTERIM USE
Present Use	Single Family(Res Use/Zone)
Land SqFt	5,400
Acres	0.12

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	OS2
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	AVERAGE
Other View	

Waterfront

Waterfront Location	RIVER/SLOUGH
Waterfront Footage	60
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	YES
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	YES

Environmental

Environmental	YES
---------------	-----

Environmental Type	Information Source	Delineation study	Percentage Affected
HundredYrFloodPlain	JURISDICTION	N	100
SeismicHazard	JURISDICTION	N	0

BUILDING

Building Number	1
-----------------	---

ADVERTISEMENT

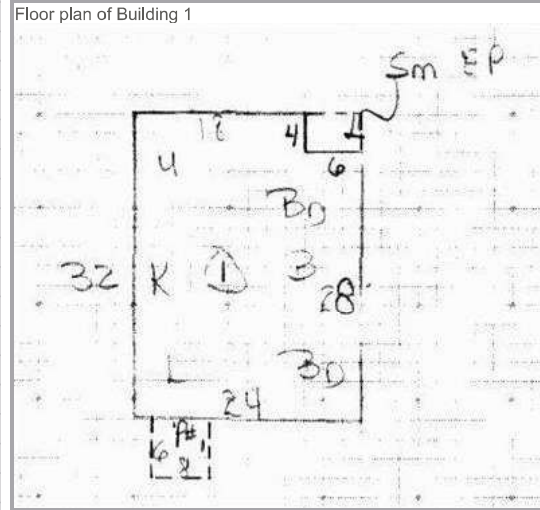
Year Built	1921
Year Renovated	0
Stories	1
Living Units	1
Grade	6 Low Average
Grade Variant	0
Condition	Average
Basement Grade	
1st Floor	770
1/2 Floor	0
2nd Floor	0
Upper Floor	0
Finished Basement	0
Total Finished Area	770
Total Basement	0
Basement Garage	0
Unfinished 1/2	0
Unfinished Full	0
AGLA	770
Attached Garage	0
Bedrooms	2
Full Baths	1
3/4 Baths	0
1/2 Baths	0
Heat Source	No Central Heat
Heat System	(unknown)
Deck Area SqFt	0
Open Porch SqFt	50
Enclosed Porch SqFt	0
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	0
Fireplace Free Standing	0
Fireplace Additional	0
AddnlCost	0
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	

Picture of Building 1



Click the camera to see more floor plans.

Floor plan of Building 1



Accessory Of Building Number: 1

Accessory Type	Picture	Description	SqFt	Grade	Eff Year	%	Value	Date Valued
MISC IMP		Shed					1500	8/11/2020

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
784920045506	2024	2025		2277	206,000	265,000	471,000	0	206,000	265,000	471,000	
784920045506	2023	2024		2277	187,000	250,000	437,000	0	187,000	250,000	437,000	
784920045506	2022	2023		2277	214,000	271,000	485,000	0	214,000	271,000	485,000	
784920045506	2021	2022		2277	163,000	196,000	359,000	0	163,000	196,000	359,000	
784920045506	2020	2021		2277	138,000	164,000	302,000	0	138,000	164,000	302,000	
784920045506	2019	2020		2277	153,000	110,000	263,000	0	153,000	110,000	263,000	
784920045506	2018	2019		2277	140,000	114,000	254,000	0	140,000	114,000	254,000	
784920045506	2017	2018		2277	135,000	104,000	239,000	0	135,000	104,000	239,000	
784920045506	2016	2017		2275	119,000	83,000	202,000	0	119,000	83,000	202,000	
784920045506	2015	2016		2275	106,000	70,000	176,000	0	106,000	70,000	176,000	
784920045506	2014	2015		2275	104,000	68,000	172,000	0	104,000	68,000	172,000	
784920045506	2013	2014		2275	69,000	73,000	142,000	0	69,000	73,000	142,000	
784920045506	2012	2013		2275	71,000	64,000	135,000	0	71,000	64,000	135,000	
784920045506	2011	2012		2275	76,000	68,000	144,000	0	76,000	68,000	144,000	

784920045506	2010	2011		2275	80,000	70,000	150,000	0	80,000	70,000	150,000	
784920045506	2009	2010		2275	80,000	78,000	158,000	0	80,000	78,000	158,000	
784920045506	2008	2009		2275	10,000	163,000	173,000	0	10,000	122,250	132,250	DP
784920045506	2007	2008		2275	10,000	150,000	160,000	0	10,000	150,000	160,000	
784920045506	2006	2007		2275	10,000	137,000	147,000	0	10,000	137,000	147,000	
784920045506	2005	2006		2275	10,000	136,000	146,000	0	10,000	136,000	146,000	
784920045506	2004	2005		2275	10,000	136,000	146,000	0	10,000	136,000	146,000	
784920045506	2003	2004		2275	102,000	44,000	146,000	0	102,000	44,000	146,000	
784920045506	2002	2003		2275	49,000	56,000	105,000	0	49,000	56,000	105,000	
784920045506	2001	2002		2275	49,000	56,000	105,000	0	49,000	56,000	105,000	
784920045506	2000	2001		2275	46,000	52,000	98,000	0	46,000	52,000	98,000	
784920045506	1999	2000		2275	40,000	52,000	92,000	0	40,000	52,000	92,000	
784920045506	1998	1999		2275	28,000	48,000	76,000	0	28,000	48,000	76,000	
784920045506	1997	1998		2275	0	0	0	0	27,000	43,000	70,000	
784920045506	1996	1997		2275	0	0	0	0	5,000	42,500	47,500	
784920045506	1994	1995		2275	0	0	0	0	5,000	42,500	47,500	
784920045506	1992	1993		2275	0	0	0	0	18,100	29,400	47,500	
784920045506	1990	1991		2275	0	0	0	0	13,800	28,300	42,100	
784920045506	1988	1989		2275	0	0	0	0	9,900	17,900	27,800	
784920045506	1986	1987		2275	0	0	0	0	9,900	21,100	31,000	
784920045506	1984	1985		2275	0	0	0	0	12,000	13,900	25,900	
784920045506	1982	1983		2275	0	0	0	0	12,000	13,900	25,900	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
<u>3278347</u>	<u>20240419000729</u>	4/19/2024	\$0.00	HAILSTONE D HOOKER+TERI L	HAILSTONE D HOOKER+TERI L-TTEES+TRT	Quit Claim Deed	Trust
<u>1677239</u>	<u>199904061014</u>	3/30/1999	\$0.00	HAILSTONE D HOOKER	HAILSTONE D HOOKER+TERI L	Quit Claim Deed	Community Property Established

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2009	09D204	Review - Destruct	\$0	1/1/1900	\$0		Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
<u>NA</u>	Flood Damage (RHOF) 1/6/09	Other	1/6/2009	\$99,999	SNOQUALMIE	7/9/2009

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by agent:



Commitment Number:

25000040-SC**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Joe Knipp
Authorized Officer or Agent

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**FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,
INC.****COMMITMENT NO. 25000040-SC****Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Christina A Menke Fidelity National Title Company of Washington, Inc. 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: 2066647686 Fax: 877-295-8021 Main Phone: (206)628-2822 Email: Christina.A.Menke@fnf.com	Escrow Officer: Aubry Ludberg Fidelity National Title Company of Washington, Inc. 5006 Center Street, Suite J Tacoma, WA 98409 Phone: 206-447-5419 Fax: 877-295-8019 Main Phone: (253)272-4070 Email: Aubry.Ludberg@fnf.com

Order Number: 25000040-SC**SCHEDULE A**

1. Commitment Date: January 8, 2025 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy 2021 w-WA Mod - Standard / Commercial

Proposed Insured:	King County
Proposed Amount of Insurance:	\$101,000.00
The estate or interest to be insured: Fee Simple	
Premium:	\$ 874.00
Tax:	\$ 90.46
Total:	\$ 964.46

The above total includes an Extended Surcharge as follows:

Extended Surcharge Premium:	\$ 400.00
Extended Surcharge Tax:	\$ 41.40

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, [vested in:](#)

Teri L. Hailstone and D. Hooker Hailstone, Trustees of the Hailstone Revocable Trust, dated April 19, 2024

5. The Land is described as follows:

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

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

Item 9.

Lot 10, Block 8, Snoqualmie Falls, according to the plat thereof recorded in [Volume 6 of Plats, Page 51](#), records of King County, Washington;

Except the Southwesterly 8 feet thereof conveyed to the Town of Snoqualmie for widening of Railroad Blvd by deed recorded under King County [Recording Number 2559913](#).

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ALTA Commitment for Title Insurance w-WA Mod (07/01/2021)



Printed: 01.17.25 @ 02:47 PM

WA-FT-FBCM-01530.610120-SPS-1-25-250000

**FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,
INC.**

COMMITMENT NO. 2500040-SC

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. If the Seller or Borrower intends to sign documents required to insure the transaction utilizing a remote online notary, please notify the Company immediately as additional underwriting requirements will need to be satisfied.
7. Furnish recording instructions with the documents to be recorded in this transaction. Said instructions must address each requirement made herein, list any endorsements to be issued with the policy and specify the recording order of any documents furnished.

The Company reserves the right to add additional items or make further requirements after review of the requested instructions prior to recording the documents or issuing any requested endorsement.

The Company also reserves the right to charge any applicable additional fees for any endorsement requested.

8. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of City of Snoqualmie.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$525,000 or less;
 1.28% on any portion of the sales price above \$525,000, up to \$1,525,000;
 2.75% on any portion of the sales price above \$1,525,000, up to \$3,025,000;
 3.00% on any portion of the sales price above \$3,025,000;

The rate of excise for properties formally classified as timberland or agriculture land will be 1.28% for the State portion on the entire sales price.

Local portion: 0.50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

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SCHEDULE B, PART I - Requirements
(continued)

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE <https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax>](https://dor.wa.gov/get-form-or-publication/forms-subject/real-estate-excise-tax). The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

9. Terms, powers, conditions, and limitations of the trust under which title is held.

The Company will require a copy of the trust agreement and any amendments thereto for review.

If the property which is the subject of this transaction constitutes more than 25 percent of the net fair market value of the trust principal, proof must be furnished to the Company that the trustee has complied with the 20 day notice to the beneficiaries of the nature and terms of the intended transaction as provided in RCW 11.100.140.

The Company reserves the right to add additional items/exceptions or make further requirements after review of the requested documentation.

10. **TO PROVIDE THE EXTENDED COVERAGE POLICY IDENTIFIED IN SCHEDULE A, GENERAL EXCEPTIONS A THROUGH D WILL BE CONSIDERED WHEN OUR INSPECTION AND REVIEW OF SURVEY IS COMPLETED AND UPON RECEIPT AND REVIEW OF THE COMPLETED OWNER'S AFFIDAVIT.**

If there have been recent improvements on the property within 90 days prior to closing we will require a signed indemnity agreement and a recent financial statement from each indemnitor.

If construction financing is to be insured, please contact the title officer for requirements.

The Company reserves the right to add additional exceptions or make further requirements after review of the property inspection and requested documentation.

11. A completed owner's affidavit (form to be supplied by the Company) will be required in connection with issuance of the policy(ies) shown in Schedule A.

12. The Company will require an ALTA/NSPS LAND TITLE SURVEY. If the owner of the Land that is the subject of this transaction is in possession of a current ALTA/NSPS LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

13. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full

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SCHEDULE B, PART I - Requirements
(continued)

value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

14. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: The Public Records indicate that the address of the improvement located on said Land is as follows:

7802 Railroad Ave SE, Snoqualmie, WA 98065

Note C: If a new Deed of Trust is to be recorded and the following company is to be appointed Trustee, the correct name is Fidelity National Title Company of Washington, Inc.

Note D: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Portion Lot 10, Block 8, Snoqualmie Falls, Vol 6, Pg 51
Tax Account No.: 784920-0455

Note E: Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

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SCHEDULE B, PART I - Requirements
(continued)

Note F: Prior to closing please contact your Title Officer for current courier and/or accommodation fees which may be charged for recording runs.

END OF NOTES

END OF SCHEDULE B, PART I

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**FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON,
INC.**

COMMITMENT NO. 25000040-SC

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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; reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- 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.

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SCHEDULE B, PART II - Exceptions
(continued)

- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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SCHEDULE B, PART II - Exceptions
(continued)

SPECIAL EXCEPTIONS

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

Granted to: King County
Purpose: River protection
Recording Date: June 29, 1960
[Recording No.:](#) [5176622](#)
Affects: Portion of said premises

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

Purpose: Sewer
Recording Date: September 20, 1967
[Recording No.:](#) [6237300](#)
Affects: Portion of said premises

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said sewer by the common users.

3. Waiver and Covenant Not to Sue, and the terms and conditions thereof:

Executed by: Michael L. Fiske and Alice Fiske
Recording Date: December 28, 1982
[Recording No.:](#) [8212280704](#)

4. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Snoqualmie River.
5. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Snoqualmie River.
6. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
7. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

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SCHEDULE B, PART II - Exceptions
(continued)

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2024
Tax Account No.: 784920-0455
Levy Code: 2277
Assessed Value-Land: \$187,000.00
Assessed Value-Improvements: \$250,000.00

General and Special Taxes:

Billed: \$4,407.24
Paid: \$4,407.24
Unpaid: \$0.00

9. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2025.
10. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990. Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

* A map showing sewer service area boundaries and incorporated areas can be found at:
<http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx>

Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

NOTE: This exception will not appear in the policy to be issued.

11. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
12. 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, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(continued)

- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION - INTENTIONALLY DELETED

END OF CONDITIONS

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;

- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon: Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Addendum C

Comparable Data

Improved Sales

Location & Property Identification

Property Name:	SFR - 38188 SE Cedar St.
Sub-Property Type:	Single Family Residence
Address:	38188 SE. Cedar St.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	East side of SE Cedar Street
IRR Event ID:	3336300



Sale Information

Sale Price:	\$405,000
Effective Sale Price:	\$405,000
Sale Date:	11/20/2024
Listing Price:	\$405,000
Listing Date:	10/17/2024
Sale Status:	Closed
\$/SF GBA:	\$613.64
\$/SF NRA:	\$613.64
Grantor/Seller:	John C. Stafford and Roxann Dominguez
Grantee/Buyer:	Roderick Dougald McLeod and Jane Ellen Mauser
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20241121050411
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Alison Carter, John L. Scott 425-503-3199
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

Legal/Tax/Parcel ID:	760620-0220
GBA-SF:	660
NRA-SF:	660
Acres(Usable/Gross):	0.14/0.14
Land-SF(Usable/Gross):	6,000/6,000
Usable/Gross Ratio:	1.00
Year Built:	1920
No. Covered Spaces:	1
Shape:	Rectangular
Topography:	Level
Bldg. to Land Ratio FAR:	0.11
Land to Building Ratio:	9.09
Zoning Code:	RC
Zoning Desc.:	Residential Constrained District (Low-Density)
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 1,320 square foot single-family residence built in 1920 with two bedrooms and one bathroom sold in November 2024 for \$405,000. The residence is one-story over a one-car garage and daylight basement. The 6,000 square foot site is level. A new roof and gutters were installed in 2021. Interior features include laminate/vinyl flooring and a Wolf range in the kitchen. Site improvements include a deck and partial fencing. It is in average condition. It sold \$6,000 above asking. It is livable but the garage and basement conversion is unfinished.

Improvement and Site Data

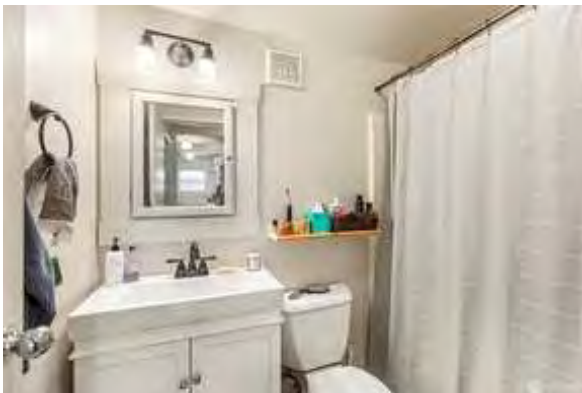
MSA:	Seattle-Tacoma-Bellevue, WA
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MLS



MLS



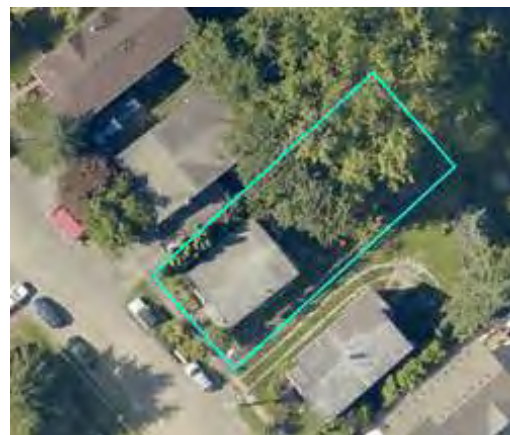
MLS



MLS



MLS



Location & Property Identification

Property Name:	SFR - 8276 Silva Ave. SE
Sub-Property Type:	Single Family Residence
Address:	8276 Silva Ave. SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	East side of Silva Ave. SE
IRR Event ID:	3336305



Sale Information

Sale Price:	\$649,000
Effective Sale Price:	\$649,000
Sale Date:	09/06/2024
Listing Price:	\$649,000
Listing Date:	07/09/2024
Sale Status:	Closed
\$/SF GBA:	\$515.08
\$/SF NRA:	\$515.08
Grantor/Seller:	Debra Irene Robb and Larry George Oberst
Grantee/Buyer:	John Erik Araya
Property Rights:	Fee Simple
Exposure Time:	1 (months)
Document Type:	Warranty Deed
Recording No.:	20240906016809
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Adrienne Jones, Windermere 253-946-1293
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

GBA-SF:	1,260
NRA-SF:	1,260
Acres(Usable/Gross):	0.17/0.17
Land-SF(Usable/Gross):	7,200/7,200
Usable/Gross Ratio:	1.00
Year Built:	1945
Shape:	Rectangular
Topography:	Level
Bldg. to Land Ratio FAR:	0.18
Land to Building Ratio:	5.71
Zoning Code:	RC
Zoning Desc.:	Residential Constrained District (Low-Density)
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 1,260 square foot single-family residence built in 1945 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2024 for \$649,000. The 7,200 square foot site is level. Interior features include hardwood/tile flooring. Site improvements include a deck, partial fencing, and outbuildings. It is in average condition. It sold at asking. The broker reported that it was a bit rough around the edges and dated, but livable with no deferred maintenance.

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	784920-2435



MLS



MLS



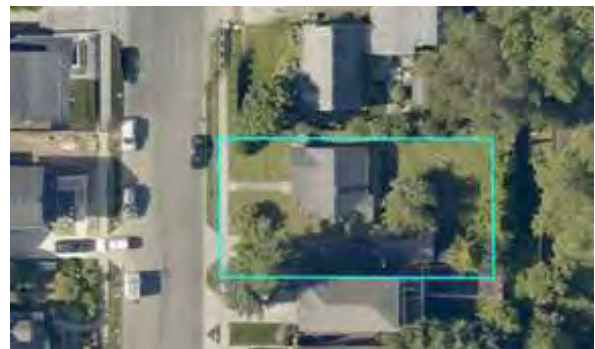
MLS



MLS



MLS



Location & Property Identification

Property Name:	SFR - 8511 381st Place NE
Sub-Property Type:	Single Family Residence
Address:	8511 381st Pl. SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
IRR Event ID:	3336313



Sale Information

Sale Price:	\$505,000
Effective Sale Price:	\$505,000
Sale Date:	03/04/2024
Listing Price:	\$510,000
Listing Date:	01/26/2024
Sale Status:	Closed
\$/SF GBA:	\$537.23
\$/SF NRA:	\$537.23
Grantor/Seller:	William Sokolich Jr.
Grantee/Buyer:	Xun Sun
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20240311000734
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Kimberly Freutel, Redfin 425-427-9000
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

NRA-SF:	940
Acres(Usable/Gross):	0.18/0.53
Land-SF(Usable/Gross):	7,800/23,230
Usable/Gross Ratio:	0.34
Year Built:	1917
Shape:	Irregular
Topography:	Level
Bldg. to Land Ratio FAR:	0.04
Land to Building Ratio:	24.71
Zoning Code:	UR
Zoning Desc.:	Urban Reserve
Environmental Issues:	Yes
Environmental Desc.:	Wetlands
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 940 square foot single-family residence built in 1917 with three bedrooms, 0.75 bathroom, and driveway parking sold in March 2024 for \$505,000. The 23,230 square foot site is level. Kimball Creek runs along the west side of the site. Related wetlands reduce the usable area to approximately 34%. Interior features include ceramic tile/laminate flooring. It is in average condition. It sold \$5,000 below asking. The broker reported that there were a couple offers but it needs approximately \$40,000 of work and has a dated interior.

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	942380-0180
GBA-SF:	940



MLS



MLS



MLS



MLS



MLS



Aerial



Wetlands

Location & Property Identification

Property Name:	SFR - 8995 Meadowbrook Way SE
Sub-Property Type:	Single Family Residence
Address:	8995 Meadowbrook Way SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	West side of Meadowbrook Way SE
IRR Event ID:	3336325



Sale Information

Sale Price:	\$500,000
Effective Sale Price:	\$500,000
Sale Date:	08/01/2023
Listing Price:	\$499,000
Listing Date:	06/29/2023
Sale Status:	Closed
\$/SF GBA:	\$704.23
\$/SF NRA:	\$704.23
Grantor/Seller:	Zachary Nelson
Grantee/Buyer:	Peter Stark and Michele Sinclair
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20230804000478
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Kathleen Irish, Engel & Volkers 425-221-2606
Verification Type:	Confirmed-Seller Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	322408-9069
GBA-SF:	710
NRA-SF:	710
Acres(Usable/Gross):	0.17/0.17
Land-SF(Usable/Gross):	7,200/7,200
Usable/Gross Ratio:	1.00
Year Built:	1933
Shape:	Rectangular
Topography:	Level
Bldg. to Land Ratio FAR:	0.10
Land to Building Ratio:	10.14
Zoning Code:	BG
Zoning Desc.:	Business General
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 710 square foot single-family residence built in 1933 with two bedrooms, one bathroom, and a one-car detached garage sold in August 2023 for \$500,000. The 7,200 square foot site is level. Interior features include bamboo/cork/slate flooring. Site improvements include a patio, partial fencing, and outbuildings. It is in average condition. It sold \$1,000 above asking. The broker reported that its location between a commercial property and school on a busy street deterred some buyers.



MLS



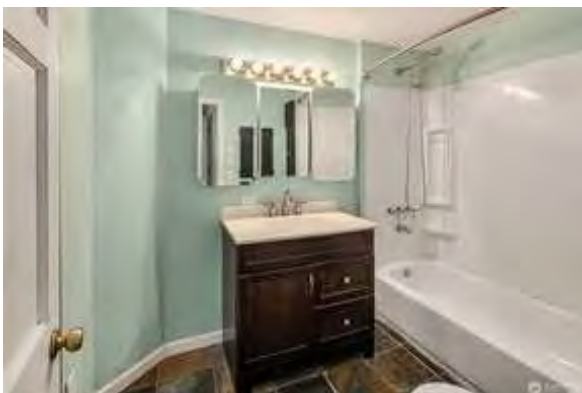
MLS



MLS



MLS



MLS



Location & Property Identification

Property Name:	SFR - 8075 Maple Ave. SE
Sub-Property Type:	Single Family Residence
Address:	8075 Maple Ave. SE.
City/State/Zip:	Snoqualmie, WA 98065
County:	King
Market Orientation:	Small Town - Non Metro
Property Location:	West side of Maple Ave. SE, east side of Olmstead Ave.
IRR Event ID:	3336355



Sale Information

Sale Price:	\$457,000
Effective Sale Price:	\$457,000
Sale Date:	08/24/2022
Listing Price:	\$450,000
Listing Date:	07/30/2022
Sale Status:	Closed
\$/SF GBA:	\$593.51
\$/SF NRA:	\$593.51
Grantor/Seller:	Linda Hartwig
Grantee/Buyer:	Alisha and Kyle Wood
Property Rights:	Fee Simple
Exposure Time:	0 (months)
Document Type:	Warranty Deed
Recording No.:	20220830000971
Subsidized/Restricted:	No
Verified By:	Maria L. Olson
Verification Date:	03/04/2025
Confirmation Source:	Karin Simpson, TEC RE Inc. 425-387-3388
Verification Type:	Confirmed-Buyer Broker
Secondary Verific. Source:	Assessor, Deed, NWMLS

GBA-SF:	770
NRA-SF:	770
Acres(Usable/Gross):	0.14/0.14
Land-SF(Usable/Gross):	5,897/5,897
Usable/Gross Ratio:	1.00
Year Built:	1954
Shape:	Irregular
Topography:	Level
Bldg. to Land Ratio FAR:	0.13
Land to Building Ratio:	7.66
Zoning Code:	OS2
Zoning Desc.:	Open Space
Flood Plain:	Yes
Flood Zone Designation:	AE
Source of Land Info.:	Public Records

Comments

This 770 square foot single-family residence built in 1954 with two bedrooms, one bathroom, and a one-car detached garage sold in September 2022 for \$457,000. The 5,897 square foot site is level and triangularly shaped. Interior features include hardwood flooring. Site improvements include full fencing and outbuildings. It is in average condition. It sold \$2,000 above asking. The broker reported that it was in rough shape and needed updating.

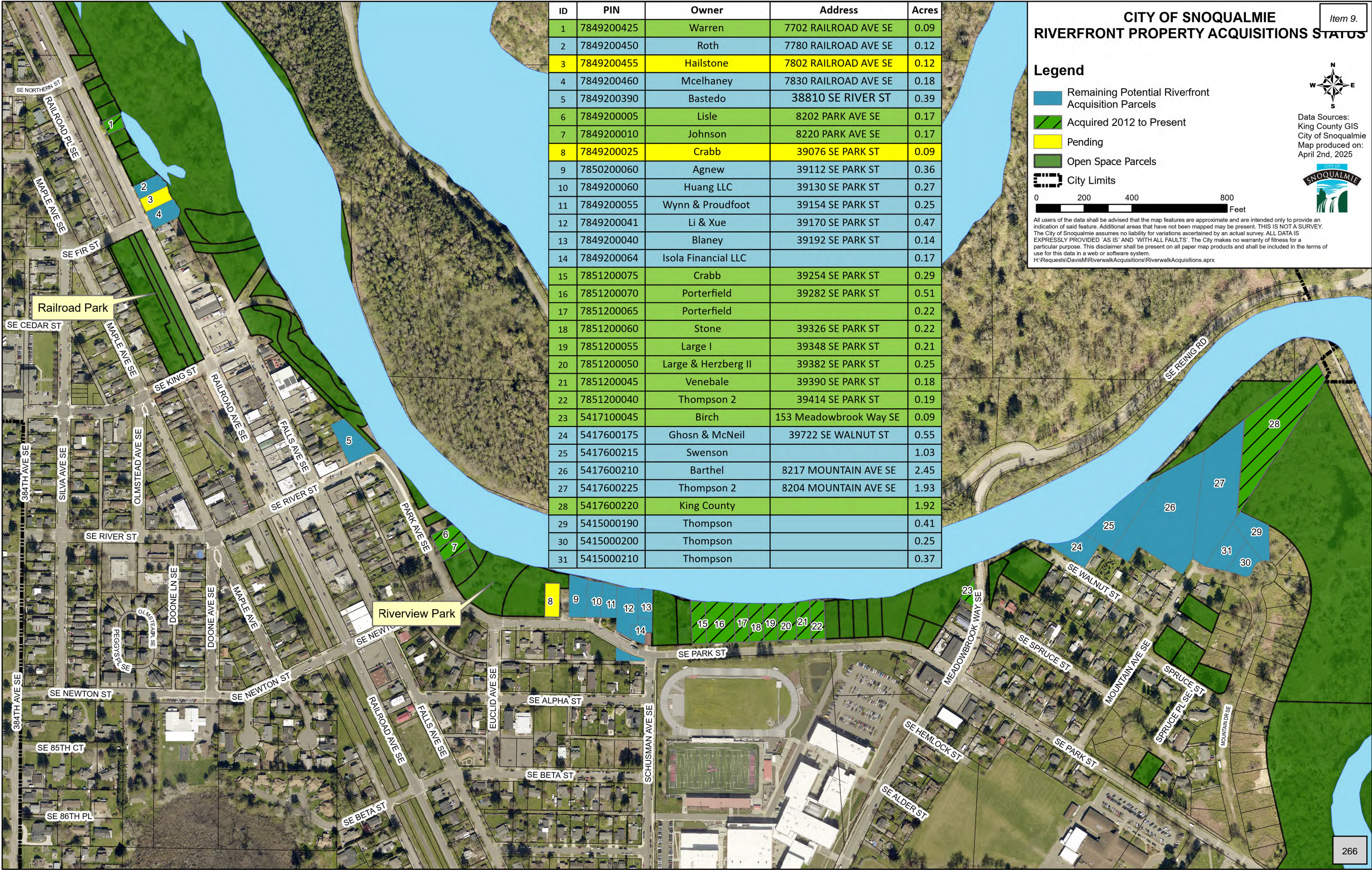
Improvement and Site Data

MSA:	Seattle-Tacoma-Bellevue, WA
Legal/Tax/Parcel ID:	784920-1990



MLS



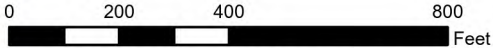


ID	PIN	Owner	Address	Acres
1	7849200425	Warren	7702 RAILROAD AVE SE	0.09
2	7849200450	Roth	7780 RAILROAD AVE SE	0.12
3	7849200455	Hailstone	7802 RAILROAD AVE SE	0.12
4	7849200460	Mcelhaney	7830 RAILROAD AVE SE	0.18
5	7849200390	Bastedo	38810 SE RIVER ST	0.39
6	7849200005	Lisle	8202 PARK AVE SE	0.17
7	7849200010	Johnson	8220 PARK AVE SE	0.17
8	7849200025	Crabb	39076 SE PARK ST	0.09
9	7850200060	Agnew	39112 SE PARK ST	0.36
10	7849200060	Huang LLC	39130 SE PARK ST	0.27
11	7849200055	Wynn & Proudfoot	39154 SE PARK ST	0.25
12	7849200041	Li & Xue	39170 SE PARK ST	0.47
13	7849200040	Blaney	39192 SE PARK ST	0.14
14	7849200064	Isola Financial LLC		0.17
15	7851200075	Crabb	39254 SE PARK ST	0.29
16	7851200070	Porterfield	39282 SE PARK ST	0.51
17	7851200065	Porterfield		0.22
18	7851200060	Stone	39326 SE PARK ST	0.22
19	7851200055	Large I	39348 SE PARK ST	0.21
20	7851200050	Large & Herzberg II	39382 SE PARK ST	0.25
21	7851200045	Venebale	39390 SE PARK ST	0.18
22	7851200040	Thompson 2	39414 SE PARK ST	0.19
23	5417100045	Birch	153 Meadowbrook Way SE	0.09
24	5417600175	Ghosn & McNeil	39722 SE WALNUT ST	0.55
25	5417600215	Swenson		1.03
26	5417600210	Barthel	8217 MOUNTAIN AVE SE	2.45
27	5417600225	Thompson 2	8204 MOUNTAIN AVE SE	1.93
28	5417600220	King County		1.92
29	5415000190	Thompson		0.41
30	5415000200	Thompson		0.25
31	5415000210	Thompson		0.37

CITY OF SNOQUALMIE
RIVERFRONT PROPERTY ACQUISITIONS STATUS

Legend

- Remaining Potential Riverfront Acquisition Parcels
- Acquired 2012 to Present
- Pending
- Open Space Parcels
- City Limits



All users of the data shall be advised that the map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. THIS IS NOT A SURVEY. The City of Snoqualmie assumes no liability for variations ascertained by an actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City makes no warranty of fitness for a particular purpose. This disclaimer shall be present on all paper map products and shall be included in the terms of use for this data in a web or software system.
H:\Requests\Davis\MRiverwalkAcquisitions\RiverwalkAcquisitions.aprx

Item 9.

Data Sources:
King County GIS
City of Snoqualmie
Map produced on:
April 2nd, 2025

RESOLUTION NO. 1712**A RESOLUTION OF THE CITY OF SNOQUALMIE,
WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A
PURCHASE AND SALE AGREEMENT TO PURCHASE REAL
PROPERTY ASSOCIATED WITH THE CITY RIVERTRAIL**

WHEREAS, the City of Snoqualmie desires to purchase the real property identified by King County as parcel number 7849200455 (the “Property”); addressed as 7802 Railroad Avenue SE, Snoqualmie, WA 98065 for the purposes of creating a conservation area and passive use park, known as “RiverTrail”, formally known as “Riverwalk”; and

WHEREAS, the City of Snoqualmie’s Riverwalk Master Plan identifies the property as a remaining potential Riverfront Acquisition Parcel as shown in Exhibit 3, Riverwalk Property Acquisition Status Map and a potential site for a future RiverTrail; and

WHEREAS, the public interest would be served by the acquisition of the Property; and

WHEREAS, the owner of the Property has expressed interest in selling it through a voluntary purchase and sale agreement; and

WHEREAS, the City has secured funding for the purchase of the Property through a combination of King County Conservation Futures Tax (CFT) funds and the Flood Control District to assist the with purchase of the Property;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF SNOQUALMIE, WASHINGTON AS FOLLOWS:**

Section 1. Authorization to Execute Closing Documents. The City Council approves the real estate purchase and sale contract in substantially the form contained in Exhibit 2, Purchase and Sale Agreement (PSA), and authorizes the Mayor of Snoqualmie to execute the contract with such minor revisions as the Mayor deems necessary and appropriate.

Section 2. Necessary Funds. The City Council authorizes the City to deliver the necessary funds and sign all documents necessary for the City to close on the purchase and to acquire the property identified as parcel number 784920-0455, addressed at 7802 Railroad Avenue SE, Snoqualmie, WA 98065.

PASSED by the City Council of the City of Snoqualmie, Washington, this 14th day of April 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney

The only two transactions the City currently has pending are as follows:

Landowner	Parcel No.	Status	Est. Remaining Expenditures	Est. CFT contribution (FCD will cover 75% or \$600k, whichever is lower)
Crabb	784920-0025	In escrow, to close following completion of the relocation, est. June 2025	\$775k (purchase price) + \$6k (closing costs) + \$75k (relocation) <u>+ \$5k (staff time)</u> \$861k	\$261k (June 2025)
Hailstone Trust	784920-0455	Appraisal received, pending review (there is no guarantee this transaction will move forward – estimate provided assumes a successful negotiation)	\$360k (FMV) + \$36k (10% above FMV) + \$75k (relocation) + \$4250 (appraisal) + 10k (staff time) + \$2500 (enviro) <u>+ \$6k (closing costs)</u> \$516,250	\$129,062.5 (TBD – If successful negotiation, Q4 2025 is likely)

Council Agenda Bill

AB Number

AB25-048

Agenda Bill Information

Title*

Awarding the Reclaimed Water Distribution System Improvements

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

04/14/2025

Staff Member

Andrew Vining

Department*

Public Works

Committee

Parks and Public Works

Committee Date

04/08/2025

Exhibits

Packet Attachments - if any

x1 (Resolution).docx	14.57KB
x2 (Exhibit A Agreement).pdf	98KB
x3 (Bid Tab).pdf	597.45KB
x4 (Letter Recommending Award).pdf	2.08MB
x5 (Irrigation Pump Station Tech Memo).pdf	2.68MB

Summary

Introduction*

Brief summary.

This agenda bill seeks to adopt Resolution 1713 awarding the Reclaimed Water Distribution System Improvements construction contract to Prospect Construction, Inc. This project is funded through a low-interest loan received from the Department of Ecology Clean Water State Revolving Fund. The improvements will upgrade the aging reclaimed water distribution system and bring it into compliance with current state standards.

Proposed Motion

Move to approve Resolution 1713 awarding the Reclaimed Water Distribution System Improvements to Prospect Construction, Inc. and authorize the Mayor to sign.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

LEGISLATIVE HISTORY

State Legislation

The state legislature approved the Reclaimed Water Use Act in 1992 codified as RCW 90.46. This act encouraged using reclaimed water for land application, industrial, and commercial uses. In 1997 the Water Reclamation and Reuse Standards were developed to support this act. Most recently in 2006 this act was amended to expand uses of reclaimed water and directed state agencies to develop framework for safe and beneficial use of reclaimed water – this amendment is the origin of the reclaimed water rule.

Following the 2006 legislative direction state agencies (Department of Health and Department of Ecology) jointly began developing the framework over a 12-year period based on stakeholder feedback. In 2018 the Reclaimed Water Rule (WAC 173-219) was adopted to encourage the use of reclaimed water to help meet the growing need for clean water across the state by establishing regulatory framework for the generation, distribution, and the use of reclaimed water for beneficial use. Concurrently agencies published the Reclaimed Water Facilities Manual or “Purple Book” which provides more in-depth guidance for utilities that produce reclaimed water.

City Legislation

Following the state adoption of Reclaimed Water Rule in 2018 the City began evaluating options to ensure compliance with updated state standards. On February 25, 2019 under [AB19-022](#) City Council authorized RH2 Engineering (RH2) to prepare a Reclaimed Water Irrigation System Analysis Feasibility Study to provide agency coordination and evaluate potential solutions to meet the Reclaimed Water Rule standards. During this period the City also renewed its Water Reclamation Facility NPDES Permit WA0022403 (Permit) which authorizes the production and distribution of up to 1.56 million gallons of Class A Reclaimed Water daily. The City provided comment to the City’s draft permit on February 24, 2020 and received responses from Ecology documented in the permit. The final Permit outlines necessary improvements to the City’s reclaimed water distribution system and an associated compliance schedule. The following related agenda bills were presented to Council to facilitate these

improvements and continue production of Class A water. On November 28, 2022 City Council approved [AB22-146](#) Resolution No. 1632 authorizing a contract with RH2 to complete a Reclaimed Water Distribution System Engineering Report. This contract was amended on October 3rd, 2023 under [AB23-110](#) which authorized RH2 to complete design of the reclaimed water reservoir improvements. On October 28th, 2024 under [AB24-116](#) Administration provided a project update to Council and solicited public comments. On March 10th, 2025 City Council approved [Resolution No. 1709](#) accepting a \$8.651M low (1.6 percent) interest loan from the Department of Ecology Clean Water State Revolving Fund (CWSRF) to apply towards project design and construction costs.

BACKGROUND

To meet the compliance schedule the Reclaimed Water Distribution System Improvements were advertised to bidders on February 20th, 2025. Three bids were received, and the lowest bid was from Prospect Construction, Inc. for \$7,178,870 including tax. City staff and consultants determined Prospect Construction, Inc. to be the lowest responsive and responsible bidder. Early bidding and award of these improvements allows for the contractor to procure equipment with long lead times and phase construction appropriately. Construction is expected to begin late spring 2025 such that the new reservoir and pump station are completed prior to summer 2026. To meet the NPDES Permit requirements the improvements must be completed prior to June 30th, 2026.

Analysis*

These improvements will bring the Class A water distribution system to current standards to ensure safe and reliable delivery of reclaimed water and preservation of potable water resources. The lowest bid received was \$7,178,870 which is 3 percent below the engineers estimate of \$7,401,000. Evaluation of the bids shows that bidding was competitive between contractors and that the lowest bidder provided lower pricing across multiple bid items. City Staff and RH2 Engineering have reviewed the bids and recommended awarding the Reclaimed Water Distribution System Improvements to Prospect Construction, Inc.

Budgetary Status*

This is an extra-budget expenditure.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$7,178,870.00	\$8,651,047.00	\$529,006.00

Budget Summary

Administration recommends approving the contract with Prospect Construction in the amount of \$7,178,870 for Eagle Lake Water Reclamation Basin Improvements Project. This project was incorporated in the 2025-26 Biennial Budget (Ord. 1296) as a part of the continuing appropriations for capital projects within the Utility Capital Fund (#417). Over the life of this project, \$937,938 has been spent, with \$464,577 encumbered for previously approved contracts, and \$496,860 encumbered for estimated City employee labor during the biennium. With the addition of the Prospect Construction contract of \$7,178,870, the project has a life-of-project budget shortfall of \$427,198.

The City will also be seeking a construction management contract for the project. This additional contract is expected to increase the project shortfall. Administration anticipates bringing an amendment forward to increase the life-of-project budget to include the current shortfall and the additional construction management contract. This shortfall will be somewhat mitigated by an \$8,651,000 Department of Ecology loan, of which \$1,785,000 was not included within the original 2025-2026 budget or the rates currently proposed within the utility rate study. Additionally, the city is currently requesting an increase to this loan. At the stated loan rate of 1.6%, a \$1 million increase in loan value would cost the city approximately \$42 thousand annually over 30 years.

Fiscal Impact Screenshot

Eagle Lake Water Reclamation Basin Improvements

	Life-of-Project Budget (Multiple Bienniums)
Beginning Budget	\$ 8,651,047
Expenditures	\$ (937,938)
Outstanding Contract Value (Previously Approved)	\$ (464,577)
Estimated Labor Value for Remainder of Biennium (City Employees)	\$ (496,860)
Current Available Budget	\$ 6,751,672
 Value of this Contract (AB25-048)	 \$ (7,178,870)
Available Budget / (Shortfall) after AB25-048	\$ (427,198)

RESOLUTION NO. 1713**A RESOLUTION OF THE CITY COUNCIL OF CITY OF SNOQUALMIE, WASHINGTON DETERMINING THE LOWEST RESPONSIBLE, RESPONSIVE BIDDER, AWARDING A PUBLIC WORKS CONTRACT TO AND AUTHORIZING EXECUTION OF A PUBLIC WORKS CONTRACT WITH PROSPECT CONSTRUCTION, INC. FOR THE RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS.**

WHEREAS, pursuant to Ordinance No. 448 as codified in Snoqualmie Municipal Code Section 1.08.010, the City of Snoqualmie has adopted the classification of non-charter code city, retaining the mayor-council plan of government as provided for in Chapter 35A.12 RCW; and

WHEREAS, pursuant to RCW 35A.40.210, procedures for any public work or improvement for code cities shall be governed by RCW 35.23.352; and

WHEREAS, on February 20th, 2025, the City advertised the Reclaimed Water Distribution System Improvements Project (“the Project”) for bid, three responsive bids were received, and the lowest responsive bid, was from Prospect Construction, Inc. for \$7,178,870 including tax; and

WHEREAS, the City’s consultant team has checked references and otherwise determined that Prospect Construction, Inc. meets the mandatory bidder responsibility criteria established under RCW 39.04.350 and 39.06.020, and the supplemental bidder responsibility criteria in Section 00 04 00 of the contract documents; and

WHEREAS, the City’s consulting engineer, RH2 Engineering Inc., and the Parks and Public Works Director recommend award of this contract to Prospect Construction, Inc. as the lowest responsive, responsible bidder;

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SNOQUALMIE AS FOLLOWS:**

Section 1. Determination of Lowest Responsive, Responsible Bidder. Based on the foregoing recitals, which are hereby incorporated as findings of fact, Prospect Construction, Inc. is the lowest, responsive, responsible bidder for the Project.

Section 2. Award of Public Works Contract. The contract for the Project is hereby awarded to Prospect Construction, Inc. in accordance with its bid proposal.

Section 3. Authorization for Contract Execution. The Mayor is authorized to execute a contract with Prospect Construction, Inc. in substantially the form attached hereto as Exhibit A.

PASSED by the City Council of the City of Snoqualmie, Washington, this 14th day of April 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney

CITY OF SNOQUALMIE
RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS
WQC-2025-Snoqua-00167

Section 00 05 00 AGREEMENT

RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS

THIS AGREEMENT is made on this _____, 2025 between the City of Snoqualmie ("City"), a municipal corporation located in the State of Washington and _____, ("Contractor").

In consideration of the terms and conditions contained in this Contract and the requirements attached to it, the parties agree as follows:

1. The Contractor shall do all of the work and furnish all of the labor, materials, tools and equipment for the construction of the improvements and shall perform any changes in the work (the "Work"), all in full compliance with the Contract Documents, which include the following documents entitled: "Reclaimed Water Distribution System Improvements Project: Bid Proposal, Contract Documents and Specifications, Vol. I of II", and including Appendices A-D to Vol. I, this Agreement (Section 00 05 00), Contractor's executed Bid Schedule (Section 00 03 00), executed Performance and Payment Bond (Section 00 04 20), executed Retainage Forms (Section 00 05 10), Technical Provisions, including those portions of the Washington State Department of Transportation (WSDOT) *Standard Specifications for Road, Bridge and Municipal Construction*, 2023 edition specifically referenced therein, and the documents entitled "Reclaimed Water Distribution System Improvements Project: Plans, Vol. II of II". All of the foregoing are collectively incorporated by this reference and made a part of the Contract Documents.
2. The City hereby promises and agrees with the Contractor to employ, and does employ the Contractor to furnish the labor, materials, tools and equipment, and to do and cause to be done the above-described Work, and to complete and finish the same in accordance with the said contract documents and the terms and conditions herein contained, and hereby contracts to pay for the same, according to the said documents, including the schedule of estimated quantities, and unit and lump sum prices in the Form of Bid, the sum of \$ 7,178,870.24, subject to the actual quantity of Work performed, at the time and in the manner and upon the conditions provided for in this contract.
3. The Contractor hereby promises and agrees to diligently prosecute and obtain the following Contract Milestones for completion of the project (the "Contract Time") accounting for all requirements and restriction within Technical Specification Division 1.70 Execution and Closeout.
 - i. Substantial Completion of all work by June 15, 2026.
 - ii. Physical Completion and Final Acceptance of all project work shall be completed with 90 working days of the Substantial Completion date.

The pump motor control center electrical equipment are long lead items. To meet schedule, it is recommended to prioritize submittals of this equipment so they can be released for manufacturing as soon as possible after notice to proceed.

The Contractor shall assume that no cultural or environmental issues exist to impede construction activities. If any cultural or environmental issues arise during construction, the City, Contractor, Engineer, and Washington State Department of Ecology will negotiate impacts to project schedule and construction activities at that time.

00 05 00 - 41
Agreement

The Contractor agrees that Liquidated Damages shall be assessed in the amount of \$10,000 per day for any failure to complete the Work within the Contract Time, for any failure to meet a Contract Milestone, and for any failure to achieve Physical Completion and Final Acceptance within the time and as required in the Contract Documents.

4. The Contractor for himself, and for his agents, successors, assigns, subcontractors and/or employees, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.
5. The City hereby appoints and the Contractor hereby accepts the Parks & Public Works Director, as the City's representative for the purpose of administering the provisions of this Contract, including the City's right to receive and act on all reports and documents related to this Contract, to request and receive additional information from the Contractor.
6. This Contract contains terms and conditions agreed upon by the parties. The parties agree that there are no other understandings, oral or otherwise, regarding the subject matter of this Contract.
7. The Contractor agrees to comply with all applicable Federal, State, City or municipal standards for the licensing, certification, operation of facilities and programs, and accreditation and licensing of individuals.
8. The Contractor shall not assign or subcontract any portion of the work provided for under the terms of this Contract without obtaining prior written approval of the City. All terms and conditions of this Contract shall apply to any approved subcontract or assignment related to this Contract.
9. The parties intend that an independent Contractor-City relationship will be created by this Contract. The City is interested only in the results to be achieved, and the implementation of the work will lie solely with the Contractor. No agent, employee, servant, or representative of the Contractor shall be deemed to be an employee, agent, servant, or representative of the City for any purpose. Employees of the Contractor are not entitled to any of the benefits the City provides for City employees. The Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors, or otherwise during the performance of this Contract. In the performance of the work herein contemplated, the Contractor is an independent Contractor with regard to the performance of the details of the work; however, the components of and the results of the work contemplated herein must meet the approval of the City and shall be subject to the general rights of inspection and review to secure the satisfactory completion thereof.
10. **Third-Party Beneficiary:** All parties agree that the State of Washington shall be, and is hereby, named as an express third-party beneficiary of this contract, with full rights as such.
11. The Contractor agrees and covenants to indemnify, defend, and save harmless, the City and those persons who were, now are, or shall be duly elected or appointed officials or employees thereof, hereinafter referred to as the "City" against and from any loss, damage, costs, charge, expense, liability, claims, demands or judgments, of whatsoever kind or nature, whether to persons or to property, arising wholly or partially out of any act, action, neglect, omission, or default on the part of the Contractor, his agents, successors, assignees, subcontractors and/or employees, except only such injury or damage as shall have been caused by or resulted from the sole negligence of the City. In case any suit or cause of action shall be brought against the City on account of any act, action, neglect, omission, or default on the part of the Contractor, his agents, successors, assignees, subcontractors and/or employees the Contractor hereby agrees and covenants to assume the defense thereof and to pay any and all costs, charges,

attorney's fees and other expenses and any and all judgments that may be incurred or obtained against the City. In the event the City is required to institute legal action and/or participate in the legal action to enforce this Indemnification and Hold Harmless Clause, the Contractor agrees to pay the City's legal fees, costs and disbursements incurred in establishing the right to indemnification. If the claim, suit, or action for injuries, death, or damages as provided for in the preceding paragraphs of this specification is caused by or results from the concurrent negligence of (a) the indemnitee or the indemnitee's agents or employees and (b) the indemnitor or the indemnitor's agents for employees the indemnity provisions provided for in the preceding paragraphs of this specification shall be valid and enforceable only to the extent of the indemnitor's negligence. The Contractor expressly waives, as respects the City only, all immunity and limitation on liability under any Industrial Insurance Act, including Title 51 RCW, or other workers compensation act, disability act, or other employees benefits of any act of any jurisdiction which would otherwise be applicable in the case of such a claim. BY INITIALING BELOW THE OWNER AND CONTRACTOR CERTIFY THE WAIVER OF IMMUNITY SPECIFIED BY THIS PROVISION WAS MUTUALLY NEGOTIATED.

12. This Contract has been and shall be construed as having been made and delivered within the State of Washington, and it is mutually understood and agreed by each party hereto that this Contract shall be governed by the laws of the State of Washington, both as to interpretation and performance. Any action in law, suit and equity or judicial proceedings for the enforcement of this contract or any provisions thereof, shall be instituted and maintained in the courts of competent jurisdiction located in King County, Washington.
13. The failure of the City to insist upon strict performance of any of the covenants and agreements of this Contract or to exercise any option herein conferred in any one or more instances shall not be construed to be a waiver or relinquishment of any such obligation, or any other covenants or agreements, but the same shall be and remain in full force and effect.
14. It is understood and agreed by the parties hereto that if any part of this agreement is determined to be illegal, the validity of the remaining portions shall be construed as if the agreement did not contain the particular illegal part.
15. No change or addition to this Contract shall be valid or binding upon either party unless such change or addition shall be in writing, executed by both parties.
16. The Contractor shall fully comply with all applicable state and federal employment and discrimination laws and regulations. IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor has caused this instrument to be executed by and in the name of the said City, the day and year first above written.

CITY OF SNOQUALMIE
RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS
WQC-2025-Snoqua-00167

Item 10.

IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor has caused this instrument to be executed by and in the name of the said City, the day and year first above written.

CITY OF SNOQUALMIE ("CITY")

_____ [CONTRACTOR]

By _____

By _____

Typed Name: Katherine Ross _____

Typed Name _____

Its: Mayor _____

Its _____

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Date: _____

Date: _____

WA Contractor's License No. _____

City of Snoqualmie
Reclaimed Water Distribution System Improvements
Prepared by RH2 Engineering, Inc.
Bid Tabulation

Sealed Bids were Opened on March 21, 2025 at 11:00 AM at City of Snoqualmie City Hall

				Apparent Low Bidder									
				Engineer's Estimate		Prospect Construction, Inc.		McClure and Sons, Inc.		Award Construction, Inc.		Average	
Bid Item No.	Bid Item Description	Unit	Quantity	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
A - 1	Mobilization, Demobilization, Site Prep. and Clean Up (10% Max. of Total)	LS	1	\$612,000.00	\$612,000.00	\$200,000.00	\$200,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$300,000.00	\$300,000.00
A - 2	Excavation Safety and Shoring	LS	1	\$36,000.00	\$36,000.00	\$25,000.00	\$25,000.00	\$85,000.00	\$85,000.00	\$90,000.00	\$90,000.00	\$66,666.67	\$66,666.67
A - 3	Temporary Erosion and Sedimentation Control (TESC)	LS	1	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00	\$55,000.00	\$55,000.00	\$40,000.00	\$40,000.00	\$45,000.00	\$45,000.00
A - 4	Dewatering	LS	1	\$25,000.00	\$25,000.00	\$40,000.00	\$40,000.00	\$10,000.00	\$10,000.00	\$35,000.00	\$35,000.00	\$28,333.33	\$28,333.33
A - 5	Site Work	LS	1	\$930,000.00	\$930,000.00	\$1,148,347.00	\$1,148,347.00	\$415,000.00	\$415,000.00	\$1,050,000.00	\$1,050,000.00	\$871,115.67	\$871,115.67
A - 6	Site Utilities	LS	1	\$776,000.00	\$776,000.00	\$1,100,000.00	\$1,100,000.00	\$1,400,000.00	\$1,400,000.00	\$1,130,000.00	\$1,130,000.00	\$1,210,000.00	\$1,210,000.00
A - 7	Landscaping	LS	1	\$125,000.00	\$125,000.00	\$140,000.00	\$140,000.00	\$190,000.00	\$190,000.00	\$170,000.00	\$170,000.00	\$166,666.67	\$166,666.67
A - 8	Utility Potholing	EA	20	\$1,200.00	\$24,000.00	\$599.00	\$11,980.00	\$1,200.00	\$24,000.00	\$2,000.00	\$40,000.00	\$1,266.33	\$25,326.67
A - 9	Unscheduled Excavation	CY	410	\$51.22	\$21,000.00	\$73.00	\$29,930.00	\$80.00	\$32,800.00	\$170.00	\$69,700.00	\$107.67	\$44,143.33
A - 10	Unscheduled Structural Backfill	TON	200	\$55.00	\$11,000.00	\$44.00	\$8,800.00	\$68.00	\$13,600.00	\$100.00	\$20,000.00	\$70.67	\$14,133.33
A - 11	Structural - Reservoir	LS	1	\$2,120,000.00	\$2,120,000.00	\$2,000,000.00	\$2,000,000.00	\$2,420,000.00	\$2,420,000.00	\$2,530,000.00	\$2,530,000.00	\$2,316,666.67	\$2,316,666.67
A - 12	Structural - Irrigation Pump Station	LS	1	\$598,000.00	\$598,000.00	\$500,000.00	\$500,000.00	\$566,489.00	\$566,489.00	\$500,000.00	\$500,000.00	\$522,163.00	\$522,163.00
A - 13	Mechanical - Reservoir	LS	1	\$162,000.00	\$162,000.00	\$100,000.00	\$100,000.00	\$190,000.00	\$190,000.00	\$220,000.00	\$220,000.00	\$170,000.00	\$170,000.00
A - 14	Mechanical - Irrigation Pump Station	LF	1	\$459,000.00	\$459,000.00	\$400,000.00	\$400,000.00	\$430,000.00	\$430,000.00	\$400,000.00	\$400,000.00	\$410,000.00	\$410,000.00
A - 15	Electrical	LS	1	\$327,000.00	\$327,000.00	\$320,000.00	\$320,000.00	\$420,000.00	\$420,000.00	\$360,000.00	\$360,000.00	\$366,666.67	\$366,666.67
A - 16	Telemetry and Automatic Control	LS	1	\$330,000.00	\$330,000.00	\$350,000.00	\$350,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$383,333.33	\$383,333.33
A - 17	As-Builts, Construction Records, and O&M Manuals	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$8,333.33	\$8,333.33
A - 18	Testing, Startup, and Training	LS	1	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
A - 19	Minor Change	LS	1	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Subtotal Probable Construction Cost					\$6,726,000.00		\$6,554,057.00		\$7,136,889.00		\$7,544,700.00		\$7,078,548.67
Sales Tax - 9.2%					\$619,000.00		\$602,973.24		\$656,593.79		\$694,112.40		\$652,000.00
Total Probable Construction Cost - Schedule A					\$7,346,000.00		\$7,157,030.24		\$7,793,482.79		\$8,238,812.40		\$7,730,548.67
						Provided	\$6,554,057.00	Provided	\$7,136,889.00	Provided	\$7,544,700.00		

				Engineer's Estimate		Prospect Construction, Inc.		McClure and Sons, Inc.		Award Construction, Inc.		Average	
Bid Item No.	Bid Item Description	Unit	Quantity	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
B - 1	Existing Irrigation Pump Station Mechanical and Electrical Demolition	LS	1	\$50,000.00	\$50,000.00	\$20,000.00	\$20,000.00	\$50,000.00	\$50,000.00	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00
Subtotal Probable Construction Cost					\$50,000.00		\$20,000.00		\$50,000.00		\$20,000.00		\$30,000.00
Sales Tax - 9.2%					\$5,000.00		\$1,840.00		\$4,600.00		\$1,840.00		\$3,000.00
Total Probable Construction Cost - Schedule B					\$55,000.00		\$21,840.00		\$54,600.00		\$21,840.00		\$33,000.00
						Provided	\$20,000.00	Provided	\$50,000.00	Provided	\$20,000.00		

TOTAL PROBABLE CONSTRUCTION COST - SCHEDULE A & B (w/o Sales Tax)				\$6,776,000.00		\$6,574,057.00		\$7,186,889.00		\$7,564,700.00		\$7,108,548.67
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TOTAL PROBABLE CONSTRUCTION COST - SCHEDULE A & B (w/ Sales Tax)				\$7,401,000.00		\$7,178,870.24		\$7,848,082.79		\$8,260,652.40		\$7,763,548.67
------------------------------------------------------------------	--	--	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------



Signed:
3/25/2025

Signature?	✓	✓	✓
Bid Bond?	✓	✓	✓
Insurance?	✓	✓	✓
Addendum No. 1?	✓	✓	✓
Addendum No. 2?	✓	✓	✓
ECY Certification of Nonsegregated Facilities?	✓	✓	✓
ECY Form 6100-3?	✓	✓	✓
ECY Form 6100-4?	✓	✓	✓
Subcontractor's List?	✓	✓	✓


RH2 ENGINEERING
Bothell

22722 29th Drive SE, Suite 210
 Bothell, WA 98021
 1.800.720.8052 / rh2.com

March 27, 2025

Mr. Andrew Vining
 Project Manager
 City of Snoqualmie
 PO Box 987
 Snoqualmie, WA 98065

Sent via: Email

**Subject: Evaluation of Bids and Recommendation of Award
 City of Snoqualmie Reclaimed Water Distribution System
 Improvements**

Dear Mr. Vining:

This letter presents RH2 Engineering, Inc.'s (RH2) recommendation of award and summarizes RH2's review of the three bids received on March 21, 2025, at 11:00 a.m. for the City of Snoqualmie's (City) Reclaimed Water Distribution System Improvements project.

Prospect Construction, Inc., (Prospect) submitted the lowest apparent bid. Prospect's bid total was \$6,554,057.00 for Schedule A and \$20,000 for Additive Bid Item B-1 (both excluding Washington State Sales Tax). The required bid forms have been completed by Prospect and submitted on time, and Prospect's bid has been determined to be responsive.

Prospect's bid for Schedule A and Schedule B was approximately 3 percent below RH2's opinion of probable construction cost of \$6,776,000.00 (excluding Washington State Sales tax). The three bids received for both schedules combined (excluding Washington State Sales tax) for this project are as follows. A copy of the bid tabulation is attached.

Prospect Construction, Inc	\$6,574,057.00
McClure and Sons, Inc.	\$7,186,889.00
Award Construction, Inc.	\$7,564,700.00

**WASHINGTON
 LOCATIONS**

Bellingham
 Bellevue
 Bothell (Corporate)
 East Wenatchee
 Richland
 Tacoma

**OREGON
 LOCATIONS**

Medford
 Portland

**IDAHO
 LOCATIONS**

Nampa



Per the Information to Bidders, the proposal is evaluated on the following items:

1. Contractor qualifications.
2. Subcontractor qualifications.
3. Bid price.
4. Compliance with the specifications.

To evaluate responsibility, the lowest bidder was required to submit a Bidder Qualification criteria per the requirements of Section 00 04 00 within 48 hours of the bid opening. RH2 has evaluated Prospect's qualifications submittal and checked its references. Prospect's Contract Documents are attached. Prospect is headquartered in Puyallup, Washington, and is regularly engaged in contracting for public agencies to complete water and wastewater treatment projects. Both the qualifications packet and the references are acceptable to the City's requirement for responsibility. Therefore, RH2 has determined that Prospect has the required work qualifications.

Based on the contract language and requirements, RH2 considers Prospect's proposal to comply with the contract requirements and recommends award of the Reclaimed Water Distribution System Improvements project for both Schedule A and Schedule B to Prospect Construction, Inc., for \$6,554,057.00 (excluding Washington State Sales Tax).

If you have any questions or concerns regarding this recommendation, please feel free to contact me at (425) 951-5456.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barney M. Santiago'.

Barney Santiago, PE

Project Manager

BS/CB/fs/am

Attachments:

Bid Tabulation

Contract Documents and Attachments



Signed: 03/27/2025

Bid Tabulation

City of Snoqualmie
Reclaimed Water Distribution System Improvements
Prepared by RH2 Engineering, Inc.
Bid Tabulation

Sealed Bids were Opened on March 21, 2025 at 11:00 AM at City of Snoqualmie City Hall

				Apparent Low Bidder									
				Engineer's Estimate		Prospect Construction, Inc.		McClure and Sons, Inc.		Award Construction, Inc.		Average	
Bid Item No.	Bid Item Description	Unit	Quantity	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
A - 1	Mobilization, Demobilization, Site Prep. and Clean Up (10% Max. of Total)	LS	1	\$612,000.00	\$612,000.00	\$200,000.00	\$200,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$300,000.00	\$300,000.00
A - 2	Excavation Safety and Shoring	LS	1	\$36,000.00	\$36,000.00	\$25,000.00	\$25,000.00	\$85,000.00	\$85,000.00	\$90,000.00	\$90,000.00	\$66,666.67	\$66,666.67
A - 3	Temporary Erosion and Sedimentation Control (TESC)	LS	1	\$30,000.00	\$30,000.00	\$40,000.00	\$40,000.00	\$55,000.00	\$55,000.00	\$40,000.00	\$40,000.00	\$45,000.00	\$45,000.00
A - 4	Dewatering	LS	1	\$25,000.00	\$25,000.00	\$40,000.00	\$40,000.00	\$10,000.00	\$10,000.00	\$35,000.00	\$35,000.00	\$28,333.33	\$28,333.33
A - 5	Site Work	LS	1	\$930,000.00	\$930,000.00	\$1,148,347.00	\$1,148,347.00	\$415,000.00	\$415,000.00	\$1,050,000.00	\$1,050,000.00	\$871,115.67	\$871,115.67
A - 6	Site Utilities	LS	1	\$776,000.00	\$776,000.00	\$1,100,000.00	\$1,100,000.00	\$1,400,000.00	\$1,400,000.00	\$1,130,000.00	\$1,130,000.00	\$1,210,000.00	\$1,210,000.00
A - 7	Landscaping	LS	1	\$125,000.00	\$125,000.00	\$140,000.00	\$140,000.00	\$190,000.00	\$190,000.00	\$170,000.00	\$170,000.00	\$166,666.67	\$166,666.67
A - 8	Utility Potholing	EA	20	\$1,200.00	\$24,000.00	\$599.00	\$11,980.00	\$1,200.00	\$24,000.00	\$2,000.00	\$40,000.00	\$1,266.33	\$25,326.67
A - 9	Unscheduled Excavation	CY	410	\$51.22	\$21,000.00	\$73.00	\$29,930.00	\$80.00	\$32,800.00	\$170.00	\$69,700.00	\$107.67	\$44,143.33
A - 10	Unscheduled Structural Backfill	TON	200	\$55.00	\$11,000.00	\$44.00	\$8,800.00	\$68.00	\$13,600.00	\$100.00	\$20,000.00	\$70.67	\$14,133.33
A - 11	Structural - Reservoir	LS	1	\$2,120,000.00	\$2,120,000.00	\$2,000,000.00	\$2,000,000.00	\$2,420,000.00	\$2,420,000.00	\$2,530,000.00	\$2,530,000.00	\$2,316,666.67	\$2,316,666.67
A - 12	Structural - Irrigation Pump Station	LS	1	\$598,000.00	\$598,000.00	\$500,000.00	\$500,000.00	\$566,489.00	\$566,489.00	\$500,000.00	\$500,000.00	\$522,163.00	\$522,163.00
A - 13	Mechanical - Reservoir	LS	1	\$162,000.00	\$162,000.00	\$100,000.00	\$100,000.00	\$190,000.00	\$190,000.00	\$220,000.00	\$220,000.00	\$170,000.00	\$170,000.00
A - 14	Mechanical - Irrigation Pump Station	LF	1	\$459,000.00	\$459,000.00	\$400,000.00	\$400,000.00	\$430,000.00	\$430,000.00	\$400,000.00	\$400,000.00	\$410,000.00	\$410,000.00
A - 15	Electrical	LS	1	\$327,000.00	\$327,000.00	\$320,000.00	\$320,000.00	\$420,000.00	\$420,000.00	\$360,000.00	\$360,000.00	\$366,666.67	\$366,666.67
A - 16	Telemetry and Automatic Control	LS	1	\$330,000.00	\$330,000.00	\$350,000.00	\$350,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$383,333.33	\$383,333.33
A - 17	As-Builts, Construction Records, and O&M Manuals	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$8,333.33	\$8,333.33
A - 18	Testing, Startup, and Training	LS	1	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
A - 19	Minor Change	LS	1	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Subtotal Probable Construction Cost					\$6,726,000.00		\$6,554,057.00		\$7,136,889.00		\$7,544,700.00		\$7,078,548.67
Sales Tax - 9.2%					\$619,000.00		\$602,973.24		\$656,593.79		\$694,112.40		\$652,000.00
Total Probable Construction Cost - Schedule A					\$7,346,000.00		\$7,157,030.24		\$7,793,482.79		\$8,238,812.40		\$7,730,548.67
						Provided	\$6,554,057.00	Provided	\$7,136,889.00	Provided	\$7,544,700.00		

				Engineer's Estimate		Prospect Construction, Inc.		McClure and Sons, Inc.		Award Construction, Inc.		Average	
Bid Item No.	Bid Item Description	Unit	Quantity	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price	Unit Cost	Total Price
B - 1	Existing Irrigation Pump Station Mechanical and Electrical Demolition	LS	1	\$50,000.00	\$50,000.00	\$20,000.00	\$20,000.00	\$50,000.00	\$50,000.00	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00
Subtotal Probable Construction Cost					\$50,000.00		\$20,000.00		\$50,000.00		\$20,000.00		\$30,000.00
Sales Tax - 9.2%					\$5,000.00		\$1,840.00		\$4,600.00		\$1,840.00		\$3,000.00
Total Probable Construction Cost - Schedule B					\$55,000.00		\$21,840.00		\$54,600.00		\$21,840.00		\$33,000.00
						Provided	\$20,000.00	Provided	\$50,000.00	Provided	\$20,000.00		

TOTAL PROBABLE CONSTRUCTION COST - SCHEDULE A & B (w/o Sales Tax)				\$6,776,000.00		\$6,574,057.00		\$7,186,889.00		\$7,564,700.00		\$7,108,548.67
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TOTAL PROBABLE CONSTRUCTION COST - SCHEDULE A & B (w/ Sales Tax)				\$7,401,000.00		\$7,178,870.24		\$7,848,082.79		\$8,260,652.40		\$7,763,548.67
------------------------------------------------------------------	--	--	--	----------------	--	----------------	--	----------------	--	----------------	--	----------------



Signed:
3/25/2025

Signature?	✓	✓	✓
Bid Bond?	✓	✓	✓
Insurance?	✓	✓	✓
Addendum No. 1?	✓	✓	✓
Addendum No. 2?	✓	✓	✓
ECY Certification of Nonsegregated Facilities?	✓	✓	✓
ECY Form 6100-3?	✓	✓	✓
ECY Form 6100-4?	✓	✓	✓
Subcontractor's List?	✓	✓	✓

Contract Documents and Attachment

NAME OF FIRM SUBMITTING BID: Prospect Construction Inc.

SECTION 00 03 00
FORM OF BID AND BID SCHEDULE

Deliver to:

**City of Snoqualmie City Hall
Attn: Director of Parks and Public Works
38624 SE River Street
Snoqualmie, WA 98065**

1.01 Form of Bid

- A. The undersigned, as Bidder, declares that we have examined all the Contract Documents herein contained and that we will contract with City of Snoqualmie on the Agreement form provided herewith and at the prices and on the terms and conditions contained herein to do everything necessary for the fulfillment of the Reclaimed Water System Improvements.
- B. We agree that the Form of Bid constitutes our bid. To be responsive, a bid guaranty bond issued by a surety licensed to conduct business in the state of Washington, or a cashier's check, certified check or money order payable to City of Snoqualmie in the amount of 5% of the Total Bid Price must accompany our bid.
- C. We agree that our bid constitutes an offer to City of Snoqualmie. If our bid is accepted, we agree to sign the Agreement form and to furnish the Performance and Payment Bond only on the form contained herein, along with evidences of insurance required herein, within ten days after receipt from City of Snoqualmie of written Notice of Selection. We further agree if awarded a contract to plan and prosecute the work with such diligence that the work and portions thereof shall be completed and ready for use within the period set forth in these Contract Documents.
- D. By submitting a bid we certify that we are currently registered as a Contractor in accordance with RCW 18.27 by the state of Washington and will remain so registered throughout the performance of the Contract. We further certify that we are skilled in the general class and type of work called for in the Contract Documents.

00 03 00 - 19
Form of Bid and Bid Schedule

1.02 SUBMITTALS

The following submittals are required to be submitted with the bid proposal:

- Certification of Nonsegregated Facilities (Attachment 3).
- DBE Subcontractor Utilization Form (EPA Form 6100-4).
- One copy of DBE Subcontractor Performance Form (EPA Form 6100-3) for each DBE subcontractor.
- Subcontractors List.

1.03 ERRORS ON FORM OF BID

We authorize City of Snoqualmie to correct any mathematical or clerical errors that may appear on our Form of Bid. Such errors may in the City's sole discretion be considered immaterial bid irregularities.

1.04 WAIVER OF INDUSTRIAL INSURANCE IMMUNITY

In accordance with the provisions of the Contract Documents and RCW 4.24.115, we waive any industrial insurance immunity and acknowledge this waiver was the subject of mutual negotiation.

1.05 TAXES

Taxes shall be in accordance with Section 00 01 00 paragraph 2.03.

1.06 BINDING BIDS

Bids shall constitute offers to City of Snoqualmie, which shall be binding for 180 days from the date of bid opening.

1.07 BIDDING SCHEDULES

- The bidding schedules include completion of the Project in full. The work of each bid Item is specified or shown in the Contract Documents and described further in the Special Provisions, Section 00 09 00. A lump sum or unit price, as applicable, shall be offered for each bid Item, failure to do so shall render your bid non-responsive. To be considered responsive, bidders must complete and submit all three bidding schedules.
- Lump Sum Items.** For the Lump Sum Bid Items, the Bidder shall provide the price to perform all work as specified or shown herein, including labor, materials, equipment and all overhead and profit, as well as any other ancillary costs associated with completing this work.
- Unit Price Items.** For Unit Price Bid Items, the Bidder shall provide unit prices for each of the bid items set forth under Unit Price Items. The Contractor shall be compensated for the actual unit quantities performed in accordance with the terms and conditions set forth in the Contract. The unit price shall include all labor, materials, equipment and, all overhead and profit, as well as any other ancillary costs associated with completing a unit of work. The City does not guarantee the quantities estimated for each unit price bid item; nor does the City limit itself to the estimate numbers. Quantities estimated and/or stated on the Bid Form shall not be considered contract indications for purposes of the contract's Differing Site Condition clause.
- The abbreviations under the "Unit" column shall be defined as follows: "CY" means cubic yard, "EA" means each; "EST" means estimated; "LF" means linear (lineal) foot, "LS" means lump sum, "SF" means square foot, and "SY" means square yard. Unit prices shall be multiplied by the estimated quantity to calculate an extended amount for that bid item. The Total Bid Price shall be the sum of the lump sum amounts and extended amounts for all bid Items on the bidding schedules.

00 03 00 - 20
Form of Bid and Bid Schedule

CITY OF SNOQUALMIE
RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS
WQC-2025-Snoqua-00167

Item 10.

- E. We, the Bidder, propose to perform the work on the terms and conditions contained herein for the prices set forth below:
- F. We agree that, if we are awarded this Contract, we will be entitled to payment only for actual unit quantities performed. The above unit prices are to be utilized during construction to increase or decrease the total contract amount as construction conditions warrant.

00 03 00 - 21
Form of Bid and Bid Schedule

CITY OF SNOQUALMIE
RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS
WQC-2025-Snoqua-00167

Item 10.

BID SCHEDULE

RECLAIMED WATER SYSTEM IMPROVEMENTS

NOTES: Unit prices for all bid items, all extensions, and the total amount bid must be shown.
All entries must be typed or entered in ink.

Schedule of Prices					
ITEM	DESCRIPTION	UNITS	QTY.	UNIT PRICE	TOTAL PRICE
1	Mobilization, Demobilization, Site Prep. and Clean Up (10% Max. of Total)	LS	1	\$ 200,000.00	\$ 200,000.00
2	Excavation Safety and Shoring	LS	1	\$ 25,000.00	\$ 25,000.00
3	Temporary Erosion and Sedimentation Control	LS	1	\$ 40,000.00	\$ 40,000.00
4	Dewatering	LS	1	\$ 40,000.00	\$ 40,000.00
5	Site Work	LS	1	\$ 1,148,347.00	\$ 1,148,347.00
6	Site Utilities	LS	1	\$ 1,100,000.00	\$ 1,100,000.00
7	Landscaping	LS	1	\$ 140,000.00	\$ 140,000.00
8	Utility Potholing	EA	20	\$ 599.00	\$ 11,980.00
9	Unscheduled Excavation	CY	410	\$ 73.00	\$ 29,930.00
10	Unscheduled Backfill	TON	200	\$ 44.00	\$ 8,800.00
11	Structural: Reservoir	LS	1	\$ 2,000,000.00	\$ 2,000,000.00
12	Structural: Irrigation Pump Station	LS	1	\$ 500,000.00	\$ 500,000.00
13	Mechanical: Reservoir	LS	1	\$ 100,000.00	\$ 100,000.00
14	Mechanical: Irrigation Pump Station	LS	1	\$ 400,000.00	\$ 400,000.00
15	Electrical	LS	1	\$ 320,000.00	\$ 320,000.00
16	Telemetry and Automatic Control	LS	1	\$ 350,000.00	\$ 350,000.00
17	As-builts	LS	1	\$ 10,000.00	\$ 10,000.00
18	Testing, Startup and Training	LS	1	\$30,000.00	=\$30,000.00
19	Minor Change	EST	1	\$100,000.00	=\$100,000.00
SUBTOTAL BASE BID ITEMS (WITHOUT SALES TAX)					=\$ 6,554,057.00

00 03 00 - 22
Form of Bid and Bid Schedule

CITY OF SNOQUALMIE
RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS
WQC-2025-Snoqua-00167

Item 10.

Schedule of Prices: Additive Bid Item					
ITEM	DESCRIPTION	UNITS	QTY.	UNIT PRICE	TOTAL PRICE
B-1	Existing Irrigation Pump Station Mechanical and Electrical Demolition	LS	1	\$ 20,000.00	\$ 20,000.00
SUBTOTAL ADDITIVE BID ITEMS (WITHOUT SALES TAX)					= \$ 20,000.00

Note: The total amount of either the base bid or the base bid plus additive bid item A-1 shall be used in the determination of the award of the contract, at the discretion of the Owner.

1.08 ACKNOWLEDGEMENT OF ADDENDA

We acknowledge addenda numbers 1 through 2 have been delivered to us and have been taken into account as a part of our bid. *(Failure to acknowledge addenda shall render the Bid non-responsive and shall be cause for its rejection.)*

1.09 BID EVALUATION AND CONTRACT AWARD

- A. In accordance with the provisions of these Contract Documents, bids will be evaluated to determine the lowest Total Bid Price and a contract will be awarded, if at all, to the responsive and responsible Bidder with the lowest Total Bid Price. The Bidder must meet the requirements of a responsible Bidder as established under RCW 39.04.350 and 39.06.020, and the supplemental bidder responsibility criteria in Section 00 04 00.
- B. City of Snoqualmie reserves the right to reject any bid, any portion of any bid and/or to reject all bids. City of Snoqualmie further reserves the right, but without obligation, to waive informalities and irregularities.
- C. The Bidder, if awarded the contract, shall verify that each of its first tier subcontractors, regardless of subcontract amount, at the time of subcontract execution, meets the Bidder responsibility criteria established under RCW 39.04.350, 39.06.020 and Section 00 04 00. Each first tier subcontract shall require the same from each of its subcontractors. Upon request of the City, the awarded Bidder (Contractor) shall promptly provide documentation demonstration that all subcontractors regardless of tier meet the Bidder responsibility criteria.

1.10 LIST OF SUBCONTRACTORS

- A. The Bidder is expected to meet the Requirements of RCW 39.30.060.
- B. The Bidder shall list as part of its bid in the space provided below either itself or the names of the subcontractors with whom the Bidder will subcontract for performance of the work.
- C. The requirement to name the Bidder's proposed HVAC, plumbing, electrical, reservoir, and prestressor subcontractors applies only to the proposed HVAC, plumbing and electrical subcontractors who will contract directly with the Bidder (i.e., first-tier subcontractors only, even if that first-tier subcontractor intends to hire a sub-tier subcontractor to perform all or part of the HVAC, plumbing or electrical work).

CITY OF SNOQUALMIE
RECLAIMED WATER DISTRIBUTION SYSTEM IMPROVEMENTS
WQC-2025-Snoqua-00167

Item 10.

Category of Work	Name of Firm (DO NOT LEAVE BLANK)	
HVAC	HERMANSON COMPANY, LLC	
Plumbing	HERMANSON COMPANY, LLC	
Electrical	SERVICE ELECTRIC	
Reservoir	WARD HENSHAW, CONSTRUCTION CO. INC.	
Prestressor	DN TANKS	

Additional sheets may be used if necessary.

1.11 FORM OF BID SIGNATURE

SIGNED this 21st day of March, 2025

Firm: Prospect Construction Inc.

Address: 116 23rd St. SE

City: Puyallup

State / Zip: WA 98372

Telephone: 253-446-1600

Fax No.: 253-446-1601

State of
Incorporation: WA

WA State
Contractor's
License No: PROSPCI022CD

Federal Tax ID
Number: 91-1871877

WA Workers
Comp Acct #: 953-190-00

UBI Number: 601 850 637

Employment
Security
Account No. 000-037070-00-2

State Excise Tax
Registration No. 601 850 637

By:



Signature

Ryan Sondgroth

Print Name

Title: Vice President

END OF SECTION 00 03 00

00 03 00 - 25
Form of Bid and Bid Schedule

SECTION 00 03 10
BID GUARANTEE BOND

KNOW ALL BY THESE PRESENTS: That we, Prospect Construction Inc,
as Principal, and Liberty Mutual Insurance Company,
as Surety, are jointly and severally held and firmly bound unto City of Snoqualmie, hereinafter called the
Obligee, each in the penal sum of five percent (5%) of the Principal's Total bid Price for the work, this sum
not to exceed:

Five Percent of the Total Bid Amount

DOLLARS

(\$ 5% of the Total Bid Amount) (hereinafter referred to as "penal sum") of lawful
money of the United States, for the payment whereof unto the Obligee.

WHEREAS, the Principal is herewith submitting its offer for the fulfillment of the Reclaimed Water
Distribution System Improvements Project.

NOW, THEREFORE, the condition of this obligation is such that if the Principal is awarded the Contract,
and if the Principal, within the time specified, fulfills all of the requirements of the Contract Documents
which are conditions precedent to the execution of the Contract, enters into, executes and delivers to the
Obligee an agreement on the form provided herein complete with evidences of insurance, and if the
Principal, within the time specified, gives to the Obligee the Performance and Payment Bond on the forms
provided herein, then this obligation shall be void; otherwise, the Principal and Surety shall pay unto the
Obligee the penal sum; provided however, in no event shall the Surety's liability exceed the penal sum.

AND IT IS HEREBY DECLARED AND AGREED that the Surety shall be liable under this obligation as
Principal, and that nothing of any kind or nature whatsoever that will not discharge the Principal shall
operate as a discharge or a release of liability of the Surety.

IT IS HEREBY FURTHER DECLARED AND AGREED that this obligation shall be binding upon and
inure to the benefit of the Principal, the Surety and the Obligee and their respective heirs, executors,
administrators, successors and assigns.

SIGNED this 20th day of March, 2025.

Principal: Prospect Construction Inc

Surety: Liberty Mutual Insurance Company

By: [Signature]

By: [Signature]

Title: VP ESTIMATING

Title: Katharine J. Snider, Attorney-in-Fact

Address: 116 23rd Street SE

Address: 1001 4th Ave Suite 3700

City/Zip: Puyallup, WA 98372

City/Zip: Seattle, WA 98154

Telephone: (253) 446-1600

Telephone: (206) 473-3788

Note: A dated power of attorney must be provided which appoints the Surety's true and lawful attorney-
in-fact to make, execute, seal and deliver this bid guaranty bond.

END OF SECTION 00 03 10

00 03 10 - 25
Bid Guarantee Bond

POWER OF ATTORNEY

Item 10.

Certificate No: **8213216-023049**

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Holli Albers; James B. Binder; Charla M. Boadle; Amelia G. Burrill; Brandon K. Bush; Julie A. Craker; Carley Espiritu; Jacob T. Haddock; Brent E. Heilesen; Lindsey Elaine Jorgensen; Aliceon A. Keltner; Christopher Kinyon; Alyssa J. Lopez; Michael Mansfield; Jamie L. Marques; Julianne Morris; Kari Michelle Motley; Justin Dean Price; Annelies M. Richie; Tamara A. Ringeisen; Travis J. Robles; Donald Percell Shanklin, Jr.; Edward Sims; Katharine J. Snider; Lois F. Weathers; Sarah Whitaker; Eric A. Zimmerman

all of the city of Tacoma state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 26th day of February, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 26th day of February, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

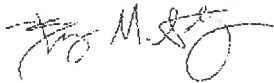
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 20th day of March, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Addendum No. 1 is hereby made a part of the Contract Documents, and its terms and conditions are fully binding on the Contract Documents holder. He/she shall acknowledge receipt of Addendum No. 1 by signing in the space provided below and attaching it to his/her proposal. In addition, Contract Documents holder shall fill out 1.07 Acknowledgment of Addenda on page 00 03 00 – 22 in the Form of Bid.

CITY OF SNOQUALMIE



Barney Santiago, RH2 Engineering Project Manager
Issued March 14, 2025



Received and Acknowledged:

Prospect Construction Inc.

Company Name



Signature of person receiving addendum

Vice President

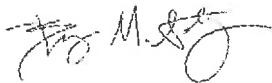
Title

3/14/2025

Date

Addendum No. 2 is hereby made a part of the Contract Documents, and its terms and conditions are fully binding on the Contract Documents holder. He/she shall acknowledge receipt of Addendum No. 1 by signing in the space provided below and attaching it to his/her proposal. In addition, Contract Documents holder shall fill out 1.07 Acknowledgment of Addenda on page 00 03 00 – 22 in the Form of Bid.

CITY OF SNOQUALMIE



Barney Santiago, RH2 Engineering Project Manager
Issued March 17, 2025



Received and Acknowledged:

Prospect Construction Inc.

Company Name



Signature of person receiving addendum

Vice President

Title

3/17/2025

Date

ATTACHMENT 3

CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to federally assisted construction contracts and related subcontracts exceeding \$10,000 which are not exempt from the Equal Opportunity clause.)

The federally assisted construction contractor certifies that he does not maintain or provide for his employees any segregated facilities at any of his establishments, and that he does not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor certifies, further that he will not maintain or provide for his employees any segregated facilities at any of his establishments, and that he will not permit his employees to perform their services at any location, under his control, where segregated facilities are maintained. The federally assisted construction contractor agrees that a breach of this certification is a violation of the Equal Opportunity clause in this contract.

As used in this certification, the term "segregated facilities" means any waiting rooms, work area, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or area, in fact, segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. The federally assisted construction contractor agrees that (except where he has obtained identical certifications from proposed contractors for specific time periods) he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such, certification in this file.

Signature



Date

3/21/2025

Ryan Sondgroth, Vice President
Name and title of signer (please type)

[THIS FORM SHALL BE COMPLETED IN FULL AND SUBMITTED WITH THE BID PROPOSAL]

00 00 20 - 31
Instructions to Bidders

**Disadvantaged Business Enterprise (DBE) Program
DBE Subcontractor Utilization Form**

This form is intended to capture the prime contractor's actual and/or anticipated use of identified certified DBE¹ subcontractors² and the estimated dollar amount of each subcontract. An EPA Financial Assistance Agreement Recipient must require its prime contractors to complete this form and include it in the bid or proposal package. Prime contractors should also maintain a copy of this form on file.

Prime Contractor Name Prospect Construction		Project Name Reclaimed Water Distribution System Improvements	
Bid/ Proposal No. SNQ 22.0187	Assistance Agreement ID No. (if known) WQC-2025-Snoqua-00167		Point of Contact Ryan Sondgroth
Address 116 23 rd St. SE Puyallup, WA 98372Click here to enter text.			
Telephone No. 253-446-1600		Email Address rsongdroth@prospectconst.com	
Issuing/Funding Entity Department of Ecology			

I have identified potential DBE certified subcontractors <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
If yes, please complete the table below. If no, please explain: Click here to enter text.			
Subcontractor Name/ Company Name	Company Address/ Phone/ Email	Estimated Dollar Amount	Currently DBE Certified?
Click here to enter text. LORN COATINGS	Click here to enter text. 3409 C St. NE1, AUBURN, WA 98002.	Click here to enter text. \$26,615.00	Click here to enter text. YES
Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.


Add more lines if needed

¹ A DBE is a Disadvantaged, Minority, or Woman Business Enterprise that has been certified by an entity from which EPA accepts certifications as described in 40 CFR 33.204-33.205 or certified by EPA. EPA accepts certifications from entities that meet or exceed EPA certification standards as described in 40 CFR 33.202.

² Subcontractor is defined as a company, firm, joint venture, or individual who enters into an agreement with a contractor to provide services pursuant to an EPA award of financial assistance.

**Disadvantaged Business Enterprise (DBE) Program
DBE Subcontractor Utilization Form**

I certify under penalty of perjury that the forgoing statements are true and correct. Signing this form does not signify a commitment to utilize the subcontractors above. I am aware of that in the event of a replacement of a subcontractor, I will adhere to the replacement requirements set forth in 40 CFR Part 33 Section 33.302 (c).

Prime Contractor Signature	Print Name
	Ryan Sondgroth
Title	Date
Vice President	3/21/2025

**Disadvantaged Business Enterprise (DBE) Program
DBE Subcontractor Performance Form**

This form is intended to capture the DBE¹ subcontractor's² description of work to be performed and the price of the work submitted to the prime contractor. An EPA Financial Assistance Agreement Recipient must require its prime contractor to have its DBE subcontractors complete this form and include all completed forms in the prime contractors bid or proposal package.

Subcontractor Name Lorn Coatings		Project Name Snoqualmie Reclaimed Water Distribution Project	
Bid/ Proposal No. Click here to enter text. SNQ 22.0187	Assistance Agreement ID No. (if known) Click here to enter text. WQC-2025-Snoqua-00167	Point of Contact Thavy Lorn	
Address 3409 C St. NE 1 Auburn, WA 98002			
Telephone No. 2063041700		Email Address thavyl@lorncoatings.com	
Prime Contractor Name Click here to enter text. Prospect Construction		Issuing/Funding Entity Department of Ecology	

Contract Item Number	Description of Work Submitted to the Prime Contractor Involving Construction, Services, Equipment, or Supplies	Price of Work Submitted to the Prime Contractor
Click here to enter text.	Painting	Prospect Construction \$26,615
DBE Certified By: <input type="checkbox"/> DOT <input type="checkbox"/> SBA <input checked="" type="checkbox"/> Other: OMWBE		Meets/ exceeds EPA certification standards? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Unknown


¹ A DBE is a Disadvantaged, Minority, or Woman Business Enterprise that has been certified by an entity from which EPA accepts certifications as described in 40 CFR 33.204-33.205 or certified by EPA. EPA accepts certifications from entities that meet or exceed EPA certification standards as described in 40 CFR 33.202.

² Subcontractor is defined as a company, firm, joint venture, or individual who enters into an agreement with a contractor to provide services pursuant to an EPA award of financial assistance.

**Disadvantaged Business Enterprise (DBE) Program
DBE Subcontractor Performance Form**

I certify under penalty of perjury that the forgoing statements are true and correct. Signing this form does not signify a commitment to utilize the subcontractors above. I am aware of that in the event of a replacement of a subcontractor, I will adhere to the replacement requirements set forth in 40 CFR Part 33 Section 33.302 (c).

Prime Contractor Signature	Print Name
	Ryan Sondgroth
Title	Date
Click here to enter text. Vice President	Click here to enter text. 3/20/2025

Subcontractor Signature	Print Name
	Thavy Lorn
Title	Date
Owner	3/20/25



TECHNICAL MEMORANDUM

Item 10.

Client: City of Snoqualmie
Project: Reclaimed Water Distribution System Improvements
Project File: SNQ 0220187.00.0006
Project Manager: Barney Santiago, PE
Composed by: Cassidy Brand, EIT, and Barney Santiago, PE
Reviewed by: Rick Ballard, PE
Subject: Reclaimed Water Irrigation Pump Station
Date: August 1st, 2024



Signed: 08/01/2024

Background

The City of Snoqualmie (City) owns and operates a reclaimed water supply and distribution system that is 25 years old. The City's Water Reclamation Facility supplies Class A reclaimed water to Eagle Lake, where it is stored as irrigation supply for City-supplied customers and The Club at Snoqualmie Ridge Golf Course. City customers are supplied irrigation water from the City-owned Irrigation Pump Station (IPS) located near Eagle Lake. The Golf Course irrigation system is owned and operated by the Golf Course and is separate from City operations. The City currently is designing improvements for its reclaimed water system to meet updated National Pollutant Discharge Elimination System Permit requirements. Improvements include a new closed water reservoir to be located just east of SE Ridge Street and north of Hole 2 at the Golf Course.

The City asked RH2 Engineering, Inc., (RH2) to prepare this technical memorandum to evaluate the advantages and disadvantages of using the existing IPS or building a new IPS to serve end users from the new reclaimed water system reservoir.

Existing IPS

RH2's *Reclaimed Water Distribution System Engineering Report (2023)* (**Attachment 1**) assumed the City would reuse the existing IPS as part of the reservoir improvements. The main advantage of reusing the existing IPS is that it would reduce the cost of near-term improvements to the reclaimed water system. However, there are several disadvantages to continuing to operate the existing IPS, including the following:

- The existing IPS is aging and in poor condition. The suction side piping and irrigation pumps have deteriorated due to decades of withdrawing Class A water from Eagle Lake, resulting in expedited wear on the pump cans and related suction piping.
- A new control structure and clearwell would be required to hydraulically operate the existing IPS with the new reservoir.

- The existing IPS is structurally connected to the Golf Course's irrigation pump station. Operating the new reservoir with the existing IPS would require modifying the existing yard piping that is in close proximity to the Golf Course's primary irrigation piping.
- Connecting the existing IPS to the new reservoir would require additional irrigation force main to be installed on Eagle Lake Drive SE, which would disrupt homeowners and Golf Course activities during construction. Eagle Lake Drive SE is congested with buried utilities and construction of a new 10-inch irrigation force main in the right-of-way would be slow and complex.

The construction cost to extend the irrigation transmission main from the reservoir to the existing IPS as well as to construct ancillary control and clearwell structures would range between \$650,000 and \$900,000. The existing IPS pumps are approximately 25 years old and have limited useful life remaining. If the existing IPS is reconfigured to accommodate the new reclaimed water reservoir, the City would need to plan to replace the pumps in the next 5 to 10 years. This would be an additional cost of approximately \$200,000 to \$300,000.

Proposed IPS

A new IPS would be constructed at the reclaimed water reservoir site. Although constructing a new IPS would be more costly than reusing the existing IPS, there are several advantages, including the following:

- The existing IPS pumps have 5 to 10 years of useful life remaining.
- Additional features that increase operability and efficiency of the reclaimed water system could be implemented at a new IPS. These features include variable frequency drives for the pumps, connections to a portable backup power generator, and emergency chlorination.
- The new reclaimed water reservoir will slightly change the hydraulic grade of the reclaimed water system. The new IPS can be designed around the reservoir hydraulics to maximize efficiency.
- The proposed IPS equipment and piping will only convey high quality Class A reclaimed water instead of a mixture of Class A water and low-quality raw surface water currently drawn from Eagle Lake. Additionally, the new IPS will have the ability to dispose of Class A water to the sewer system if it does not meet specifications.
- The proposed IPS will be located at the secured reservoir site adjacent to the reservoir. This will limit the number of sites that operators and maintenance personnel must regularly visit.

The construction cost to implement a new IPS at the reservoir site would range between \$2,200,000 and \$2,800,000.

Recommendations

Based on the many advantages of building a new IPS at the reclaimed water reservoir site, RH2 recommends the City design and construct the proposed IPS. A new IPS would cost \$1,300,000 to \$1,600,000 more than reusing the existing IPS, and the City would have a new facility independent from Golf Course infrastructure dedicated to conveying high-quality Class A reclaimed water. If the City were to reuse the existing IPS, the transmission main to connect the reservoir to the existing IPS would be a costly and disruptive construction project that may be abandoned years after installation. It would be more economical to implement new irrigation infrastructure now than to invest in depreciating assets associated with the existing pump station that has limited useful life remaining.

Attachments

Attachment 1 – Reclaimed Water Distribution System Engineering Report

Attachment 1

Reclaimed Water Distribution System Engineering Report



RECLAIMED WATER DISTRIBUTION SYSTEM ENGINEERING REPORT

Prepared for City of Snoqualmie

December 2023

SNQ 22-0187



Prepared by:
RH2 Engineering, Inc.
22722 29th Drive SE, Suite 210
Bothell, WA 98021
1.800.720.8052 / rh2.com

City of Snoqualmie

Reclaimed Water Distribution System

December 2023

Prepared by RH2 Engineering, Inc.

Prepared for City of Snoqualmie

Note: This Engineering Report was completed under the direct supervision of the following Licensed Professional Engineers registered in the State of Washington.

Sincerely,

RH2 ENGINEERING, INC.



Signed: 12/07/2023

City of Snoqualmie

Reclaimed Water Distribution System

Table of Contents

Introduction	1
Background	1
Historical Irrigation Usage.....	1
Alternatives Analysis.....	3
Alternative 1: Transition Irrigation Customers to Potable Supply.....	3
Alternative 2: Separation of City Reclaimed Water Irrigation System	5
Alternative 2A: Reclaimed Water Reservoir with Chlorination	6
Alternative 2B: Reclaimed Water Reservoir without Chlorination.....	6
Recommendation.....	7
Reclaimed Water Reservoir Preliminary Design	8
Reservoir Sizing	8
Reservoir Location	8
Reservoir Access	9
Reservoir Mechanical.....	9
Reservoir Electrical, Telemetry, and Lighting	9
Operations and Maintenance Considerations.....	10
Planning-Level Capital Costs	10
Conclusions and Next Steps	13

Tables

Table 1 – Existing Municipal Irrigation Pumps

Table 2 – City Irrigation Demands Summary

Table 3 – Reclaimed Water Reservoir Volume Basis of Design

Table 4 – Engineer’s Opinion of Probable Capital Cost for Sites 1 through 3 (Greenfield Sites)

Table 5 – Engineer’s Opinion of Probable Capital Cost for Site 4 (at WRF)

Table 6 – Engineer’s Opinion of Probable Capital Cost for Site 5 (WRF Clarifier)

Table 7 – Engineer’s Opinion of Probable Capital Cost for Site 6 (at IPS)

City of Snoqualmie

Reclaimed Water Distribution System

Table of Contents

Figures

Figure 1 – Existing Reclaimed Water System Map

Figure 2 – Average and Maximum Daily Irrigation Usage per Month

Figure 3 – Alternative 1 Schematic

Figure 4 – Municipal Reclaimed Irrigation Use and Potable Water Supplement

Figure 5 – Alternative 2 Schematic

Figure 6 – Potential Reservoir Location

Appendices

Appendix A – SEPA Checklist

Appendix B – DNS Letter

City of Snoqualmie

Reclaimed Water Distribution System

Engineering Report

Introduction

This Engineering Report (Report) evaluates alternatives for the City of Snoqualmie (City) to improve its reclaimed water distribution system to meet the requirements of the Washington State Department of Ecology's (Ecology) Reclaimed Water Rule and to comply with Permit Section R8.A.1 of the City's current Reclaimed Water Permit. This Report includes the reclaimed water system alternatives analysis and the preliminary design of the preferred alternative.

Background

The City owns and operates a potable water system, a sanitary sewer system, and a reclaimed water system. The reclaimed water supply and distribution system finished construction in 1999. The City's Water Reclamation Facility (WRF) supplies Class A reclaimed water to Eagle Lake, where it is stored as irrigation supply for City-supplied customers and the Snoqualmie Ridge Golf Course (Golf Course). City customers are supplied irrigation water from the City owned Irrigation Pump Station (IPS) located near Eagle Lake. The Golf Course irrigation system is owned and operated by the Golf Course and is separate from City operations. **Figure 1** shows the reclaimed water transmission main from the WRF to Eagle Lake, as well as the City's reclaimed water system irrigation areas.

In 2021, Ecology issued the City's updated National Pollutant Discharge Elimination System (Permit) Permit (No. WA0022403), which included additional requirements for the City's reclaimed water system. These updates are based on the recently modified Reclaimed Water Rule, Chapter 173-219 Washington Administrative Code (WAC), which includes requirements that did not exist at the time the reclaimed water system was constructed. Through the NPDES Permit, Ecology is requiring the City to modify the reclaimed water distribution system to "...not allow contamination of reclaimed water by lower quality water, such as urban stormwater runoff." The purpose of this Report is to analyze alternatives and propose reclaimed water system improvements to fulfill Permit Section R8.A.1 submittal requirements. The use of reclaimed water is necessary to help meet the growing need for clean water for beneficial use. It is RH2 Engineering, Inc., (RH2) and the City's understanding that the goal of the Reclaimed Water Rule and the Permit, as it pertains to the City's Class A reclaimed water irrigation system, is to prevent degradation of reclaimed water quality from other sources.

The existing City irrigation system is a non-expanding reclaimed water system. At this time, the City has no intention to increase the service area or number of customers that receive reclaimed water.

Historical Irrigation Usage

Currently, reclaimed water is produced at the WRF, sent to Eagle Lake via the Reclaimed Water Transmission Main, and then pumped from the IPS to the City's irrigation distribution system. The municipal side of the IPS has three pumps that supply a 10-inch pipeline that connects to

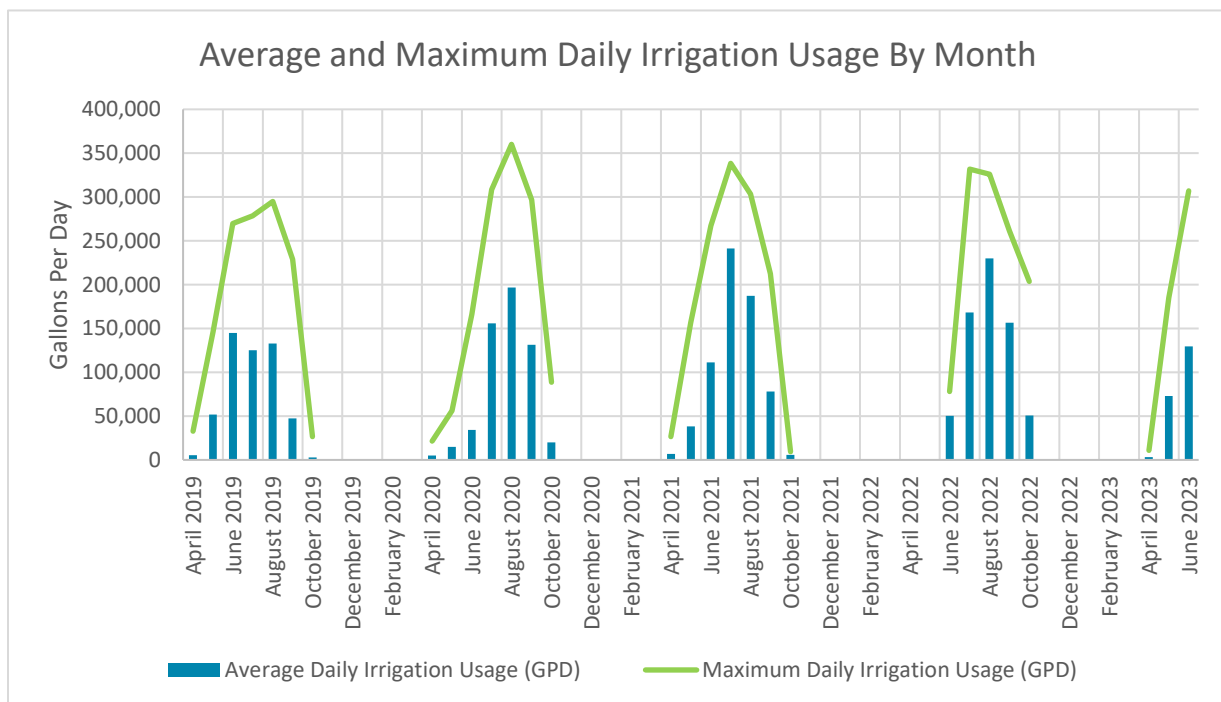
the City's irrigation distribution system. **Table 1** shows the existing pumps' capacity, total dynamic head, and horsepower.

Table 1
Existing Municipal Irrigation Pumps

Pump Quantity and Type	Pump Capacity (gpm)	Total Dynamic Head (ft)	Horsepower
(2) Vertical Turbine Pumps	500	400	75
(1) Jockey Pump	40	600	7.5

Historically, the City supplied Eagle Lake from two sources; Class A reclaimed water from the City's WRF, and water from the City's potable water system. In 2019, the City transitioned to using only reclaimed water for irrigation to help conserve potable water for beneficial use. **Figure 2** shows the average and maximum daily irrigation use for each month from April 2019 to June 2023 during irrigation season. During the 2019 through 2022 irrigation seasons, the average volume of irrigation water used for the City's irrigation system was 17.9 million gallons (MG) per year. This is not total reclaimed water supply to Eagle Lake or does it include supply to the Golf Course irrigation system.

Figure 2
Average and Maximum Daily Irrigation Usage per Month



The existing City irrigation system controller is a Rain Bird Maxicom Central Control System with meters to the various points of connection to bill customers. This Maxicom system controls irrigation of City areas overnight between the hours of 10 PM and 6 AM. **Table 2** summarizes the daily irrigation water demands.

Table 2
City Irrigation Demands Summary

Condition	Criteria	Gallons
Average Daily Demand	Average Day Production in July and August 2019-2022	180,000
Maximum Daily Demand	Maximum Day Production from 2019-2022	360,000
Maximum Daily Irrigation Pump Capacity	Eagle Lake Pump Station capacity with two 500 gallons per minute (gpm) pumps continuously running for 8 hours each night	480,000

The City contracts with Extended Range Forecasting Company, Inc., (ERF, aka Water Management Group, Inc.) to manage the irrigation system. The irrigation system piping varies throughout distribution, and there are multiple pressure regulating valves which reduce pressure to the zone of application. The jockey pump operates intermittently to maintain a pressure setpoint within the system, a minimum of 70 pounds per square inch (psi).

Alternatives Analysis

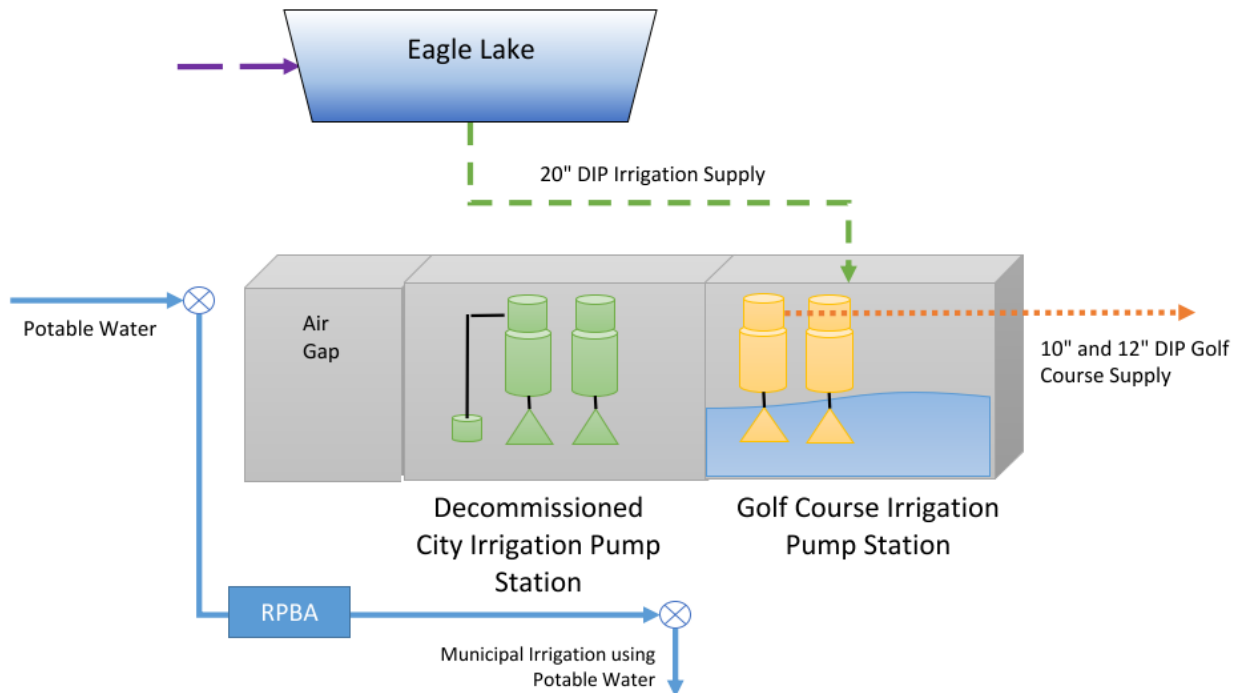
Ecology is requiring that the City's irrigation system be separated from Eagle Lake so that it does not pump water that is comingled with other potential water sources. In addition, the Reclaimed Water Rule requires that any Class A reclaimed water generator or distributor must maintain a free chlorine residual greater than 0.2 milligrams per liter (mg/L) or a total chlorine residual greater than 0.5 mg/L "...from the facility to the point of use to prevent biological growth, prevent deterioration of reclaimed water quality, and to protect public health." (WAC 173-219-370(1)). RH2 evaluated two distribution system improvement alternatives to comply with these regulations. Alternative 1 would transition the City's entire municipal irrigation supply downstream of the IPS to potable water, which inherently has a chlorine residual. Alternative 2 would construct a closed reservoir to store and separate reclaimed water generated by the WRF from the Golf Course's Eagle Lake. This alternative would either have a permanent chlorination system for disinfection or have appurtenances to implement emergency chlorination.

Alternative 1: Transition Irrigation Customers to Potable Supply

Alternative 1 would transition existing irrigation customers from reclaimed water to potable water. This can be accomplished by bypassing the IPS altogether and connecting the existing potable water supply directly to the 10-inch ductile iron pipe (DIP) municipal irrigation main. Piping associated with the municipal reclaimed IPS would be cut and capped. The existing 4-inch-diameter potable supply pipeline may need to be upsized to accommodate the new connection. A reduced pressure backflow assembly (RPBA) would be installed to prevent a cross connection to the domestic water system. The pipeline would be equipped with control valves

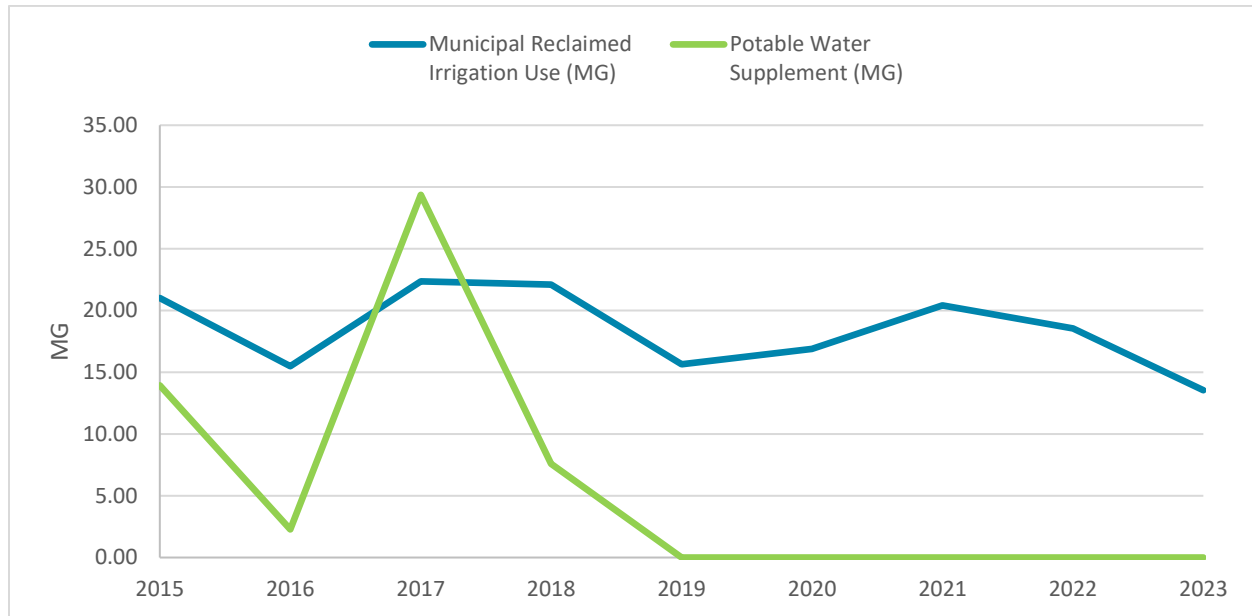
to regulate flow and a flow meter with a telemetry connection to allow the City to monitor water use. **Figure 3** shows a schematic of this alternative.

Figure 3
Alternative 1 Schematic



The City's Water Use Efficiency (WUE) Program, in accordance with the WUE Rule in the Municipal Water Supply – Efficiency Requirements Act, is helping to curtail excess potable water demands. Prior to 2019, potable water was used occasionally to supplement reclaimed water for irrigation. Since 2019, the City has not supplemented reclaimed water demands with potable water. **Figure 4** shows the historical annual municipal reclaimed water irrigation usage and potable water supplement. Converting municipal customers' irrigation supply from reclaimed water to potable water will result in higher potable water usage for irrigation. This will result in higher potable water usage for irrigation and may result in greater burden to water supply which has not been accounted for in water system planning.

Figure 4
Municipal Reclaimed Irrigation Use and Potable Water Supplement



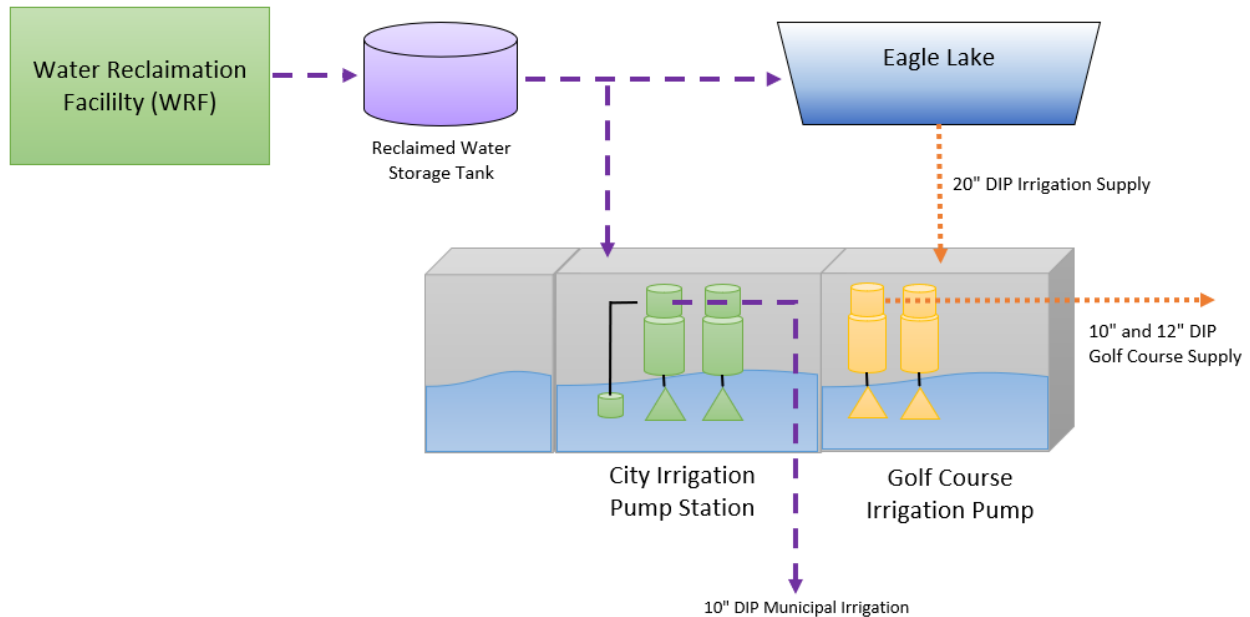
Converting the City's irrigation supply to potable water also will cause an increase in prices for City customers currently billed for reclaimed water. Per City Ordinance 1187, the rate for retail customers of the municipal irrigation system for reclaimed water is a flat rate (based on the percent of total zones a customer owns) plus a volumetric rate of \$3.21 per 100 cubic feet (ccf) in 2023. The commercial water/potable irrigation rate is a flat rate (based on the size of the customer's water meter) plus a volumetric rate of \$4.09/ccf in 2023 (assuming the usage falls within 300 to 801 ccf). Therefore, transitioning customers from reclaimed water to potable water would result in a cost increase of \$0.88/ccf in 2023.

The Water System Plan (WSP) details future water rights and source capacity limitations. Table 6-3 of the WSP shows that instantaneous water rights would be deficient by 2040 even factoring Water Use Efficiency (WUE). Table 7-2 of the WSP shows that projected water source capacity would be deficient by 2030. Due to the City's population growth, limited water rights, and customer cost impacts, potable water is not a viable long-term solution for the City to comply with the Reclaimed Water Rule.

Alternative 2: Separation of City Reclaimed Water Irrigation System

Alternative 2 consists of constructing a new reclaimed water reservoir. Reclaimed water produced at the WRF would be stored in the reservoir and then connected to the irrigation distribution system at the IPS, thereby completely separating Eagle Lake from the municipal irrigation system. This alternative would provide the City with complete control of the reclaimed water quantity and quality as it leaves the WRF. Eagle Lake would continue to be supplied with reclaimed water for use by the Golf Course. **Figure 5** shows a schematic of this alternative.

Figure 5
Alternative 2 Schematic



Alternative 2A: Reclaimed Water Reservoir with Chlorination

To maintain a chlorine residual per WAC 173-219-370, a chlorination system would inject sodium hypochlorite into the City's irrigation pump station discharge as the water is pumped to the municipal irrigation distribution system. The disinfection infrastructure would include a bulk sodium hypochlorite chemical storage and feed system, chlorine residual analyzers in the irrigation distribution system at key locations (to ensure a residual greater than 0.2 mg/L free chlorine or greater than 0.5 mg/L total chlorine), and electrical and control improvements.

The disadvantages of chlorinating reclaimed water not only include the additional capital and operational costs for the chemical feed system, but also the challenges and labor required to maintain a chlorine residual in this type of distribution system. As shown in **Figure 1**, unlike a potable water distribution system that typically loops fresh water throughout a system, the reclaimed water distribution system consists of a 10-inch-diameter transmission main to Eagle Lake and a branching network of irrigation lines from the pump station. This results in many dead-end, small diameter pipelines, each with their own extended water age issues. It would be challenging to monitor the various extents of the irrigation zones for chlorine residual. It would be even more challenging to consistently maintain a healthy chlorine residual in an intermittent system that only operates overnight and is dormant for most of the day. A fully looped irrigation system would require a complete rebuild of this distribution system.

Alternative 2B: Reclaimed Water Reservoir without Chlorination

WAC 173-219-370 allows for the distribution chlorine residual requirement to be waived or modified if the reclaimed water generator can demonstrate a benefit from reducing or eliminating the chlorine residual. The City previously requested a distribution chlorine residual waiver in a December 2015 Engineering Report under the condition that the chlorination disinfection system be maintained to either mitigate biological growth within the irrigation distribution system or provide disinfection in the event the ultraviolet (UV) disinfection system

cannot meet reclaimed water standards. In 2019, the City received formal approval from Ecology and the Washington State Department of Health (DOH) to waive the distribution chlorine residual requirement for the UV application. The City is requesting that Ecology and DOH continue to waive the distribution chlorine residual requirement for the proposed application of completely separating Eagle Lake from the municipal irrigation system by constructing a reclaimed water reservoir. The many benefits of not chlorinating the City's reclaimed water include the issues referenced previously. City operations staff would not need to operate and maintain the chlorine storage and feed equipment or monitor chlorine residual throughout the various dead-end irrigation zones overnight during the hours of irrigation.

One of the strongest reasons to not chlorinate is that the City has been operating this irrigation system for more than two decades without any recorded violations or public health concerns regarding the use of reclaimed irrigation water. The City has complete control of the irrigation system, there are no unauthorized users of the reclaimed water system, and the late-night hours of operation limit human exposure to the Class A reclaimed water. Augmenting this water with a chlorine residual would require extensive additional maintenance for City staff with minimal health benefit.

To provide disinfection flexibility, the City can keep the WRF reclaimed water pump discharge chemical injection point available if sodium hypochlorite is ever needed to sanitize the irrigation distribution system in an emergency. The City previously chlorinated Class A reclaimed water before the UV light disinfection system was implemented at the WRF.

Recommendation

Separating the City's reclaimed water allotment from Eagle Lake by installing a new closed water reservoir is the best solution to meet the updated Permit requirements. This will allow the City to have full control of the quality of reclaimed water generated by the WRF.

Maintenance of a chlorine residual to comply with WAC 176-219-370 may require rebuilding the City's entire irrigation distribution system, as well as extensive operator labor to maintain and operate a chlorine storage and injection system and monitor chlorine residuals in dead-end zones overnight. The non-looped irrigation distribution system may not feasibly sustain a chlorine residual due to extensive water quality issues within dead-end pipes. The effort required for maintaining this residual has minimal benefit since the City has had no reported public health issues with humans interacting with this reclaimed irrigation water since 1999 when construction was completed. It would be challenging to estimate the costs of chlorinating reclaimed water while upgrading the reclaimed water distribution system to ensure a persistent chlorine residual. The City is formally requesting Ecology waive the requirement of maintaining a chlorine residual as outlined in WAC 173-219-370, since separation through a proposed reclaimed water reservoir will meet the intent of the NPDES Permit.

Reclaimed Water Reservoir Preliminary Design

Reservoir Sizing

The reservoir will be sized to provide at least enough storage to meet the maximum day demand of the existing system over the 8 hour irrigation period. The irrigation period is from 10 PM to 6 AM and most reclaimed water is produced during the day. **Table 3** shows the basis of design for the reservoir's volume.

Table 3
Reclaimed Water Reservoir Volume Basis of Design

Condition	Criteria	Design Usage (gal)
Average Daily Demand	Average Day Demand (During Peak Irrigation Season)	180,000
Minimum Storage Volume	1.5 x Average Day Demand (per Reclaimed Water Facilities Manual)	270,000
Maximum Daily Storage Volume	Maximum Production from 2019-2022	360,000
Conservative Maximum Daily Storage Volume	Maximum Production with a 10% Safety Factor	400,000
Maximum IPS Pumping Condition	Eagle Lake Pump Station capacity with two 500 gpm pumps continuously running for 8 hours each night	480,000

The proposed reservoir should be sized to store approximately 400,000 gallons to provide some conservatism for the maximum daily volume. The exact size will be determined in a future phase of this project.

Reservoir Location

The proposed reclaimed water reservoir will be constructed along the reclaimed water transmission main that currently runs from the WRF to Eagle Lake. Reclaimed water will flow from the reservoir to the IPS and bypass Eagle Lake. A new control structure and clearwell also will need to be installed at the IPS. **Figure 6** provides six possible sites for the proposed reservoir. Sites 1 and 2 are preferable as they are out of the neighborhood's public view; however, they are both within Bonneville Power Administration's (BPA) easement and would require additional coordination and permitting prior to construction. If the BPA permitting timeline would prevent the tank from being constructed and operational by June 30, 2026, then Site 3 or 4 should be selected. Site 3 is within view of the Golf Course and many homeowners; therefore, it would require additional coordination with these stakeholders. Site 4 is at the WRF. This site would simplify operations and maintenance; however, due to hydraulic constraints, a reservoir at the WRF would have to be very shallow and would be significantly more expensive than the other sites. Site 5 would require constructing an additional clarifier at the WRF and utilizing it as a reclaimed water reservoir until City growth requires it to function as a clarifier to increase WRF treatment capacity. This option was eliminated as it is significantly more expensive than sites 1-3 and once a third clarifier is needed at the WRF, another reclaimed water reservoir also would be necessary. Site 6 is next to the IPS. This site was

eliminated due to the large number of existing utilities in the area. **Planning-Level Capital Costs** for all six sites are presented later in this Report.

Reservoir Access

The site will be developed to allow for large vehicles to drive to the infrastructure for any future work. The reservoir will be buried or partially buried depending on the selected location. There will be a single roof access hatch that will be a minimum of 30 inches in diameter for interior access and transport of any maintenance equipment inside the reservoir. The interior access ladder will be stainless steel and equipped with a safety climb system. The reservoir will be designed to prevent any stormwater intrusion to maintain the water quality of the reclaimed water.

Reservoir Mechanical

A control structure or mechanical piping system will be designed in a future phase of this project to split reclaimed water flows to the reservoir and to Eagle Lake. Due to the volume differences between the reservoir and Eagle Lake, the intent of the control structure would be to prioritize filling the reservoir first. The reservoir inlet pipe will be ductile iron outside of the reservoir, stainless steel under and through the reservoir foundation, and coated steel within the reservoir. The inlet pipe sizing and location will be determined during future phases of the project.

The separate outlet pipe also will be coated steel pipe inside the reservoir, stainless steel piping through the reservoir, and ductile iron piping outside the reservoir. There also will be new ductile iron piping from the reservoir outlet to the City's municipal irrigation pump station clearwell. The outlet pipe sizing will be determined during future phases of the project.

The reservoir control structure would direct any reservoir overflow water to Eagle Lake. This will be designed during future phases of the project. Reservoir drainage will also be determined during the design phase of the project and will account for the partially buried or completely buried structure, likely through piping or an accessory structure.

All pipes entering or leaving the reservoir will have expansion joints to allow for differential settling without putting strain on the pipes.

The reservoir will have one roof vent to move air during normal operation and provide vacuum protection for a major drawdown event. The vent system will be confirmed during the design phase of the project.

Reservoir Electrical, Telemetry, and Lighting

The reservoir instrumentation will communicate with the City's Supervisory Control and Data Acquisition (SCADA) system through fiber optic lines. The location of the existing wiring that can be extended to the site will be evaluated during future phases of the project.

The SCADA system at the reservoir site will monitor reservoir levels, notify staff of access hatch intrusion, and notify the City if there is an overflow event. Updates to the telemetry system at

the IPS will allow City operators to monitor and control water levels in Eagle Lake and the bypass control structure.

The reservoir will have site lighting to help facilitate City staff to access the reservoir anytime throughout the day. Additional security measures will be determined during future phases of the project.

Operations and Maintenance Considerations

City WRF staff would operate and maintain the proposed reservoir and control structure, but the required labor is expected to be minimal due to the passive nature of these distribution system improvements.

If irrigation water is required in early spring before the WRF starts producing Class A reclaimed water regularly, then the irrigation system should be configured to be supplemented with potable water through an air gap or an approved backflow prevention device for potable cross-connection control.

The City can plan on shock chlorinating the transmission main, reservoir, and pipeline routinely as a maintenance procedure to ensure sanitary conditions at the start of each irrigation season. The emergency chlorination injection point can be activated for this activity. At the end of each irrigation season, the irrigation distribution system can be flushed and drained as much as possible.

Once construction of the reclaimed water reservoir is complete, the City will update its *Reclaimed Water Operations and Maintenance Manual* per the NPDES Permit requirements. This will include shock chlorination and flushing protocols for the reclaimed water distribution system, updates to the sign maintenance program, and cross-connection control maintenance activities, such as proper backflow prevention assembly testing protocols.

Planning-Level Capital Costs

This section summarizes the capital costs of the reclaimed water storage tank alternatives presented in **Figure 6**. **Table 4** presents an opinion of probable construction and overall project costs for a proposed reservoir on Sites 1 through 3, as these three sites have similar capital costs related to being undeveloped with minimal existing infrastructure and utilities.

Table 5 presents an opinion of probable cost for Site 4, which is significantly higher than Sites 1, 2, and 3 due to the shallow and wide geometry of the proposed tank to make the WRF location feasible. **Table 6** presents an opinion of probable cost for Site 5, which constructs a new clarifier to function as a reclaimed water reservoir. **Table 7** presents an opinion of probable cost for Site 6, which locates the proposed reservoir directly adjacent to the IPS. Costs and contingencies will be further refined during future phases of the project.

Table 4
Engineer's Opinion of Probable Capital Cost for Sites 1 through 3 (Greenfield Sites)

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$265,000
Site Work	LS	\$275,000
Structural	LS	\$2,239,000
Utility	LS	\$100,000
Electrical, Telemetry, and Automatic Control	LS	\$100,000
Construction Cost Subtotal		\$2,979,000
Construction Contingency (30%)		\$894,000
Sales Tax (8.9%)		\$265,200
Total Estimated Construction Cost		\$4,139,000
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,449,000
City Project Administration		\$621,000
Total Project Cost		\$6,300,000

Table 5
Engineer's Opinion of Probable Capital Cost for Site 4 (at WRF)

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$323,000
Site Work	LS	\$300,000
Structural	LS	\$2,688,000
Utility	LS	\$90,000
Electrical, Telemetry, and Automatic Control	LS	\$150,000
Construction Cost Subtotal		\$3,551,000
Construction Contingency (30%)		\$1,066,000
Sales Tax (8.9%)		\$316,000
Total Estimated Construction Cost		\$4,933,000
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,727,000
City Project Administration		\$740,000
Total Project Cost		\$7,400,000

Table 6
Engineer's Opinion of Probable Capital Cost for Site 5 (WRF Clarifier)

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$302,000
Site Work	LS	\$450,000
Structural	LS	\$1,715,000
Utility	LS	\$450,000
Electrical, Telemetry, and Automatic Control	LS	\$400,000
Construction Cost Subtotal		\$3,317,000
Construction Contingency (30%)		\$996,000
Sales Tax (8.9%)		\$296,000
Total Estimated Construction Cost		\$4,610,000
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,614,000
City Project Administration		\$692,000
Total Project Cost		\$7,000,000

Table 7
Engineer's Opinion of Probable Capital Cost for Site 6 (at IPS)

Item	Unit	Total Cost
Mobilization, Demobilization, Site Prep, and Cleanup (10%)	LS	\$316,000
Site Work	LS	\$400,000
Structural	LS	\$1,910,000
Utility	LS	\$750,000
Electrical, Telemetry, and Automatic Control	LS	\$100,000
Construction Cost Subtotal		\$3,476,000
Construction Contingency (30%)		\$1,041,000
Sales Tax (8.9%)		\$309,000
Total Estimated Construction Cost		\$4,826,000
Engineering Design, Survey, Geotechnical, Permitting, Bid-Phase Services, Construction-Phase Services		\$1,687,000
City Project Administration		\$723,000
Total Project Cost		\$7,300,000

Sites 1, 2, and 3 are the lowest cost options for the proposed reclaimed water reservoir and are to be further explored during future phases of this project. Locating the reservoir at the WRF (Site 4) was eliminated since it is more expensive and would reduce the amount of expandable area at the WRF. While developing a third WRF clarifier (Site 5) would be more expensive than Sites 1 through 3, it has the benefit of being converted into a future clarifier when needed.

However, this option postpones a true reclaimed water storage solution for the future and has been eliminated. Building the reservoir directly at the IPS (Site 6) would require a massive reconstruction of below-grade utilities; this option has been eliminated due to the additional cost and unknown risks.

Conclusions and Next Steps

The recommended alternative to comply with the Reclaimed Water Rule is for the City to store reclaimed water in a proposed reservoir, separating this supply. The proposed reservoir should be located in an open area near the Golf Course away from existing infrastructure and utilities (proposed Sites 1, 2, and 3). The irrigation system is a non-expanding system with no proposed new reclaimed water users in the near future. The existing infrastructure was operated and maintained for more than two decades with no public health concerns since the City irrigates overnight to minimize human exposure. Implementing a chlorination system to provide a chlorine residual would incur extensive costs and labor for minimal benefit.

The predesign and site selection will be finalized in 2023. A preliminary environmental review and planning-level State Environmental Policy Act (SEPA) Checklist has been prepared to comply with WAC 173-240-060(3)(r) and is attached as **Appendix A**. The City's determination of nonsignificance (DNS) letter associated with that planning-level SEPA is attached as **Appendix B**. A project-level SEPA and other permitting will be completed concurrent with the design phase of this project after site selection. Design of the recommended improvements is anticipated to begin in 2024, with the goal to have construction complete by June 30, 2026, to comply with the milestones listed on the Permit. The preliminary design-level cost estimate for this project is between \$6,000,000 to \$7,000,000, depending on the selected tank location.

Figures

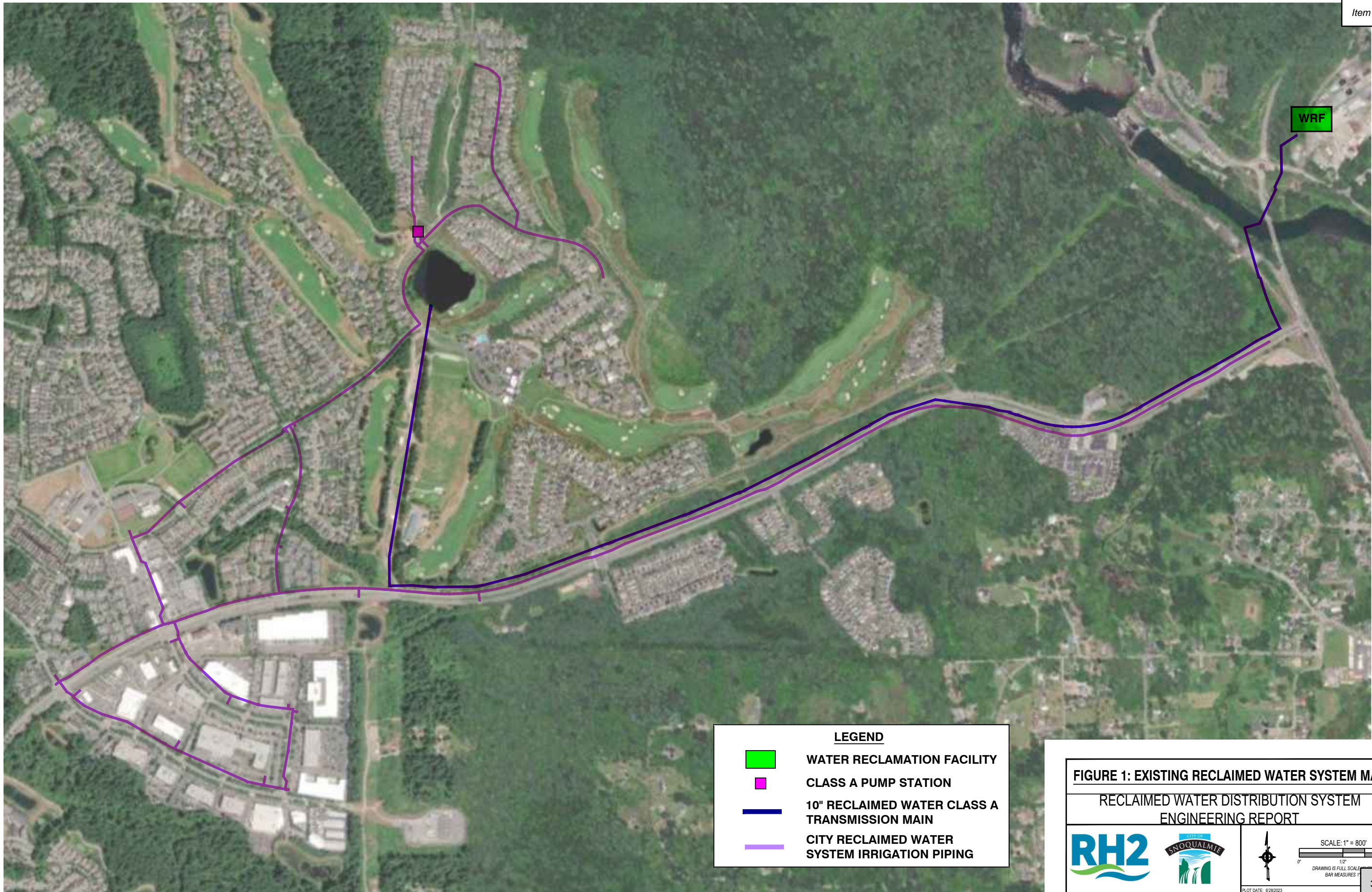







FIGURE 6: POTENTIAL RESERVOIR LOCATIONS

RECLAIMED WATER DISTRIBUTION SYSTEM ENGINEERING REPORT

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			0' 1/2" 1" DRAWING IS FULL SCALE BAR MEASURES FT
PLOT DATE: 9/11/2023 FILE PATH: I:\corp\rh2.com\dfs\Projects\Data\SNOQ22-0187\CAD\dwg-3-siting\report-2.dwg			325

Appendix A

SEPA Checklist

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Reclaimed Water Distribution System Improvements

2. Name of applicant:

City of Snoqualmie (City) Public Works Department

3. Address and phone number of applicant and contact person:

Andrew Vining, PE, Project Engineer
City of Snoqualmie Public Works
38624 SE River Street
Snoqualmie, WA 98065
(425) 831-8919, ext. 3004

4. Date checklist prepared:

October 6, 2023

5. Agency requesting checklist:

City Planning Department and Washington State Department of Ecology (Ecology)

6. Proposed timing or schedule (including phasing, if applicable):

The *Reclaimed Water Distribution System Engineering Report* (Engineering Report) (RH2, 2023) is undergoing final review and pending approval with Ecology, which is planned to occur before the end of 2023. The predesign and site selection for the reservoir will be finalized in late 2023. Design of the recommended improvements is anticipated to begin in 2024, with the goal of having construction complete by June 30, 2026, to comply with the requirements of Ecology's Reclaimed Water Rule and with Permit Section R8.A.1 of the City's current National Pollutant Discharge Elimination System (NPDES) Permit.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The existing City irrigation system is a non-expanding reclaimed water system. The City does not currently intend to increase the service area or number of customers that receive reclaimed water. Future improvements or expansion of the reclaimed water system would be covered in future State Environmental Policy Act (SEPA) review, as needed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Engineering Report, which includes a reclaimed water system alternatives analysis and preliminary design information for a preferred site alternative, has been prepared in support of this project. This SEPA Checklist has been prepared to accompany the Engineering Report review through Ecology, as well as detail anticipated project

improvements to the extent they are presently defined. Additional environmental documentation is anticipated to be prepared for construction of a preferred alternative, as well as for compliance with permitting processes, including the State Environmental Review Process (SERP) through Ecology. SERP is anticipated to be completed for this project as a condition of receiving Clean Water State Revolving Fund (CWSRF) funding.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No pending applications or approvals are known.

10. List any government approvals or permits that will be needed for your proposal, if known.

This SEPA will be processed by the City to accompany the Engineering Report. A project-level SEPA will be prepared following site selection and subsequent design. Approvals needed for the project include the following.

- Project Design/Construction Review and Approval – Washington State Department of Health (DOH) and Ecology
- SERP Compliance is anticipated to be required for the project pending award of CWSRF funding, including the following components – Ecology
 - Environmental Review (SEPA) (for project-level improvements)
 - Public participation/engagement
 - Section 106 National Historic Preservation Act (NHPA) Cultural Resources Review
 - Environmental Justice Review
 - Compliance with applicable federal cross cutters, as needed (e.g., Clean Air Act, Endangered Species Act, etc.)
- Proposed Use of Bonneville Power Administration (BPA) Right-of-Way Approval would be needed for select potential reservoir sites – BPA
- Clearing and Grading Permit – City
- Critical Areas Review would be needed for select potential reservoir sites – City
- Commercial Building Permit – City

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City's Water Reclamation Facility (WRF) produces Class A reclaimed water and supplies it to Eagle Lake via a transmission main that traverses State Route (SR) 202 and Snoqualmie Parkway. Class A water is stored in Eagle Lake as irrigation supply for the City's Class A distribution system and the Snoqualmie Ridge Golf Course (Golf Course). Reclaimed water is

distributed to the above-mentioned sources via the City-owned Irrigation Pump Station (IPS) located near Eagle Lake.

In 2021, Ecology issued the City's updated NPDES Permit (No. WA0022403), which included additional requirements for the City's reclaimed water system. These updates are based on the recently modified Reclaimed Water Rule in Chapter 173-219 Washington Administrative Code (WAC), which includes requirements that did not exist at the time the reclaimed water system was constructed. Through the NPDES Permit, Ecology is requiring the City to modify the reclaimed water distribution system to "...not allow contamination of reclaimed water by lower quality water, such as urban stormwater runoff."

To comply with the 2018 update of the Reclaimed Water Rule, the City is proposing construction of a new closed reservoir to store and separate reclaimed water generated by the WRF from Eagle Lake. Reclaimed water produced at the WRF would be stored in the reservoir and then connected to the irrigation distribution system at the IPS, thereby completely separating Eagle Lake from the City's Class A distribution system. The proposed closed reservoir also would involve construction of a new reclaimed water pipeline to the IPS. Six potential reservoir sites are identified in the Engineering Report and four are being evaluated further to determine the optimal location for the new facility.

This SEPA Checklist is being included with the Engineering Report review and is intended to satisfy planning-level SEPA review. To the extent that details are known for the proposed alternative reservoir sites, they have been included; however, the City anticipates preparation of a project-level SEPA once the reservoir site is selected and subsequent design is completed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Potential reservoir sites identified in the Engineering Report are all within City limits. Potential reservoir sites 1, 2, and 3 are in the Snoqualmie Ridge neighborhood, near the Golf Course. Potential reservoir site 4 is within the footprint of the City's existing WRF. The proposed reclaimed water transmission main alignment would be dependent on the reservoir site selected, but generally would traverse along existing rights-of-way from the IPS to the new reclaimed water reservoir. These reservoir sites are in the eastern half of Section 25, Township 24 North, Range 07 East.

Potential reservoir sites 1 and 2 are located within the BPA overhead power line corridor on parcel no. 2524079001, which encompasses the Golf Course. These sites are along an unnamed private road that spans south to north from Snoqualmie Parkway to SE Ridge Street through the Golf Course and is primarily used for Golf Course operations and maintenance.

Potential reservoir site 3 is located on parcel no. 2624079045, northwest of Eagle Lake, on the northwest side of Eagle Lake Drive SE and southwest of the existing IPS.

Potential reservoir site 4 is on parcel no. 3024089079 at the existing WRF site, on the north side of the Snoqualmie River and north of SE Stearns Road, approximately 1.5 miles east of Eagle Lake. Potential reservoir site 4 was determined to have a much higher cost of design and construction due to hydraulic limitations and is omitted from further discussion in this SEPA Checklist.

Refer to the attached **Potential Reservoir Locations** map showing the potential reservoir sites and possible reclaimed water transmission main alignment.

B. Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope on potential reservoir site 1 is associated with the hillside north of Snoqualmie Parkway and is approximately 5 percent. Potential reservoir site 2 is generally flat with some gentle hills. The steepest slope on potential reservoir site 3, associated with the Golf Course and the road embankment of Eagle Lake Drive, is approximately 13 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the Natural Resources Conservation Service soil survey data, the potential reservoir sites are entirely within the Tokul gravelly medial loam, 8 to 15 percent slopes, soil map unit, which is comprised of a moderately well drained gravelly medial loam that develops from volcanic ash mixed with loess over glacial till on hillslopes or till plains. This soil is classified as a farmland of statewide importance and is not hydric.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Earthwork would be needed to construct a new approximately 480,000-gallon water reclamation reservoir, install a reclaimed water transmission main from the new reservoir to the existing IPS and install associated power and communication lines between the new reservoir and the existing IPS. Earthwork quantities vary between the potential reservoir sites and will be further detailed in the planned project-level SEPA.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion could occur during construction and clearing activities; however, construction best management practices (BMPs) will be included in the project design to reduce the chance for erosion, water quality impacts, and sedimentation resulting from construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Some impervious surfaces, associated with roadways and existing facilities, are present in the existing site areas. The proposed improvements would construct a partially buried reclaimed water reservoir, potentially increasing impervious surfaces. The project-level SEPA will detail anticipated impervious surface percentages associated with the selected reservoir site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

During construction, appropriate temporary erosion and sedimentation control (TESC) measures will be implemented to limit the potential for erosion resulting directly from construction activities (e.g., proper soil cover, dust control, inlet protection, sediment control, etc.). TESC measures will be included on the design plans to address erosion control planning for construction of the project. The finished project is not expected to result in erosion.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Temporary exhaust and dust emissions from construction equipment and vehicles are anticipated during construction but would not be present post-construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Construction equipment and vehicles shall conform with Washington State standards for air quality, including using properly functioning equipment and vehicles that have passed emissions testing, using clean-burning fuels when possible, limiting diesel exhaust, limiting vehicle idling, etc.

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Eagle Lake is an approximately 5-acre manmade waterbody surrounded by residential neighborhoods near the center of the Golf Course. Eagle Lake is a closed depression that is currently supplied by Class A reclaimed water from the City's WRF and has no natural outlet. Reclaimed water is stored and pumped from Eagle Lake via the IPS for land application of irrigation water at the Golf Course and throughout the City. Upon project completion, water allocated for the City's Class A distribution system will bypass Eagle Lake and be stored in the new reclaimed water reservoir.

Wetland and/or stream habitat may be present adjacent to some of the potential reservoir sites; however, site selection and subsequent design is needed to accurately determine project proximity and impacts to these features.

Water in the surrounding region generally drains to the Snoqualmie River, which flows to the northwest. Eagle Lake and drainage associated with the Golf Course do not flow into the Snoqualmie River; therefore, the Snoqualmie River will be unaffected by this proposal.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Reservoir site selection and additional design is needed to determine proximity and/or impacts to streams or wetlands. It is anticipated that project design will occur in a manner that minimizes impacts to these critical areas.

No impacts to Eagle Lake or the Snoqualmie River are anticipated for any of the potential reservoir sites during construction and upon project completion.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None. The project will not involve fill or excavation within wetlands or waters of the state.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No Federal Emergency Management Agency mapped flood zones occur on or within proximity to the project sites.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground Water:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the**

well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface water in the area is currently and will remain intercepted and routed directly to existing stormwater infrastructure associated with residential neighborhoods, public roadways, and the Golf Course. The completed project will not impact the existing runoff patterns of the site.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

BMPs will be implemented to avoid and minimize potential impacts to nearby areas during project construction. Project design will be completed to adhere to applicable local, state, and federal regulations that provide standards to reduce and control impacts to surface, ground, and storm waters and drainage patterns.

4. Plants

- a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ orchards, vineyards, or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Varying amounts of common lawn grasses and/or disturbed weedy vegetation will be removed for construction of the proposed reclaimed water reservoir. The amount and type of vegetation to be removed is dependent on the selected reservoir site, and this will be further detailed in a project-level SEPA.

c. List threatened and endangered species known to be on or near the site.

Based on a review of U.S. Fish and Wildlife Service (USFWS) Endangered Species Act maps and data, Washington State Department of Natural Resources Natural Heritage Data, and Washington Department of Fish and Wildlife Priority Habitats and Species data, the potential reservoir sites and surrounding areas do not support threatened or endangered plant species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

To be determined with subsequent project design and detailed in subsequent project-level SEPA.

e. List all noxious weeds and invasive species known to be on or near the site.

According to the King County iMap GIS database, tansy ragwort (*Senecio jacobaea*), a King County Class B noxious weed, was observed near the potential reservoir sites.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

According to USFWS Information for Planning and Consultation database, gray wolf (*Canis lupus*), North American wolverine (*Gulo gulo luscus*), marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), bull trout (*Salvelinus confluentus*), and monarch butterfly (*Danaus plexippus*) may be present in the area. However, based on the developed nature of the site, suitable habitat for these species is not present on or in the immediate vicinity of the project site. No threatened or endangered species or their habitats are anticipated to be present on or near the site.

c. Is the site part of a migration route? If so, explain.

The project area is within the Pacific Flyway migration route; therefore, it may provide habitat for migratory bird species. USFWS data shows five migratory species recognized as Birds of Conservation Concern that may be found in the project area (e.g., evening grosbeak, olive-sided flycatcher, rufous hummingbird, etc.).

d. Proposed measures to preserve or enhance wildlife, if any.

None anticipated at this time.

e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Gasoline and oil will be used to fuel equipment for construction of the project. Electric energy will continue to be used to operate pumps for the IPS.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None known at this time.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No.

1. Describe any known or possible contamination at the site from present or past uses.

None known.

a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Construction of the project will utilize oil- and gas-fueled equipment and may require temporary fuel storage onsite. These uses do carry some risk of spill; however, the risk should be minimized with the implementation of spill control methodologies to be outlined in the project design and technical specifications in accordance with Washington State pollution control standards.

c. Describe special emergency services that might be required.

No special emergency services are anticipated.

d. Proposed measures to reduce or control environmental health hazards, if any.

No additional measures beyond those mentioned previously.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise, associated with Eagle Lake Drive SE and other roadways, is present at the site but is not anticipated to impact the project.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Temporary construction noise will occur to install the proposed reclaimed water reservoir. The contractor will need to follow regulations set forth in Snoqualmie Municipal Code (SMC) 9.36.020, including controlling the level and timing of construction noise. The completed project will not produce noise disturbance above ambient levels at the site.

3. Proposed measures to reduce or control noise impacts, if any.

No additional measures beyond those mentioned previously.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

All potential reservoir sites are along the City's existing 10-inch reclaimed water Class A transmission main alignment. Land uses near the potential reservoir sites include public and private roadways, the BPA overhead power line corridor, and Golf Course operations. Additional design and project-level SEPA completion will further define land uses in proximity to the selected reservoir site, as well as potential impacts to current surrounding land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No.

- c. Describe any structures on the site.**

Potential reservoir sites 1 and 2 contain few above-ground structures including BPA overhead power lines and associated power poles, buildings that house Golf Course facilities and equipment, and other miscellaneous structures. No above-ground structures are present at potential reservoir site 3.

- d. Will any structures be demolished? If so, what?**

No.

- e. What is the current zoning classification of the site?**

According to the City's Official Zoning Map 2016, the entire project is within the Mixed Use (MU) local zoning classification.

- f. What is the current comprehensive plan designation of the site?**

The current comprehensive plan designation of the site is MU.

- g. If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Wetlands and/or streams could be present adjacent to select potential reservoir sites.

- i. Approximately how many people would reside or work in the completed project?**

None.

- j. Approximately how many people would the completed project displace?**

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposed project is consistent with existing and projected land uses. With subsequent design, project land use approval, including review of consistency with existing and projected land uses, will be completed by the City's Community Development Department

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any.

Not applicable.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed reclaimed water reservoir is anticipated to be approximately 24 feet tall, with up to 10 feet of the structure above grade. No other above-ground structures are proposed.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Following site selection, design of the selected reclaimed reservoir site will be conducted to minimize aesthetic impacts. Specific measures will be detailed in a project-level SEPA.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any.

None proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Potential reservoir sites 1, 2, and 3 are located within the Golf Course.

Additionally, Snoqualmie Falls, a popular scenic attraction, is located approximately 1 mile northeast of Eagle Lake. Associated with the 270-foot waterfall is a 2-acre park, gift shop, observation deck, and the Salish Lodge.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not impact the continued use of existing recreational opportunities in proximity to the site.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None proposed.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Approximately 1.25 miles to the east of the potential reservoir sites is the Snoqualmie Falls Hydroelectric Power Plant Historic District and the Snoqualmie Falls Cavity Generating Station, both listed on the National Register of Historic Places and the Washington Heritage Register. The proposed improvements will not affect either of these historic places.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known. According to the Washington State Department of Archaeology and Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD) predictive model database, the proposed reservoir project sites are within an area with moderately low risk of containing as-yet unidentified archaeological sites. However, construction in the project footprint will occur primarily in previously disturbed areas associated with the Golf Course, so the probability of inadvertent discovery is anticipated to be minimal. A Cultural Resources Assessment will be prepared and reviewed as part of the project.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

It is anticipated a professional cultural resources consultant will conduct a background review, contact DAHP and area Tribes, conduct field investigations, and prepare a report, as necessary, to identify archaeological and historic evidence in the selected reclaimed water reservoir project location and evaluate the potential for the project to affect cultural resources.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Specific cultural resources review and minimization measures will be detailed in a subsequent project-level SEPA.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The potential reservoir sites can be accessed via Snoqualmie Parkway. All potential reservoir sites are serviced by SR 202 and Interstate 90.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The nearest transit stop to the project is located at Ridge Street and Fairway Avenue, located approximately 1/4 mile from the site.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

None proposed.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

None.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No.

g. Proposed measures to reduce or control transportation impacts, if any.

None proposed.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed utilities to be installed at the selected reclaimed water reservoir site include a Class A reclaimed water reservoir, pipeline, and power and communication lines.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 
Andrew Vining (Oct 9, 2023 4:02 PDT)

SEPA Responsible Official

Type name of signee: Andrew Vining, PE

Position and agency/organization: Project Engineer/City of Snoqualmie

Date submitted: 10/9/2023

Redline comments reflect updates to the checklist based on public comments received on Monday November 27th, 2023.

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The site selection alternatives outlined in the Engineering Report will divert reclaimed water currently conveyed to Eagle Lake to a new closed reservoir for separate storage and City Class A reclaimed water use, thereby preventing comingling of City irrigation water with other sources and reducing the amount of reclaimed water discharged to Eagle Lake in the long-term.

- **Proposed measures to avoid or reduce such increases are:**

The proposed Engineering Report and subsequent reclaimed water system improvements will bring the City's reclaimed water system into compliance with the requirements of its current NPDES Permit. The changes are prompted by the 2018 modifications to the Reclaimed Water Rule, Chapter 174-219 WAC. Improvements and preliminary design described in the Engineering Report shall be compliant with local, state, and federal laws governing discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Engineering Report and reclaimed reservoir site selection alternatives have been developed with consideration for avoidance and minimization of impacts to plants, animals, fish, and marine life. Site selection alternatives are in areas of previous disturbance, including the Golf Course, roadways, improved roadside shoulder areas, and along the alignment of the existing Class A reclaimed water transmission main and other utilities. Since the sites are entirely in previously disturbed areas, which coincide with areas providing low habitat value, impacts to plants, fish, and other wildlife are anticipated to be minimal.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

No additional measures, as it pertains to the Engineering Report and preliminary design information, are proposed to protect, or conserve plants, fish, and other wildlife currently. After the preferred site alternative has been selected, and during design, the City will evaluate potential impacts to plants, animals, fish, or marine life. These proposed Class A reclaimed water improvements will be designed in accordance with City critical areas regulations and state and federal laws governing the protection of natural resources and fish and wildlife. The City will prepare a project-level SEPA,

once the reservoir site is selected and subsequent design is complete, that will include a further review of potential vegetation and wildlife impacts.

3. How would the proposal be likely to deplete energy or natural resources?

Findings from the Engineering Report indicate that no impacts to energy or natural resources are anticipated for any of the potential reservoir sites. The proposed alternatives utilize existing pumps for irrigation water; therefore, no additional permanent energy needs are anticipated.

- **Proposed measures to protect or conserve energy and natural resources are:**

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The site selection alternatives identified in the Engineering Report avoid and minimize, to the maximum extent possible, impacts on environmentally sensitive areas or areas designated for governmental protection. Impacts to wetlands and/or wetland buffers and areas containing cultural resources are possible, dependent on the site alternative selected; however, the City anticipates preparation of a project-level SEPA, once subsequent design is complete, that will include a further review of potentially impacted environmentally sensitive areas or areas designated for governmental protection.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Specific critical areas and cultural resources review and minimization measures will be detailed in a subsequent project-level SEPA. No additional measures to avoid or reduce impacts to environmentally sensitive areas or areas designated for governmental protection are proposed currently.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The improvements provided in the Engineering Report are compatible with existing land use plans, including the *Snoqualmie Comprehensive Plan 2032*, *Snoqualmie Ridge II Development Standards*, and the *Snoqualmie Ridge Class "A" Water System and Irrigation Plan*. Improvements will not impact land or shoreline use in the region.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The proposed Engineering Report and reclaimed water system improvements would continue to allow all permissible land and shoreline uses in the Mixed Use zone of the City. No additional measures to avoid or reduce shoreline and land use impacts are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not likely to increase demands on transportation or public services and utilities. The existing City irrigation system is a non-expanding reclaimed water system

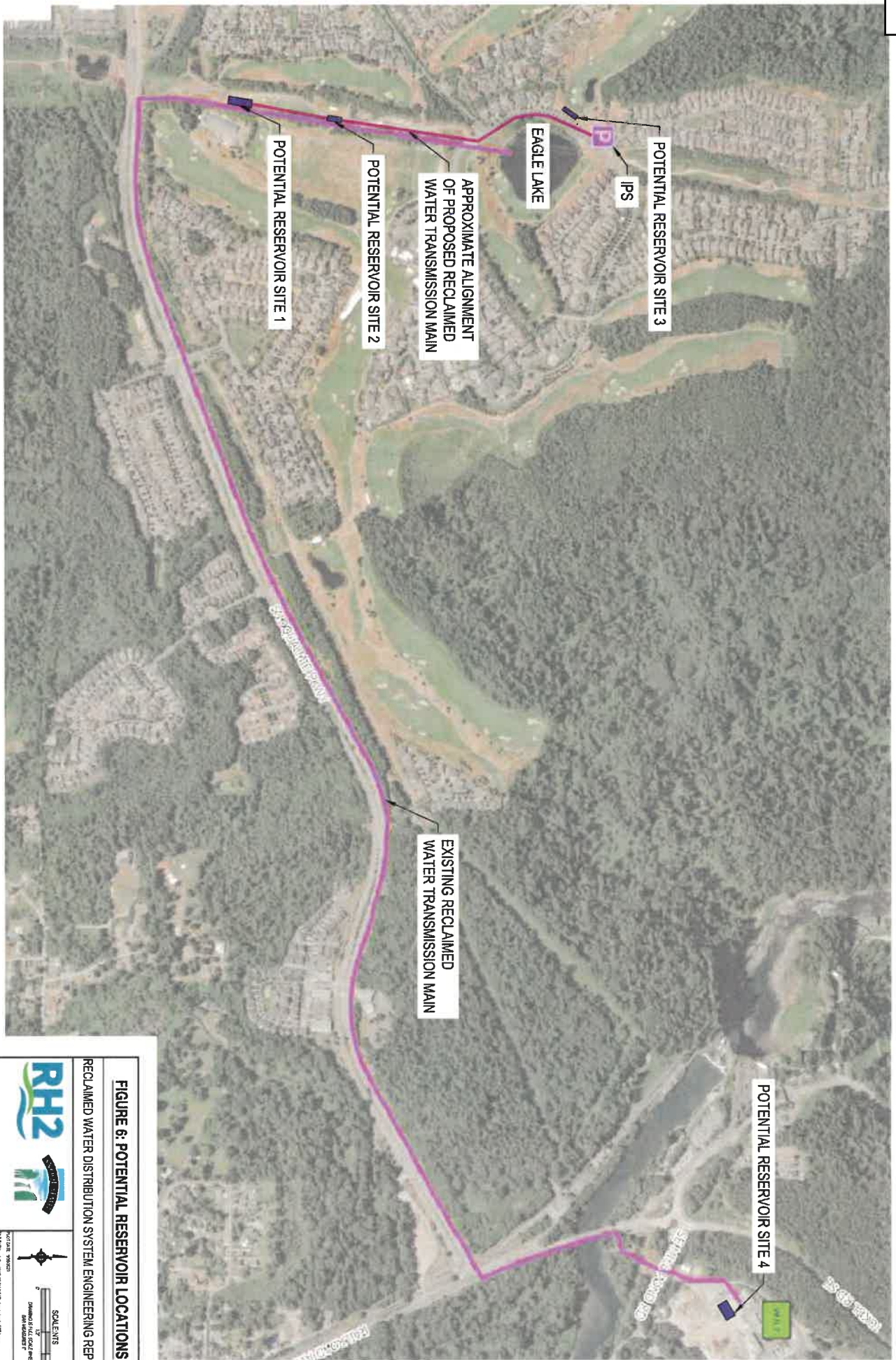
and the proposed improvements described in the Engineering Report would only serve to separate the City's reclaimed water storage from the Golf Course supply.

- **Proposed measures to reduce or respond to such demand(s) are:**

No measures to reduce or respond to such demands are proposed currently. In the event that the City experiences an increase in service area or number of customers that receive reclaimed water, improvements or expansion of the reclaimed water system would be covered in future SEPA review, as needed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed Engineering Report and subsequent improvements are being developed to comply with state requirements for protection of the environment, including Chapter 173-219 WAC. Through the City's NPDES Permit, Ecology is requiring the reclaimed water system to be modified to "... not allow contamination of reclaimed water by lower quality water, such as urban stormwater runoff." The proposed Engineering Report analyzes alternatives and proposes reclaimed water system improvements to fulfill NPDES Permit requirements. No conflict with any other local, state, or federal laws or requirements are anticipated because of this proposal.







SNQ_Reclaimed Water Reservoir_SEPA Checklist 10092023

Final Audit Report

2023-10-09

Created:	2023-10-09
By:	Andrew Vining (AVining@snoqualmiewa.gov)
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-  Agreement completed.
2023-10-09 - 4:02:24 PM GMT

Appendix B

DNS Letter



38624 SE River Street
PO Box 987
Snoqualmie, WA 98065

Office: 425-888-5337
Fax: 425-831-6041

www.snoqualmiewa.gov

DETERMINATION OF NONSIGNIFICANCE (DNS)

Project Name:	Reclaim Water Reservoir
File Number:	SEPA2023-0005
Issuance Date:	November 22, 2023
Publication Date:	November 22, 2022
Proponent:	City of Snoqualmie, Parks and Public Works Department P.O. Box 987 Snoqualmie, WA 98065
Description of Proposal:	The City of Snoqualmie is considering various sites for the construction of a closed reservoir and a new reclaimed water pipeline to store and separate reclaimed water generated by the WRF from Eagle Lake.
Project Location:	Potential reservoir sites under consideration include parcels numbers 2524079001, 2624079045 and 3024089079.
Lead Agency:	City of Snoqualmie
Existing Environmental Documents:	Reclaimed Water Distribution System Engineering Report by RH2, dated October 2023, SEPA Checklist dated, October 9, 2023.
Threshold Determination:	The City of Snoqualmie has determined the proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision is made after review of a completed environmental checklist and other information on file with the city. This information is available to the public on request, email: communitydevelopment@snoqualmiewa.gov , phone: 425-888-5337. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days after the date of issuance. Legal notice is provided pursuant to RCW 43.21C.080.
Responsible Official:	Emily Arteche, AICP, Community Development Director, 38624 SE River Street PO Box 987 Snoqualmie, WA 98065, PH: 425-888-5337.
Public Comment:	Comments on the DNS may be submitted until December 5, 2023, by 5:00 PM via e-mail: communitydevelopment@snoqualmiewa.gov or mail: City of Snoqualmie, Community Development Department, PO Box 987 Snoqualmie, WA 98065. Please include File Number: SEPA 2023-0005 in the comment. The city will not take final action on this proposal until after the end of the comment period. The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Snoqualmie (City) reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the City and/or necessary for the general health, safety, and welfare of the public.
APPEAL:	This DNS may be appealed, pursuant to WAC 197-11-680.

Emily Dutche

SIGNATURE: _____ **DATE:** November 22, 2023

Council Agenda Bill

AB Number

AB25-049

Agenda Bill Information

Title*

On-Call Water & Sewer Design Services

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

04/14/2025

Staff Member

Andrew Vining

Department*

Public Works

Committee

Parks and Public Works

Committee Date

04/08/2025

Exhibits

Packet Attachments - if any

x1 Resolution.docx	22.05KB
x2 (Agreement).pdf	1MB
x3 Consultant Selection Memo.pdf	1.3MB

Summary

Introduction*

Brief summary.

This agenda bill seeks approval to select RH2 Engineering for upcoming on-call services needed to support the water and sewer utility. The City's water system plan identifies priority capital improvement projects and system capacity based on 2017 data. Updated system modeling and evaluation is needed to consider capacity for new development and scope upcoming capital improvements.

Proposed Motion

Approved Resolution 1714 selecting RH2 for on-call water & sewer design services.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

The General Sewer Plan (GSP) and Water System Plan (WSP) provide a comprehensive analysis of each utility including priority capital improvements and projected system capacity. The utility plans are based on system wide modeling and evaluation completed in 2017. Over the past seven years utility conditions have changed. Noteworthy improvements include new equipment at the WRF and replacement of old utility

mains downtown. Operational equipment failures occurred at the canyon springs water treatment facility and at the 1040 and 799 zone booster pump stations requiring timely repairs to avoid service interruptions. New developments have added the number of utility services including those at Timber Trails, Panorama Apartments, and the Casino Hotel expansion. Planning for new development at the Mill Site, Snoqualmie Hospital, and downtown is underway. A current snapshot of the utility system is needed to best scope upcoming capital improvements and review utility needs for new development. RH2 prepared both water and sewer utility system plans and has demonstrated experience evaluating and modeling the City's utility needs.

Analysis*

The City recently completed major sewer utility improvements and will soon begin design of priority water utility improvements. The utility system plans serve as an excellent planning resource but specific items such as updated water capacity, distribution system analysis, and detailed site-specific evaluation is needed to effectively scope upcoming project needs. This on-call service contract includes work associated with the following six tasks:

- i. Review of water and sewer availability, and developer funded utility improvements including at the Mill Site.
- ii. Analyze water system pressure conditions with emphasis on the 599 and 799 pressure zones.
- iii. Evaluate the chlorination facility at Canyon Spring and consider capacity increases for aquifer storage and recharge.
- iv. Evaluate feasibility and alternatives for utilities attached to the SR 202 bridge.
- v. Evaluate pumps and electrical gear at the 1040 booster pump station.
- vi. Provide general on-call services to support the WRF and renew the NDPES permit.

Work under this contract is expected to occur over the next three years and will assist the City in kicking-off broader design efforts associated priority capital improvements. Administration recommends selecting RH2 for an on-call services contract to support the water and sewer utility.

Budgetary Status*

Funds have already been authorized in this year's budget.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$440,511.00	\$21,446,724.00	\$0.00

Budget Summary

Administration recommends approving a contract with RH2 Engineering in the amount of \$440,511 to provide on-call water and utility support services. Work associated with tasks 4 through 7 are incorporated into the draft 2025-2030 Utility Capital Improvement Plan (#417), the 2025- 2026 Biennial Budget, and the continuing project appropriations adopted under Ordinance No. 1296.

See Table 1 for the assignment of capital costs, totaling \$210,012. The Pressure Zone Conversions Project has a life-of-project budget of \$237,930, with \$465 spent and \$13,107 encumbered for city labor and overhead, leaving \$203,425 after the on-call assigned amount of \$34,040. The Canyon Spring Improvement Project has a life-of-project budget of \$1,549,308, with \$3,678 spent and \$8,553 encumbered for city labor and overhead,

leaving \$1,524,690 after the on-call assigned amount of \$20,940. The SR 202 Bridge Utility Main Replacement has a life-of-project budget of \$6,943,211, with \$98,668 spent and \$13,031 encumbered for city labor and overhead, leaving \$6,722,237 after the on-call assigned amount of \$122,306. The Utility Main & Drainage System Replacement Program has a life-of-project budget of \$3,540,078, with \$14,069 spent and \$59,974 encumbered for city labor and overhead, leaving \$3,493,283 after the on-call assigned amount of \$32,726.

The remaining tasks 1-3 and 8-9, totaling \$230,499, will be funded through utility operations' budgets and any charges associated with new developments will be billed to the appropriate developer. See Table 2 for the breakout. Services within Water Operations (#401) has a biennial budget of \$4,222,665 and has incurred \$383,974, with committed expenses of \$2,984,516, leaving \$769,240 after the on-call assigned amount of \$84,936. Services within Wastewater Operations (#402) has a biennial budget of \$4,953,532 and has incurred \$441,379, with committed expenses of \$3,016,405, leaving \$1,350,185 after the on-call assigned amount of \$145,563.

Fiscal Impact Screenshot

Table 1: RH2 On-Call for Utility Capital (#417)

	Capital Life-of-Project Budget (Ord. 1296)			
	Pressure Zone Conversions Project	Canyon Spring Improvement Project	SR 202 Bridge Utility Main Replacement Project	Utility Main & Drainage System Replacement Program
Beginning Budget	\$ 237,930	\$ 1,549,308	\$ 6,943,211	\$ 3,540,078
Expenditures	\$ (465)	\$ (3,678)	\$ (98,668)	\$ (14,069)
Outstanding Contract Value (Previously Approved)	\$ -	\$ -	\$ -	\$ -
Estimated Labor Value for Remainder of Biennium (City Employees)	\$ (13,107)	\$ (8,553)	\$ (13,031)	\$ (59,974)
Current Available Budget	\$ 237,465	\$ 1,545,630	\$ 6,844,543	\$ 3,526,009
Value of this On-Call Contract (AB25-049)	\$ (34,040)	\$ (20,940)	\$ (122,306)	\$ (32,726)
Available Budget after the On-Call Contract	\$ 203,425	\$ 1,524,690	\$ 6,722,237	\$ 3,493,283

Table 2: RH2 On-Call for services within Water Operations (#401) and Wastewater Operations (#402)

	2025-2026 Biennial Budget	
	Water Services (#401)	Wastewater Services (#402)
Beginning Budget	\$ 4,222,665	\$ 4,953,532
Expenditures	\$ (383,974)	\$ (441,379)
Outstanding Contract Value (Previously Approved)	\$ (2,984,516)	\$ (3,016,405)
Current Available Budget	\$ 854,176	\$ 1,495,748
Value of this On-Call Contract (AB25-049)	\$ (84,936)	\$ (145,563)
Available Budget after the On-Call Contract	\$ 769,240	\$ 1,350,185

RESOLUTION NO. 1714**A RESOLUTION OF THE CITY COUNCIL OF CITY OF SNOQUALMIE, WASHINGTON AWARDING AND AUTHORIZING EXECUTION OF A CONTRACT WITH RH2 ENGINEERING FOR ON-CALL UTILITY SUPPORT SERVICES**

WHEREAS, pursuant to Ordinance No. 448 as codified in Snoqualmie Municipal Code Section 1.08.010, the City of Snoqualmie has adopted the classification of non-charter code city, retaining the mayor-council plan of government as provided for in Chapter 35A.12 RCW; and

WHEREAS, upon review of qualified engineering firms with experience providing water and sewer engineering support services on the MRSC roster, the City chose to select RH2 Engineering to provide the requested engineering services for the On-Call Services; and

WHEREAS, the City requests utility related engineering services to review developer proposals and begin scoping of various utility capital improvement projects identified in Ordinance No. 1296 Adopting the 2025-2026 Biennial Budget and in the draft 2025-2030 Capital Improvement Plan; and

WHEREAS, City Staff recommends using RH2 Engineering as the most qualified firm to provide on-call utility support services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNOQUALMIE, WASHINGTON AS FOLLOWS:

Section 1. Award of Engineering Services Contract. The City hereby awards the contract for an On-Call Utility Support Services to RH2 Engineering.

Section 2. Authorization for Contract Execution. The Mayor is authorized to execute a contract for planning services in the amount of \$440,511 with RH2 Engineering in substantially the form attached hereto as Exhibit A.

PASSED by the City Council of the City of Snoqualmie, Washington, this 14th day of April 2025.

Katherine Ross, Mayor

Attest:

Approved as to form:

Deana Dean, City Clerk

Dena Burke, City Attorney

**CITY OF SNOQUALMIE
AGREEMENT FOR CONSULTANT SERVICES
Contract Title: On-Call Utility Support Services**

THIS AGREEMENT made and entered into by and between the CITY OF SNOQUALMIE, a Washington municipal corporation (the "City"), and RH2 Engineering, Inc., a Washington corporation ("Consultant") is dated this ____ day of 2025.

Consultant Business: RH2 Engineering, Inc.
Consultant Address: 22722 29th Drive SE, Suite 210
Bothell, WA 98021

Consultant Phone: 425-951-5400

Consultant Fax: 425-951-5401

Contact Name: Dan Mahlum, P.E.

Contact e-mail: dmahlum@rh2.com

Federal Employee ID No.: 91-1108443

Authorized City Representative for this contract: Parks and Public Works Department Director

WHEREAS, the City desires to complete On-Call Utility Support Services:

WHEREAS, public convenience and necessity require the City to obtain the services of a consultant with expertise in the area of water and wastewater utility planning, design, and review; and

WHEREAS, the City finds that Consultant is qualified to perform and is experienced in performing the required services; and

WHEREAS, the city desires to engage the Consultant to provide the above-cited engineering services

NOW, THEREFORE, the parties herein do mutually agree as follows:

1. Employment of Consultant.

A. The City retains the Consultant to provide the services described in "Exhibit A" (the "Work"). Any inconsistency between this Agreement and the Scope of Work shall be resolved in favor of this Agreement. The Consultant shall perform the Work according to the terms and conditions of this Agreement.

B. The City may revise the Work and the compensation only by a written Change Order signed by the authorized City representative that shall become a part of this Agreement.

C. The project manager(s) of the Work shall be Dan Mahlum, P.E.. The project manager(s) shall not be replaced without the prior written consent of the City.

D. Work shall commence when the City issues a notice to proceed and it shall be completed no later than December 31st, 2027, unless the completion date is extended in writing by the City.

2. Compensation.

A. The total compensation to be paid to Consultant, including all services and expenses, shall not exceed \$440,511 as shown on Exhibit B, which shall be full compensation for the Work. Consultant shall notify the City when its requests for payment reach eighty-five percent of the total compensation.

B. The Consultant shall be paid in such amounts and in such manner as described in Exhibit B.

C. Consultant shall be reimbursed for Eligible Expenses actually incurred. "Eligible Expenses" means those types and amounts of expenses that are approved for reimbursement by the City in writing before the expense is incurred. If travel and/or overnight lodging is authorized, Consultant shall lodge within the corporate limits of City.

3. Request for Payment.

A. Not more than once every thirty days the Consultant shall file its request for payment, accompanied by evidence satisfactory to the City justifying the request for payment, including a report of Work accomplished and tasks completed, and an itemization of Eligible Expenses with copies of receipts and invoices.

B. All requests for payment should be sent to

City of Snoqualmie
Attn: Andrew Vining
38624 SE River Street
P.O. Box 987
Snoqualmie, WA 98065

4. Work Product.

A. The Consultant shall submit all reports and other documents specified in Exhibit A according to the schedule established in Exhibit A. If, after review by the City, the information is found to be unacceptable, Consultant, at its expense, shall expeditiously correct such unacceptable work. If Consultant fails to correct unacceptable work, the City may withhold from any payment due an amount that the City reasonably believes will equal the cost of correcting the work.

B. All reports, drawings, plans, specifications, and intangible property created in furtherance of the Work, and any intellectual property in such documents, are property of the City and may be used by the City for any purpose; provided that re-use without Consultant's permission shall be at the City's sole risk.

5. Termination of Contract. City may terminate this Agreement by sending a written notice of termination to Consultant ("Notice") that specifies a termination date ("Termination Date") at least fourteen (14) days after the date of the Notice; provided, however, that in the event of a material breach of this Agreement, termination may be effective immediately or upon such date as determined by the City in its sole discretion. For purposes of this Agreement, "material breach" is defined as misfeasance, malfeasance or violation of any criminal law, ordinance or regulation.. Upon receipt of the Notice, the Consultant shall acknowledge receipt to the City in writing and immediately commence to end the Work in a reasonable and orderly manner. Unless terminated for Consultant's material breach, the Consultant shall be paid or reimbursed for all hours worked and Eligible Expenses incurred up to the Termination date, less all payments previously made; provided that work performed after date of the Notice is reasonably necessary to terminate the Work in an orderly manner. The Notice may be sent by any method reasonably believed to provide Consultant actual notice in a timely manner

6. Assignment of Contract – Subcontractors. Consultant shall not assign this contract or sub-contract or assign any of the Work without the prior written consent of the City.

7. Indemnification.

A. To the extent provided by law and irrespective of any insurance required of the Consultant, the Consultant shall defend and indemnify the City from any and all Claims arising out of or in any way relating to this Agreement; provided, however, the requirements of this paragraph shall not apply to that portion of such Claim that reflects the percentage of negligence of the City compared to the total negligence of all persons, firms or corporations that resulted in the Claim.

B. Consultant agrees that the provisions of this paragraph 7 apply to any claim of injury or damage to the persons or property of consultant's employees. As to such claims and with respect to the City only, consultant waives any right of immunity, which it may have under industrial insurance (Title 51 RCW and any amendment thereof or substitution therefore). THIS WAIVER IS SPECIFICALLY NEGOTIATED BY THE PARTIES AND IS SOLELY FOR THE BENEFIT OF THE CITY AND CONSULTANT.

C. As used in this paragraph: (1) "City" includes the City's officers, employees, agents, and representatives; (2) "Consultant" includes employees, agents, representatives sub-consultants; and (3) "Claims" include, but is not limited to, any and all losses, claims, causes of action, demands, expenses, attorney's fees and litigation expenses, suits, judgments, or damage arising from injury to persons or property.

D. Consultant shall ensure that each sub-consultant shall agree to defend and indemnify the City to the extent and on the same terms and conditions as the Consultant pursuant to this paragraph.

8. Insurance.

A. Consultant shall comply with the following conditions and procure and keep in force at all times during the term of this Agreement, at Consultant's expense, the following policies of insurance with companies authorized to do business in the State of Washington. The Consultant's insurance shall be rated by A. M. Best Company at least "A" or better with a numerical rating of no less than seven (7) and otherwise acceptable to the City.

1. Workers' Compensation Insurance as required by Washington law and Employer's Liability Insurance with limits not less than \$1,000,000 per occurrence. If the City authorizes sublet work, the Consultant shall require each sub-consultant to provide Workers' Compensation Insurance for its employees, unless the Consultant covers such employees.
2. Commercial General Liability Insurance on an occurrence basis in an amount not less than \$1,000,000 per occurrence and at least \$2,000,000 in the annual aggregate, including but not limited to: premises/operations (including off-site operations), blanket contractual liability and broad form property damage.
3. Business Automobile Liability Insurance in an amount not less than \$1,000,000 per occurrence, extending to any automobile used by Consultant in the course of the Work. A statement by Consultant and approved by the City Administrator, certifying that no vehicle will be used in accomplishing this Agreement, may be substituted for this insurance requirement.
4. Professional Errors and Omissions Insurance in an amount not less than \$1,000,000 per occurrence and \$1,000,000 in the annual aggregate. Coverage may be written on a claims made basis; provided that the retroactive date on the policy or any renewal policy shall be the effective date of this Agreement or prior, and that the extended

reporting or discovery period shall not be less than 36 months following expiration of the policy. The City may waive the requirement for Professional Errors and Omissions Insurance whenever the Work does not warrant such coverage or the coverage is not available.

5. Each policy shall contain a provision that the policy shall not be canceled or materially changed without 30 days prior written notice to the City.

Upon written request to the City, the insurer will furnish, before or during performance of any Work, a copy of any policy cited above, certified to be a true and complete copy of the original.

B. Before the Consultant performs any Work, Consultant shall provide the City with a Certificate of Insurance acceptable to the City Attorney evidencing the above-required insurance and naming the City of Snoqualmie, its officers, employees and agents as Additional Insured on the Commercial General Liability Insurance policy and the Business Automobile Liability Insurance policy with respect to the operations performed and services provided under this Agreement and that such insurance shall apply as primary insurance on behalf of such Additional Insured. Receipt by the City of any certificate showing less coverage than required is not a waiver of the Consultant's obligations to fulfill the requirements.

C. Consultant shall comply with the provisions of Title 51 of the Revised Code of Washington before commencing the performance of the Work. Consultant shall provide the City with evidence of Workers' Compensation Insurance (or evidence of qualified self-insurance) before any Work is commenced.

D. In case of the breach of any provision of this section, the City may provide and maintain at the expense of Consultant insurance in the name of the Consultant and deduct the cost of providing and maintaining such insurance from any sums due to Consultant under this Agreement, or the City may demand Consultant to promptly reimburse the City for such cost.

9. Independent Contractor. The Consultant is an independent Contractor responsible for complying with all obligations of an employer imposed under federal or state law. Personnel employed by Consultant shall not acquire any rights or status regarding the City.

10. Employment. The Consultant warrants that it did not employ or retain any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement or pay or agree to pay any such company or person any consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right either to terminate this Agreement without liability or to deduct from the Agreement price or consideration or to otherwise recover, the full amount of such consideration.

11. Audits and Inspections. The Consultant shall make available to the City during normal business hours and as the City deems necessary for audit and copying all of the Consultant's records and documents with respect to all matters covered by this Agreement.

12. City of Snoqualmie Business License. Consultant shall obtain a City of Snoqualmie business license before performing any Work.

13. Compliance with Federal, State and Local Laws. Consultant shall comply with and obey all federal, state and local laws, regulations, and ordinances applicable to the operation of its business and to its performance of the Work.

14. Waiver. Any waiver by the Consultant or the City of the breach of any provision of this Agreement by the other party will not operate, or be construed, as a waiver of any subsequent breach by either party or prevent either party from thereafter enforcing any such provisions.

15. Complete Agreement. This Agreement contains the complete and integrated understanding and agreement between the parties and supersedes any understanding, agreement or negotiation whether oral or written not set forth herein.

16. Modification of Agreement. This Agreement may be modified by a Change Order as provided in Paragraph 1, or by a writing that is signed by authorized representatives of the City and the Consultant.

17. Severability. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void, insofar as it is in conflict with said laws, the remainder of the Agreement shall remain in full force and effect.

18. Notices.

A. Notices to the City of Snoqualmie shall be sent to the following address:

City of Snoqualmie
Attn: Public Works Director
38624 SE River Street
P.O. Box 987
Snoqualmie, WA 98065

B. Notices to the Consultant shall be sent to the following address:

RH2 Engineering, Inc.
Attn: Dan Mahlum, PE
22722 29th Drive SE, Suite 210
Bothell, WA 98021

19. Venue. This Agreement shall be governed by the law of the State of Washington and venue for any lawsuit arising out of this Agreement shall be in King County.

IN WITNESS WHEREOF, the City and Consultant have executed this Agreement as of the date first above written.

CONSULTANT: Please fill in the spaces and sign in the box appropriate for your business entity.

CITY OF SNOQUALMIE,
WASHINGTON

By: _____
Its: Mayor
Date: _____

Corporation

RH2 Engineering

By: _____
Typed/Printed Name: _____
Its: _____
Date: _____

ATTEST:

Deana Dean, City Clerk
Date: _____

APPROVED AS TO FORM:

Dena Burke, City Attorney
Date: _____

Exhibit A
Scope of Work

EXHIBIT A
Scope of Work
City of Snoqualmie
Water and Sewer On-Call Services
January 2025

Background

The City of Snoqualmie (City) has requested assistance from RH2 Engineering, Inc., (RH2) to provide on-call support services for its water and sewer utilities. Major tasks anticipated for this on-call contract are described as follows.

Water and Sewer Availability Certificates

Assist the City with reviewing water and sewer availability certificates for new developments as requested. Perform water and sewer model updates to include recent improvements and operational changes. Review the developer's proposed improvements and perform analyses to determine if the City's water and/or sewer systems can provide the necessary pressure and fire flows. Determine if the City has the necessary storage, water rights, and capacity to serve the proposed developments.

Mill Site Utility Proposals

As requested, review utility proposals associated with the proposed Mill Site development. Work could include analyses to review the wastewater flows and pretreatment requirements proposed for the commercial/industrial development at the Mill Site. Perform sewer system analyses to determine conveyance system options and impacts at the Water Reclamation Facility. Perform water system analyses to determine water system improvements, including water main looping and a potential new storage reservoir, to support the Mill Site.

Review Pressure Zone Conditions in Water Distribution System

The City has been experiencing issues with the pumps in its Winery Pump Station in the 799 Pressure Zone for the last few years. The City has been working with PumpTech to determine the root cause of the issue. The pump station is having trouble priming the pumps and is possibly running dry. In addition, the City is evaluating a 599 Pressure Zone reconfiguration. As requested, RH2 is prepared to assist the City by performing hydraulic analyses to evaluate the condition and performance of the pressure zones. Assist with prioritizing water system Capital Improvement Plan (CIP) projects as requested.

Canyon Springs Chlorination Facility and On-Site Sodium Hypochlorite Generation System

The City currently is planning to run an Aquifer Storage and Recovery (ASR) Pilot Study at its Canyon Springs source to determine if it can withdraw additional water from the aquifer for storage. As part of this study, the City has obtained additional water rights at the Canyon Springs source (from 1.0 cubic feet per second (cfs) to 1.5 cfs). The City has requested that RH2 evaluate the existing

chlorination system and on-site sodium hypochlorite generation (OSHG) system at the Canyon Springs source to determine if upgrades are necessary to handle the increased capacity.

State Route 202 Bridge Crossing Feasibility Study and Alternatives Analysis

The Washington State Department of Transportation (WSDOT) has plans to replace its State Route (SR) 202 bridge crossing that currently holds two City water mains, a sewer force main, and a reclaimed water main. The City has requested that RH2 evaluate alternatives for the utility crossings, including utilizing the new WSDOT bridge, microtunneling, or horizontal directional drilling. Permitting needs, planning-level cost estimates, and easement/property acquisitions also will be evaluated for each alternative.

1040 BPS Resiliency Improvements

Recently, the 1040 Booster Pump Station (BPS) lost power in an isolated incident. Upon inspection, City operators discovered that two of three busbars in the electrical panel had melted and one of the four pumps had faulted due to over ramping. Since this occurred, the BPS has been operating on generator power until the busbars can be replaced. The City is working to provide a second backup generator to the site and evaluate repairs for the pump. The City requested that RH2 evaluate the BPS to determine improvements to enhance the resiliency of the station.

General Assumptions

The following assumptions were made when preparing this Scope of Work:

- *RH2 will rely upon the accuracy and completeness of information, data, and materials generated or produced by the City or others in relation to this Scope of Work. RH2 assumes that the entity providing such information to RH2 is either the owner of such information or has obtained written authorization from the owner to distribute said information.*
- *Deliverables will be submitted in electronic format (PDF) unless otherwise noted.*
- *RH2 will perform the services described up to the amounts included in the attached Fee Estimate. If the City requests additional effort or changes to this Scope of Work, the City and RH2 will mutually determine a contract amendment.*
- *RH2 may perform site visits as requested by the City. At no time shall RH2 be responsible for the site safety or direction of others. The City shall ensure adequate access when requesting RH2 visit any site in the performance of this Scope of Work.*

Task 1 – Project Management

Objective: Manage RH2's project team and maintain regular client communications, including progress meetings. Prepare monthly invoices and budget status summaries.

Approach:

- 1.1 Provide direction, coordination, and oversight to the RH2 project team. Organize, manage, and coordinate technical disciplines as described herein and implement quality assurance and quality control reviews to execute this Scope of Work. Document and retain information generated during the execution of the project.

1.2 Prepare monthly invoices and budget status summaries.

RH2 Deliverables:

- Monthly progress reports with schedule, budget, work performed, and billed to date updates.

Task 2 – Review Water and Sewer Availability Certificates

Objective: Provide assistance to City staff as requested to review water and sewer availability certificates.

Approach:

- 2.1 Perform water and sewer model updates to include recent system improvements and operational changes. *Model updates will be performed as requested by the City.*
- 2.2 Review and analyze proposed plans for development for compliance with City water and sewer development standards and practices.

Assumptions:

- *Work will not be performed by RH2 without written authorization by the City for individual water and sewer availability requests.*

Provided by City:

- Water and sewer system hydraulic models.
- Proposed plans for development.

RH2 Deliverables:

- Review of water and sewer availability certificates for proposed developments.
- Other deliverables as requested by the City.

Task 3 – Review Mill Site Utility Proposals

Objective: Provide assistance to City staff as requested to review water and sewer proposals for the Mill Site.

Approach:

- 3.1 Review and comment on Mill Site water and sewer development plans as requested.
- 3.2 Perform analyses as requested to evaluate the sizing, location, and configuration of the on- and off-site water and sewer infrastructure required to service the Mill Site and meet the City's level of service goals for its utilities.
- 3.3 Attend meetings with the City and developer as requested to review comments and analysis results.

Assumptions:

- *Work will not be performed by RH2 without written authorization by the City.*

Provided by City:

- Utility development plans and other documentation to support the requested development reviews.

RH2 Deliverables:

- Review comments on the Mill Site water and sewer development plans in electronic PDF and via email.
- Other deliverables as requested by the City.

Task 4 – Review Pressure Zone Conditions in Water Distribution System

Objective: Provide assistance to City staff and operators as requested to review pressure zone conditions and configurations in the water system.

Approach:

- 4.1 Review and analyze the existing Winery Pump Station operations, hydraulics, and pump conditions. Determine if improvements are necessary. Summarize findings in a technical memorandum.
- 4.2 Review the potential for a 599 Pressure Zone reconfiguration at the Williams development.
- 4.3 Assist the City with prioritizing CIP projects for pump stations and other water system facilities as requested.

Assumptions:

- *Work will not be performed by RH2 without written authorization by the City.*

Provided by City:

- Available operational data and analyses for the existing system.

RH2 Deliverables:

- Technical memorandum for Winery Pump Station analyses.
- Other deliverables as requested by the City.

Task 5 – Canyon Springs Chlorination Facility and OSHG System

Objective: Evaluate the Canyon Springs chlorination facility and OSHG system to determine improvements needed to serve an increased capacity of 1.5 cfs. Prepare a technical memorandum summarizing the results of the evaluation.

Approach:

- 5.1 Perform one (1) site visit to observe the condition of mechanical and electrical components of the facility and discuss existing infrastructure with the operators. Review existing Canyon Springs facility data, including chlorination usage and doses for the last year.
- 5.2 Perform hydraulic analyses and model calibration for the Canyon Springs source and facilities.

- 5.3 Evaluate the capacity of the existing OSHG system equipment. Perform an alternatives analysis for treating the increased water rights, including temporary and permanent solutions. Prepare planning-level cost estimates for each alternative.
- 5.4 Prepare a draft technical memorandum summarizing the chlorination facility improvement alternatives. Submit the draft technical memorandum to City staff for review.
- 5.5 Attend one (1) meeting with City staff to discuss the draft technical memorandum. Revise and finalize the technical memorandum based on City review comments.

Provided by City:

- Access to the facility during the site visit.
- Canyon Springs chlorine usage and doses for the last year.
- Review comments on draft technical memorandum.
- Attendance at review meeting.

RH2 Deliverables:

- Attendance at one (1) site visit.
- Attendance at review meeting.
- Draft and final technical memorandum.

Task 6 – SR 202 Bridge Crossing Feasibility Study and Alternatives Analysis

Objective: Perform a feasibility study and alternatives analysis for the City’s utilities on the WSDOT SR 202 bridge that is to be replaced. Evaluate planning-level costs, permitting needs, property/easement acquisitions, and schedule for each alternative. Prepare an Alternatives Analysis Report.

Approach:

- 6.1 Review City-provided as-builts, geotechnical explorations and reports, existing topographic and utility maps, and relevant studies.
- 6.2 Evaluate pipe sizing requirements and possible upsizing based on hydraulic modeling analyses and existing conditions. Specifically, analyze a new wastewater force main, water supply main and reclaimed water supply main.
- 6.3 Coordinate with WSDOT, as requested by the City, regarding the timing of the bridge replacement project and the possibility of utilizing the replacement bridge for the City’s utility lines. Present to WSDOT the number of pipes, liquid to convey, material choices and pipeline attachment alternatives. Examples of couplings to relieve strain caused by thermal expansion or seismic events will also be presented. Attend one (1) Teams meeting to present alternatives and possibility of integrating some or all of the mains onto the future bridge.
- 6.4 Procure geotechnical engineer as a subconsultant to RH2 to review available geologic and geotechnical information and provide input on the feasibility. *Four (4) different locations within 2,000 feet east of the existing SR 202 bridge will be reviewed for feasibility. Existing*

borings, test pits, and geotechnical reports will be relied upon for this analysis. Subsurface geotechnical explorations will occur in later phases of this project once the number of viable alternative crossing methods have been reduced.

- 6.5 Develop alternative approaches and conceptual plans for replacing the water, sewer, and reclaimed water mains, including relocations, construction method(s), required access, temporary or permanent easements, and temporary bypass routes. Alternatives will be developed to a level suitable to describe the proposed approach and planning-level costs. Currently, the following construction alternatives are envisioned for analysis to create a new water and sewer utility crossing of the Snoqualmie River:
- a) Microtunneling beneath the Snoqualmie River. One (1) large diameter casing tunneled into place could contain all four (4) pipelines.
 - b) Installation of the four (4) pipelines by horizontal directional drilling. Sub-alternatives include consolidation of water supply pipelines into a common carrier and wastewater force main and reclaimed pipelines into another, or other variations.
 - c) Construction of a new bridge over the Snoqualmie River to carry the utilities. This alternative could include a pedestrian/bicycle bridge to be integrated into the design.
 - d) Coordination with WSDOT for permission to install the four (4) new utility pipelines on the proposed SR 202 bridge.
 - e) Conversion of the existing SR 202 bridge into a utility and pedestrian/bicycle bridge after the new SR 202 bridge is built.
 - f) Combinations of these alternatives.
- 6.6 Prepare a draft Alternatives Analysis Report summarizing the alternatives and conceptual design including the following primary criteria:
- a) Estimated cost.
 - b) Required permitting including analysis of the ability to obtain the permit and the estimated cost and time to get them.
 - c) The ability to acquire right-of-way or permanent easement for the utilities and temporary easements for their construction.
 - d) The ability to build the new mains on schedule as they are needed.
 - e) The level of risk to the City posed by the construction and operation of the new utility crossing.
- Prepare a numerically scored ranking system to assist in making a recommendation. Submit the draft report with preliminary recommendations to City staff for review. Attend one (1) Teams meeting to discuss preliminary recommendations.
- 6.7 Attend one (1) meeting with City staff to discuss the draft report. Revise and finalize the Alternatives Analysis Report based on City review comments.

Provided by City:

- Available as-builts, relevant studies, and maps.
- Review comments on the draft Alternatives Analysis Report.
- Attendance at Teams meeting to discuss initial scoring of alternatives and in-person review meeting.

RH2 Deliverables:

- Draft and final Alternatives Analysis Report.
- Attendance at Teams meeting to discuss initial scoring of alternatives and in-person review meeting.

Task 7 – 1040 BPS Resiliency Improvements

Objective: Evaluate the existing 1040 BPS pumps and electrical equipment and recommend improvements to enhance the resiliency of the pump station.

Approach:

- 7.1 Attend field testing on existing pumps to determine hydraulic performance and electrical power requirements. Evaluate pump operational range and identify recommended control changes or pump replacements.
- 7.2 Evaluate existing pump station electrical equipment and recommend improvements to reliably supply power to the pump station.
- 7.3 Summarize field testing findings and recommended improvements in a technical memorandum.

Provided by City:

- Access and operational assistance at 1040 BPS for pump testing and electrical equipment evaluation.

RH2 Deliverables:

- Technical memorandum for 1040 BPS Resiliency Improvements.

Task 8 – General On-Call Services

Objective: Provide general water and sewer on-call services as requested by the City.

Approach:

- 8.1 Perform on-call services for the City's water and sewer systems, including hydraulic analyses, hydraulic model updates, attendance and support at meetings, technical assistance, and other related services as requested by the City.
- 8.2 Provide ongoing operations support for the WRF, including site meetings, process data review, recommendations on modifications, and follow-up with City staff.

- 8.3 Provide support to the City during the National Pollutant Discharge Elimination System (NPDES) permit renewal process. Assist with the creation and development of the renewal application, coordinate with the City and Ecology during the application process. And provide review and comment on the draft NPDES submittal from Ecology.

Assumptions:

- *Work will not be performed by RH2 without written authorization by the City for individual requests.*

RH2 Deliverables:

- Deliverables as requested by the City.
- Correspondence, data analysis, and recommendations for ongoing operations support.
- NPDES permit renewal application, correspondence, and review comments on draft permit.

Task 9 – Management Reserve

Objective: Provide additional services as requested by the City.

Approach:

- 9.1 Provide additional services as requested and authorized by the City. Submit scope of work and budget estimate for supplemental services requested by the City. The City shall provide written authorization to proceed with any supplemental services.

RH2 Deliverables:

- Scope of work and budget estimate for supplemental services.
- Other deliverables as requested by the City under the authorization for any supplemental services.

Project Schedule

RH2 is prepared to commence with the work upon Notice to Proceed from the City. This project is anticipated to be completed by December 2025.

EXHIBIT B
COMPENSATION

EXHIBIT B**Fee Estimate****City of Snoqualmie****Water and Sewer On-Call Services****Jan-25**

Description		Total Hours	Total Labor	Total Subconsultant	Total Expense	Total Cost
Task 1	Project Management	44	\$ 11,700	\$ -	\$ 293	\$ 11,993
1.1	Provide direction, coordination, and oversight to RH2 team	16	\$ 5,088	\$ -	\$ 127	\$ 5,215
1.2	Prepare monthly invoices and budget status summaries	28	\$ 6,612	\$ -	\$ 165	\$ 6,777
Task 2	Review Water and Sewer Availability Certificates	140	\$ 29,794	\$ -	\$ 2,615	\$ 32,409
2.1	Perform water and sewer model updates	64	\$ 13,536	\$ -	\$ 1,246	\$ 14,782
2.2	Review and analyze proposed plans for development	76	\$ 16,258	\$ -	\$ 1,369	\$ 17,627
Task 3	Review Mill Site Utility Proposals	204	\$ 49,666	\$ -	\$ 2,861	\$ 52,527
3.1	Review and comment on Mill Site development plans	72	\$ 17,296	\$ -	\$ 1,010	\$ 18,306
3.2	Perform analyses for water and sewer infrastructure	96	\$ 22,624	\$ -	\$ 1,446	\$ 24,070
3.3	Attend meetings with City and developer as requested	36	\$ 9,746	\$ -	\$ 405	\$ 10,151
Task 4	Review Pressure Zone Conditions in Water Distribution System	146	\$ 31,466	\$ -	\$ 2,574	\$ 34,040
4.1	Review and analyze Winery Pump Station operations	72	\$ 14,986	\$ -	\$ 1,337	\$ 16,323
4.2	Review 599 Pressure Zone reconfiguration	48	\$ 10,186	\$ -	\$ 860	\$ 11,046
4.3	Assist City with prioritizing CIP projects	26	\$ 6,294	\$ -	\$ 377	\$ 6,671
Task 5	Canyon Springs Treatment Facility and OSHG System	92	\$ 19,714	\$ -	\$ 1,226	\$ 20,940
5.1	Perform site visit and review existing Canyon Springs facility data	22	\$ 5,010	\$ -	\$ 394	\$ 5,404
5.2	Perform hydraulic analyses and model calibration	16	\$ 3,256	\$ -	\$ 301	\$ 3,557
5.3	Evaluate capacity of existing OSHG system and perform analyses	16	\$ 3,258	\$ -	\$ 274	\$ 3,532
5.4	Prepare draft technical memorandum	22	\$ 4,590	\$ -	\$ 115	\$ 4,705
5.5	Attend review meeting and finalize technical memorandum	16	\$ 3,600	\$ -	\$ 142	\$ 3,742
Task 6	SR 202 Bridge Crossing Feasibility Study and Alternatives Analysis	244	\$ 61,226	\$ 57,548	\$ 3,532	\$ 122,306
6.1	Review City-provided as-builts and relevant studies	28	\$ 7,392	\$ -	\$ 457	\$ 7,849
6.2	Evaluate pipe sizing requirements and possible upsizing	26	\$ 6,216	\$ -	\$ 430	\$ 6,646
6.3	Coordinate with WSDOT regarding bridge project	16	\$ 4,080	\$ -	\$ 267	\$ 4,347
6.4	Coordinate with geotechnical engineer to review geologic information	20	\$ 5,856	\$ 26,843	\$ 229	\$ 32,928
6.5	Develop alternative approaches and conceptual plans	52	\$ 13,968	\$ 19,504	\$ 569	\$ 34,041
6.6	Prepare draft Alternatives Analysis Report	84	\$ 18,998	\$ 11,201	\$ 1,245	\$ 31,444
6.7	Attend review meeting and finalize Alternatives Analysis Report	18	\$ 4,716	\$ -	\$ 335	\$ 5,051
Task 7	1040 BPS Resiliency Improvements	126	\$ 30,992	\$ -	\$ 1,734	\$ 32,726
7.1	Attend field testing on existing pumps	36	\$ 9,064	\$ -	\$ 553	\$ 9,617
7.2	Evaluate existing electrical equipment	22	\$ 5,404	\$ -	\$ 300	\$ 5,704
7.3	Prepare technical memorandum	68	\$ 16,524	\$ -	\$ 881	\$ 17,405
Task 8	General On-Call Services	403	\$ 104,354	\$ -	\$ 4,217	\$ 108,571
8.1	Perform on-call water and sewer services as requested	108	\$ 24,224	\$ -	\$ 1,706	\$ 25,930
8.2	Provide ongoing operations support for WRF	204	\$ 55,752	\$ -	\$ 1,889	\$ 57,641
8.3	Provide support during NPDES permit renewal	91	\$ 24,378	\$ -	\$ 622	\$ 25,000
Task 9	Management Reserve	100	\$ 23,638	\$ -	\$ 1,362	\$ 25,000
9.1	Provide additional services as requested and authorized	100	\$ 23,638	\$ -	\$ 1,362	\$ 25,000
PROJECT TOTAL		1499	\$ 362,550	\$ 57,548	\$ 20,413	\$ 440,511

EXHIBIT C RH2 ENGINEERING, INC. 2025 SCHEDULE OF RATES AND CHARGES		
RATE LIST	RATE	UNIT
Professional I	\$174	\$/hr
Professional II	\$192	\$/hr
Professional III	\$214	\$/hr
Professional IV	\$235	\$/hr
Professional V	\$252	\$/hr
Professional VI	\$270	\$/hr
Professional VII	\$295	\$/hr
Professional VIII	\$318	\$/hr
Professional IX	\$328	\$/hr
Technician I	\$136	\$/hr
Technician II	\$148	\$/hr
Technician III	\$167	\$/hr
Technician IV	\$182	\$/hr
Technician V	\$199	\$/hr
Technician VI	\$219	\$/hr
Technician VII	\$238	\$/hr
Technician VIII	\$250	\$/hr
Administrative I	\$91	\$/hr
Administrative II	\$106	\$/hr
Administrative III	\$127	\$/hr
Administrative IV	\$148	\$/hr
Administrative V	\$171	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Night Work	10.00%	% of Direct Labor
Mileage	\$0.6700	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	



Andrew Vining, PE
City of Snoqualmie
Parks & Public Works
Superintendent
P.O. Box 987, Snoqualmie, Washington 98065
www.ci.snoqualmie.wa.us

MEMORANDUM

Date: January 13th, 2025

Subject: On-Call Utility Engineering Support Services– Design Consultant Selection

After reviewing the qualifications of the following five vendors, **RH2 Engineering, Gray & Osborne Consulting Engineers, Parametrix, Tetra Tech, and Kennedy Jenks** selected from the MRSC roster. Staff have determined that **RH2 Engineering** Statement of Qualifications is the best fit for the proposed On-Call Utility Engineering Support Services Contract.

The following criteria were considered in choosing **RH2 Engineering** for this project.

- Demonstrated experience in planning water and sewer utility for similar size utilities in Washington state;
- Experience and familiarity modeling Snoqualmie water and sewer utility systems;
- Demonstrated communication of technical information with City Staff;
- Quality of previous work products including current utility system plans;
- Responsiveness to City's needs; and
- Staff readily available for the project

Andrew Vining, P.E.
City of Snoqualmie
Parks and Public Works

Council Agenda Bill

AB Number

AB25-050

Agenda Bill Information

Title*

Amendment for Water Reclamation Facility Phase 3 Services During Construction

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

04/14/2025

Staff Member

Andrew Vining

Department*

Public Works

Committee

Parks and Public Works

Committee Date

04/08/2025

Exhibits

Packet Attachments - if any

x1 Agreement.docx	35.18KB
x2 Scope and Fee.pdf	749.12KB
x3 Aerial Overview.pdf	283.88KB
x4 WRF Phase 3 Interim Operations Plan.pdf	2.96MB

Summary

Introduction*

Brief summary.

The WRF Phase 3 Improvements have increased treatment capacity, enhanced performance, and replaced critical components that were nearing the end of their expected service life. Basin 1 process and SCADA commissioning is underway, and improvements at Kimball Creek Lift Station are scheduled to begin this spring. During construction necessary out-scope services were encountered and are presented in Amendment No. 4.

Proposed Motion

Approve amendment No. 4 to the agreement with RH2 Engineering for services during construction

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

LEGISLATIVE HISTORY

The original contract with RH2 Engineering was approved by Council on February 28, 2022 under [AB22-031](#) to complete preliminary design of the WRF Phase 3 Improvements. On August 22, 2022 under [AB22-108](#) Council Approved Amendment No. 1 to the services agreement to include final design, permitting, and services during bidding of the WRF Phase 3 Improvements. On January 9, 2023 under [AB23-002](#) Council Approved Amendment No. 2 to the services agreement to include engineering services support services during construction and SCADA Programming at the Kimball Creek Lift Station. On May 22, 2023 under [AB23-063](#) Council Approved Amendment No. 3. to the services agreement to include engineering services during construction and supervisory control and data acquisition (SCADA) programming.

BACKGROUND

The 2021 General Sewer Plan (GSP) identified the need to begin the planning process and increase the WRF capacity. The WRF Phase 3 Improvements have successfully upgraded aging components with new more efficient equipment sized to handle future sewer flows and loads projected through the year 2040.

In May 2022, during WRF Phase 3 preliminary design, the City entered into an agreement with the Snoqualmie Tribe for the provision of added sewer utility service related to Casino expansion which is expected to come online later this year. The agreement included General Facility Charges (GFCs) as well as project schedule milestones which the City has completed ahead of schedule.

Below is a summary of the engineering services related to the Phase 3 Improvements currently underway:

- Task 11 – Support During Construction of Major WRF Improvements

- Task 12 –SCADA Programming for Major WRF Improvements

During construction RH2 supported the project team through multiple complex and iterative process interruptions and startups. This included implementation of the Plan for Interim Operation (enclosed) which outlines steps needed to maintain treatment during the replacement of the headworks, oxidation ditches, and solids handling facility equipment. These major process transitions were completed successfully but at times required the project team to make timely adjustments and complete essential tasks related to the facility retrofit and SCADA programming.

The following necessary tasks required a greater level of support during construction: headworks screen replacement, arc flash power study, change order 1 catwalk design and power shutdown, change order 2 air pipe modifications and bubble mixer, and increased process and SCADA support during startup and commissioning of both activated sludge basins and two aerobic digesters.

Remaining support tasks include completion of the facility operation and maintenance manual, commissioning of basin 1, and additional SCADA programming including preparation of SCADA QA/QC report and documentation of commissioning.

Analysis*

WRF Phase 3 construction is nearly complete and initial process commissioning indicates that the improvements are successful. Construction advanced ahead of schedule and resulted in intensive construction and SCADA support services during the second half of 2024 and first half of 2025. Additional support services were necessary to avoid cost increases associated contractor delays and staff overtime,

and to ensure permit compliance. The purposed expanded tasks are necessary to complete process commissioning, SCADA programming and documentation of the phase 3 improvements.

City staff recommended approving an amendment for RH2 to complete additional effort needed to accomplish project closeout and commissioning of the Phase 3 Improvements.

Budgetary Status*

Funds have already been authorized in this year's budget.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$196,000.00	\$16,990,359.00	\$0.00

Budget Summary

Administration recommends approving a fourth amendment to the contract with RH2 Engineering, Inc. in the amount of \$196,000 for WRF Phase 3. This project was incorporated in the 2025-26 Biennial Budget (Ord. 1296) as a part of the continuing appropriations for capital projects within the Utility Capital Fund (#417). The budget for this project is \$16,990,359. Over the life of this project, \$15,620,474 has been spent, \$988,599 has been encumbered for previously-approved contracts, and \$71,550 has been encumbered for estimated City employee labor. With the addition of the RH2 amendment of \$196,000, the project has a remaining available budget of \$113,736. Therefore, sufficient appropriation exists within the WRF Phase 3 budget (#417) to fund this amendment.

Fiscal Impact Screenshot

WRF Phase III

	Life-of-Project Budget (Multiple Bienniums)
Beginning Budget	\$ 16,990,359
Expenditures	\$ (15,620,474)
Outstanding Contract Value (Previously approved)	\$ (988,599)
Estimated Labor Value for Remainder of Biennium (City Employees)	\$ (71,550)
Current Available Budget	\$ 309,736
 Value of this Contract Amendment (AB25-050)	 \$ (196,000)
Available Budget after AB25-050	\$ 113,736

CITY OF SNOQUALMIE
AGREEMENT FOR CONSULTANT SERVICES
Amendment No. 4
Water Reclamation Facility Phase 3 Improvements

This Amendment No. 4 to Agreement for Consulting Services is entered into this ____ day of April, 2025 by and between the City of Snoqualmie, a Washington municipal corporation (“City”) and RH2 Engineering, Inc., a Washington corporation (“Consultant”). City and Consultant are collectively referred to herein as “the Parties.”

WHEREAS, the City and Consultant previously entered into an Agreement for Consultant Services on March 1, 2022 (“Agreement”), which provided for Consultant to complete preliminary design of the WRF Phase 3 improvements; and

WHEREAS, on August 22, 2022, Council approved Amendment No. 1 to the Agreement that included final project design, permitting and support during bidding; and

WHEREAS, on January 9, 2023, Council approved Amendment No. 2 to the Agreement that included engineering support services during construction and Supervisory control and Data Acquisition (SCADA) programming at the Kimball Creek Lift Station;

WHEREAS, on June 7th, 2023, Council approved Amendment No. 3 to the Agreement that included services including engineering support services during construction and SCADA Programming of major improvements at the Water Reclamation Facility (WRF) Site; and

WHEREAS, the City has requested Consultant to provide additional services including expanded support services during construction and additional SCADA programming for the major improvements at the WRF Site.

WHEREAS, Consultant has the resources and capability to perform this work and has provided a scope of work and an hour and fee estimate for such additional work;

NOW, THEREFORE, the parties herein do mutually agree as follows:

Section 1. Scope of Work Amended. Exhibit A (“Scope of Work”) to the March 1, 2022 Agreement is hereby amended to add the additional work tasks set forth in Exhibit A to this Amendment No. 4.

Section 2. Compensation Amended. Section 2 of the March 1, 2022 Agreement (“Compensation”) is hereby amended to increase the total compensation to be paid Consultant for the work from \$2,728,199 to \$2,924,199.

Section 3. Exhibit B (“Compensation”) Amended. Exhibit B to the March 1, 2022 Agreement is hereby amended to add the additional compensation and fee details set forth in Exhibit B to this Amendment No. 4

CITY OF SNOQUALMIE,
WASHINGTON

By: _____

Its: Mayor

Date: _____

CONSULTANT – RH2.

By: _____

Typed/Printed Name: _____

Its: _____

Date: _____

ATTEST:

Deana Dean, City Clerk

Date: _____

APPROVED AS TO FORM:

Dena Burke

Date: _____

EXHIBIT A
Scope of Work
Amendment No. 4
City of Snoqualmie
Water Reclamation Facility Phase 3 Improvements
Additional Services During Construction
 April 2025

Background

The City of Snoqualmie (City) owns and operates the Water Reclamation Facility (WRF). To accommodate projected flows and loads, handle replacement of aging components installed over 20 years ago, and meet regulatory requirements, the City's 2021 *General Sewer Plan* (GSP) identified multiple projects for Phase 3 of the WRF Improvements.

The City originally contracted with RH2 Engineering, Inc., (RH2) in February of 2022 to provide preliminary design of major WRF improvements, and preliminary and final design of Kimball Creek Lift Station (LS). Over the last 2 years, the contract has been amended and additional tasks have been added. The previous scope of work included the following tasks:

- Task 1 – Project Management**
- Task 2 – Preliminary Design of Major WRF Improvements**
- Task 3 – Preliminary and Final Design of Kimball Creek LS**
- Task 4 – Management Reserve**
- Task 5 – Services During Bidding (SDB) for Kimball Creek LS**
- Task 6 – Final Design of Major WRF Improvements**
- Task 7 – Washington State Department of Ecology (Ecology) Review and City Permitting for Major WRF Improvements**
- Task 8 – SDB for Major WRF Improvements**
- Task 9 – Services During Construction (SDC) for Kimball Creek LS**
- Task 10 – Supervisory Control and Data Acquisition (SCADA) Programming for Kimball Creek LS**
- Task 11 – SDC for Major WRF Improvements**
- Task 12 – SCADA Programming for Major WRF Improvements**

Amendment Introduction

This Scope of Work includes expanding existing Tasks 11 and 12 to provide additional SDC and SCADA programming for Major WRF Improvements.

The construction of the Major WRF Improvements began in August of 2023 and is projected to finish in April of 2025. Throughout the project, the Management Reserve Task has served as a contingency resource during preliminary and final design, and construction related tasks.

The Management Reserve Task has already been used for additional services requested by the City during the project, including the headworks screening replacement, a third-party structural review

during design of the WRF, the Arc Flash Power Study, the catwalk design (Change Order No. 1), the digester pipe modifications (Change Order No. 2), the coarse bubble mixing design (Change Order No. 2), the power shutdown, and emergent SCADA support during interim conditions. The Management Reserve Task also was utilized to absorb the overages of the certified testing company for material testing and special inspection during construction of the Major WRF Improvements. It was determined that the inspector underbudgeted for the full project and the Management Reserve Task was used for its additional fee.

Due to the project's complexities, RH2 needed to provide a higher level of service throughout SDC. Since initial construction began in August 2023, RH2 teamed with City staff and the contractor to develop interim operation plans for a full plant power shutdown, headworks screen shutdown, two oxidation basin shutdowns, and three digester shutdown events. During construction, issues also arose that required RH2's involvement, field support, and additional design services beyond the level anticipated. Some of these issues included mixer locations and associated crane access, axial flow pump catwalk extension, handrail and gate modifications, and oxidation reduction potential (ORP) probe maintenance accessories. Additionally, the headworks screening replacement added via the Management Reserve Task required involvement during construction that was not included in Amendment No. 3. The screen installation required coordination with the manufacturer's representative and field coordination with the contractor as additional components and field modifications to existing components were necessary due to the pre-purchased product's varying dimensions. RH2 also provided additional support to the City by having process coordination meetings on an as-needed basis to review and streamline the WRF's operations, maintain permit compliance, and demonstrate design objectives.

In addition to the efforts needed for SCADA programming of the Major WRF Improvements, some issues arose that resulted in additional SCADA programming efforts beyond what was originally expected. These issues included the following: the temporary pumping system installed by the contractor required daily operational control changes; and emergent operations support was needed during process commissioning to debug SCADA control issues to avoid staff overtime due to nuisance alarms.

As a result of this, the project's scope of work spanning from preliminary design efforts through construction, the requirement to maintain treatment operations and respond to emergent issues, and the City's additional service requests, the original contingency built into the Management Reserve Task was not sufficient for this project's scope. As a result, Tasks 11 and 12 have been amended for RH2 to provide additional SDC and SCADA support for the City through project completion.

Task 11A – Additional SDC for Major WRF Improvements

Objective: Provide additional SDC of the Phase 3 improvements to the level of effort stated in the Fee Estimate. This existing task is amended to cover the remainder of the proposed improvement's construction.

Approach:

- 11.8A Prepare Additional Facility Operation and Maintenance (O&M) Manuals – Prepare detailed O&M manual sections for the WRF Phase 3 improvements. Include an overview of process components, detailed descriptions of normal and emergency operational procedures, troubleshooting and preventative maintenance measures, and operator safety considerations. Include appendices of process schematics, manufacturer documentation, material safety data sheets, and periodic operations checklists. Provide Ecology with a copy of the WRF O&M manual sections for review and incorporate comments into the final O&M manual section documents.
- 11.9A Provide Additional Consultation During Commissioning – Review SCADA and daily process operations data and consult with City staff on the operational strategy to ensure permit compliance and design objectives are consistently met.

Assumptions:

- *The services described in Task 11A for additional SDC support to the City will be performed to the level of effort identified in **Exhibit B**.*

Task 12A – Additional SCADA Programming for Major WRF Improvements

Objective: Provide additional control software development services for new operator interface (OI) and programmable logic controller (PLC) equipment. Provide additional software development services for SCADA computer systems. Provide additional field testing and commissioning support services related to the control system software at the WRF. This existing task is amended to cover the remainder of the proposed improvement's construction. *This Task will be supported by RH2's subsidiary, Control Systems NW LLC, via a subconsultant services agreement.*

Approach:

- 12.3A Provide Additional Development of PLC Software – Develop the PLC data point names, descriptions, and addresses based on the control panel design and City data point standards defined in Amendment No. 3, subtask 12.2, and gathered during the workshops. Develop control loop descriptions, alarm interlocks, and control data required between controllers based on facility requirements. Develop software using Studio 5000 for Logix PLCs based on the previously defined PLC information.
- 12.4A Provide Additional Development of OI Software – Develop the OI for the control panels. *OI screen designs will be consistent with human machine interface (HMI) screen designs. OI screens will contain the same graphical program that will be a subset of the HMI screen design. Public Works Director will have final approval of HMI screen designs.*

12.5A Provide Additional Configuration and Development of SCADA Computer Software – Work with City staff to design and configure HMI computer systems and develop HMI screen designs and layouts based on HMI standards defined by the City SCADA Master Plan and at software development workshops. *Public Works Director will have final approval of HMI screen designs.* Work with City staff to develop the following HMI computer software:

- Update to overall facility process display that identifies major plant information in one overall screen. Links from this screen will dynamically display facility subsections.
- Facility displays for each treatment subsystem.
- Facility setpoint control components.
- Facility real time and historical alarms and events displays. *Historical displays will filter alarms and events by specific time and data.*
- Facility historical trending of analog and discrete data. This screen will be configurable to display normal groups of data or ad-hoc data. Trend data/time information will be selectable. Trend data will be capable of exporting to CSV files.
- Summary displays will show summaries of totals, averages, minimums, and maximums. This information will be displayed for daily, monthly, and yearly periods of time.
- Develop system reports based on information identified during software development workshops.

12.8A Perform Additional Commissioning Services and Quality Assurance/Quality Control (QA/QC)

- SCADA Computer Systems
 - Work with City staff to install and configure existing HMI computer systems. *This work will consist of updating existing computer HMI software and software utilities required to maintain the SCADA computer systems.*
- Facility Commissioning and QA/QC
 1. Install facility software components on the SCADA computers prior to testing.
 2. RH2, the City, and the contractor will be on site at the WRF during testing.
 3. Rerun the factory tests that were implemented during Amendment No. 3, subtask 12.7, using existing facility instrumentation.
 4. Test communications between the facility controllers and the HMI computer systems.
 5. Test data points and control capabilities between the facility controllers.
 6. RH2, the contractor, and the City will test control capabilities of the facility.

7. RH2 and the City will approve the completion of a facility based on the original design and information developed and approved in Amendment No. 3, subtasks 12.1 through 12.5. *Major changes to the system at the time of testing are not included in this Scope of Work.*

12.9A Prepare Additional O&M Documentation – Provide a summary report documenting the QA/QC completed on the WRF Phase 3 SCADA improvements. The report will include a full list of new devices, objects, and alarms installed under Phase 3 and included in QA/QC procedure, the Arc Flash Power Study, and reference to O&M controls narratives.

Assumptions:

- *The services described in Task 12A for additional software development, testing, and startup services to City staff as described to the City will be performed to the level of effort identified in **Exhibit B**. City staff will review and approve all OI and HMI screen designs developed in subtasks 12.4A and 12.5A. Public Works Director will be responsible for final approval of design within a reasonable timeframe. RH2's Fee Estimate assumes a certain level of cooperation and timeliness from any third parties required for testing. All installation will be performed by others. If additional hours are needed to accomplish Task 12A due to events beyond RH2's control, RH2 will notify the City in advance of additional hours needed, and additional hours shall be mutually negotiated.*
- *This Scope of Work does not include HMI data point validation of remote LS facilities. It is assumed that the existing HMI data points for remote LS facilities are valid.*
- *RH2 is not responsible for site safety or directing others in their work.*

RH2 Deliverables:

- QA/QC Report in electronic PDF.

Project Schedule

RH2 anticipates that SDC for the Major WRF Improvements will be completed in April 2025 for the process and mechanical portions of the project and February 2026 for the completion of ongoing control systems integration support.

EXHIBIT B

Fee Estimate

Amendment No. 4

City of Snoqualmie

Water Reclamation Facility Phase 3 Improvements

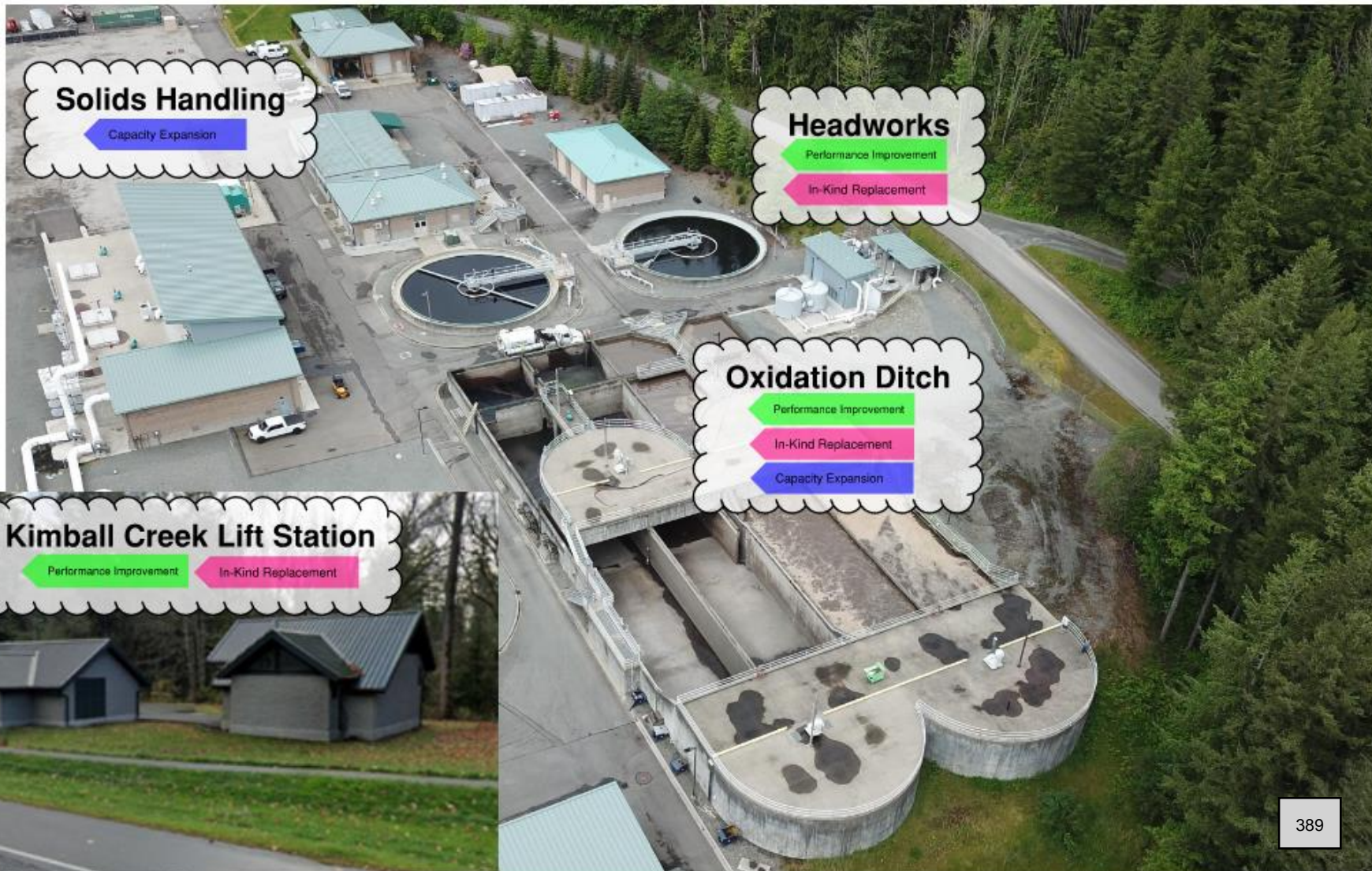
Additional Services During Construction

Apr-25

Description		Total RH2 Hours	Total RH2 Labor	Total CSNW Hours	Total CSNW Labor	Total Expense	Total Cost
Task 11A	Additional SDC for Major WRF Improvements	315	\$ 70,920	-	\$ -	\$ 2,813	\$ 73,733
11.8A	Prepare Additional Facility O&M Manuals	105	\$ 24,110	-	\$ -	\$ 749	\$ 24,859
11.9A	Provide Additional Consultation During Commissioning	210	\$ 46,810	-	\$ -	\$ 2,064	\$ 48,874
Task 12A	Additional SCADA Programming for Major WRF Improvements	146	\$ 33,220	321	\$ 85,153	\$ 3,894	\$ 122,267
12.3A	Provide Additional Development of PLC Software	20	\$ 4,882	32	\$ 8,288	\$ 357	\$ 13,527
12.4A	Provide Additional Development of OI Software	20	\$ 4,882	20	\$ 5,180	\$ 279	\$ 10,341
12.5A	Provide Additional Configuration and Development of SCADA Computer Software	30	\$ 6,774	58	\$ 15,782	\$ 674	\$ 23,230
12.8A	Perform Additional Commissioning Services and QA/QC	28	\$ 6,360	147	\$ 39,023	\$ 1,750	\$ 47,133
12.9A	Prepare Additional O&M Documentation	48	\$ 10,322	64	\$ 16,880	\$ 835	\$ 28,037
PROJECT TOTAL		461	\$ 104,140	321	\$ 85,153	\$ 6,707	\$ 196,000

EXHIBIT C RH2 ENGINEERING, INC. 2024 SCHEDULE OF RATES AND CHARGES		
RATE LIST	RATE	UNIT
Professional I	\$168	\$/hr
Professional II	\$186	\$/hr
Professional III	\$207	\$/hr
Professional IV	\$227	\$/hr
Professional V	\$245	\$/hr
Professional VI	\$259	\$/hr
Professional VII	\$282	\$/hr
Professional VIII	\$296	\$/hr
Professional IX	\$314	\$/hr
Technician I	\$132	\$/hr
Technician II	\$144	\$/hr
Technician III	\$162	\$/hr
Technician IV	\$177	\$/hr
Technician V	\$193	\$/hr
Technician VI	\$213	\$/hr
Technician VII	\$231	\$/hr
Technician VIII	\$243	\$/hr
Control Specialist I	\$169	\$/hr
Control Specialist II	\$187	\$/hr
Control Specialist III	\$208	\$/hr
Control Specialist IV	\$228	\$/hr
Control Specialist V	\$245	\$/hr
Control Specialist VI	\$259	\$/hr
Control Specialist VII	\$278	\$/hr
Control Specialist VIII	\$292	\$/hr
Control Specialist IX	\$292	\$/hr
Control Technician I	\$132	\$/hr
Control Technician II	\$144	\$/hr
Control Technician III	\$162	\$/hr
Control Technician IV	\$177	\$/hr
Control Technician V	\$193	\$/hr
Control Technician VI	\$213	\$/hr
Control Technician VII	\$231	\$/hr
Control Technician VIII	\$243	\$/hr
Administrative I	\$88	\$/hr
Administrative II	\$103	\$/hr
Administrative III	\$123	\$/hr
Administrative IV	\$144	\$/hr
Administrative V	\$166	\$/hr
CAD/GIS System	\$27.50	\$/hr
CAD Plots - Half Size	\$2.50	price per plot
CAD Plots - Full Size	\$10.00	price per plot
CAD Plots - Large	\$25.00	price per plot
Copies (bw) 8.5" X 11"	\$0.09	price per copy
Copies (bw) 8.5" X 14"	\$0.14	price per copy
Copies (bw) 11" X 17"	\$0.20	price per copy
Copies (color) 8.5" X 11"	\$0.90	price per copy
Copies (color) 8.5" X 14"	\$1.20	price per copy
Copies (color) 11" X 17"	\$2.00	price per copy
Technology Charge	2.50%	% of Direct Labor
Night Work	10.00%	% of Direct Labor
Mileage	\$0.7000	price per mile (or Current IRS Rate)
Subconsultants	15%	Cost +
Outside Services	at cost	

Overview of Construction Improvements



Appendix C – Plan for Interim Operation

INTRODUCTION

Per WAC 173-240-070, a plan for the interim operations of a domestic wastewater facility is required to be included in the Plans and Specifications for upgrades to such facilities. This appendix is intended to fulfill that requirement.

The Contractor must meet the requirements of Technical Specification Division 1.72 for scheduling and sequencing of construction activities at the Water Reclamation Facility (WRF). This appendix provides the general approach to interim operations of facility components for WRF staff to utilize in relation to the Contractor's work at each location for this project.

HEADWORKS

The headworks influent flow must be temporarily bypassed to allow the Contractor to replace the screen and upgrade the grit removal system. The Plans outline temporary bypass configurations for the main screening channel and grit chamber systems that must remain operational while the proposed improvements are made. Short term manual operations are allowed as outlined in the Technical Specifications for the Contractor to set-up and remove temporary systems. WRF staff will operate all equipment, devices and valving necessary to start-up and shut-down equipment.

Key Interim Operational Considerations:

1. The WRF staff operate all necessary equipment to bypass influent flow around the main screening channel. The bypass channel has a manual bar screen that the Contractor will rake and clean during operation. The main screening channel may be temporarily offline as allowed by the Technical Specifications.
2. The WRF staff operate all necessary equipment to bypass flow around the grit system. A short-term temporary shutdown of the grit chamber is allowed as outlined in the Technical Specifications. A short-term temporary shutdown of the grit system may allow some grit to pass into the oxidation ditches. This will not affect plant operations or effluent quality and grit will be removed by WRF staff during the normal annual cleaning and switching of online oxidation ditches.

OXIDATION DITCH CONVERSION TO ACTIVATED SLUDGE BASINS

The conversion and start-up activities for the new activated sludge basins are required to be phased in a manner that maintains the operability of one existing ditch (or one new basin) at all times in order to ensure that secondary treatment is maintained. In general, both clarifiers will also be able to be utilized through the majority of construction and start-up except for brief periods as described below.

WRF staff will operate all necessary valving and equipment as required to switch ditches/basins and in general, will be required to operate existing and new systems to maintain permit compliance.

The Technical Specification Division 1.72 describes the requirements for construction phasing that must be followed by the Contractor to maintain operability of the WRF.

A fundamental criterion for the start-up of the Activated Sludge Basins will be to avoid the co-mingling of the existing activated sludge with the activated sludge formed in the new basins. The start-up phases have been specifically configured for this purpose.

See the attached schematic figures, referenced throughout this section, depicting the activated sludge basin startup configurations.

Interim operational requirements of the secondary treatment system:

Ditch No. 2 Conversion (Figure 1)

1. WRF staff will empty and maintain Oxidation Ditch (Ditch) No. 2 offline prior to the Contractor's work in this ditch.
2. The WRF staff operate all necessary equipment to direct the main influent flow to Ditch No. 1 (southern ditch) while the Contractor performs work on Ditch No. 2 (northern ditch).
3. Activated Sludge Basin No. 2 will initially be full of clean water upon completion of the Contractor's testing and check-out of the interlocking controls.

Basin No. 2 Start-Up (Figure 2)

1. Upon successful conversion of Ditch No. 2, the Contractor will provide the three necessary temporary pumping systems for start-up of Activated Sludge Basin No. 2 as described in Division 1.72 (each with 500 gpm capacity):
 - a. Temporary pump and pipe system from the Headworks to the An1 zone to supply influent to the basin.
 - b. Temporary pump and pipe system from the Ox2 zone to the An1 zone for the recycle process.
 - c. Temporary pump and pipe system from the Mixed Liquor Outfall structure to the manhole north of the basins to recycle flows back to the Headworks.
2. RH2 will provide temporary SCADA system programming to allow the temporary pumps to operate automatically at operator-defined setpoints. Temporary SCADA system programming will also be provided for the Activated Sludge Basin No. 2 equipment through start-up. In general, the aeration, mixing and internal recycle equipment in Ox3 will be cycled to facilitate retention of the activated sludge in this basin through start-up. Minimal sludge wasting will occur from this basin during start-up.
3. Activated Sludge Basin No. 2 will be operated by WRF staff through start-up and into full operation. The operational requirements through start-up of this basin generally consist of the following:
 - a. The City will begin feeding approximately 100 gpm (0.14 MGD) of the influent into Activated Sludge Basin No. 2 via the temporary pump provided at the Headworks. Effluent from this basin will be returned to the Headworks for treatment through the online Ditch No. 1 via the temporary pump at the Mixed Liquor Outfall structure from Activated Sludge Basin No. 2. An additional temporary pump will provide an internal recycle stream from

Ox2 to An1, which will return activated sludge to the anaerobic zones during the start-up period, as no clarifier will be dedicated to Activated Sludge Basin No. 2 during start-up. This configuration should allow activated sludge to develop in the new basin without significant concern of degrading effluent quality.

- b. During the start-up of Activated Sludge Basin No. 2, the WRF staff will monitor the mixed liquor suspended solids (MLSS) concentration in the new basin and incrementally increase the daily feed volume to the new basin up to 500 gpm (0.72 MGD) as the MLSS concentration increases. Conversely, the WRF staff will monitor Ditch No. 1 MLSS concentration and allow it to be reduced incrementally through wasting as daily influent is reduced to this ditch.
- c. The WRF staff will monitor the concentration, settleability and other characteristics of the activated sludge in the new basin as is typical for any activated sludge operation. WRF staff will also monitor the effluent quality from Ox3 by sampling mixed liquor from Ox3, allowing it to settle and analyzing the supernatant for conventional parameters and nutrients. This information will be used to gauge the treatment afforded by the new basin relative to influent flow. Once the MLSS has risen in the new basin to an appropriate level (likely in the range of 3,000 mg/L, though this will be determined by WRF staff) and the activated sludge population has sufficiently formed, this basin will be ready to receive all influent flow and begin discharging to Secondary Clarifier No. 2.
- d. The WRF staff will isolate Secondary Clarifier No. 2 and will waste the remaining sludge from this clarifier to the solids handling system in preparation of receiving flow from Activated Sludge Basin No. 2.

Basin No. 2 Commissioning (Figure 3)

1. The WRF staff will isolate Ditch No. 1 and Secondary Clarifier No. 1.
2. The WRF staff will direct all influent flow to Activated Sludge Basin No. 2 and direct mixed liquor from Activated Sludge Basin No. 2 to Secondary Clarifier No. 2. The Contractor will remove all temporary pumping systems from Activated Sludge Basin No. 2. At this time Activated Sludge Basin No. 2 and Secondary Clarifier No. 2 will be considered fully commissioned and under normal operation. The City will verify that effluent from the new system can reliably meet permit requirements prior to sludge removal from Ditch No. 1.

Ditch No. 1 Sludge Removal (Figure 4)

1. The Contractor will reconfigure the two necessary temporary pumping systems for use in the sludge removal from Ditch No. 1 and Secondary Clarifier No. 1 (each with 500 gpm capacity):
 - a. Temporary pump and pipe system from the end of Ditch No. 1 to Secondary Clarifier No. 1.
 - b. Temporary pump and pipe system from the Secondary Clarifier No. 1 outfall to Ditch No. 1 to recycle effluent.
2. In this configuration, WRF staff will continually waste sludge from Secondary Clarifier No. 1 to the solids handling system. Non-potable water will be added via an existing hydrant to Ditch No. 1 to continually replace the wasted liquid. At a wasting rate of 100 gpm, it is estimated that the City will be able to reduce the Ditch No. 1 sludge concentration to approximately 500 mg/L in 3 days through this configuration. Less than 100,000 gallons of thickened sludge (2-3% solids) will be pumped to the digesters during this period and sufficient digester volume should be made

available in advance of this work. During this period, no wasting will occur from Activated Sludge Basin No. 2 and Secondary Clarifier No. 2.

Ditch No. 1 Draining (Figure 5)

1. The City will suspend mixing and aeration to Ditch No. 1.
2. The Contractor will utilize a temporary pump to transfer the majority of the supernatant from Ditch No. 1 to Secondary Clarifier No. 1.
3. The City will continue to waste from Secondary Clarifier No. 1 as necessary. The supernatant will pass through the clarifier and into the effluent. WRF staff will closely monitor the effluent concentrations and reduce or suspend supernatant pumping by the Contractor if needed.
4. The sludge remaining in Ditch No. 1 will settle once mixing and aeration are suspended. ~~It is expected that less than 100,000 gallons of sludge will remain in the ditch after the supernatant is pumped out. The Contractor will remove and dispose of this remaining sludge.~~ **The Contractor is required to hose and pump settled activated sludge to the clarifier until the anticipated amount of material is remaining as described in Division 1.72 of the Technical Specifications. The Contractor must remove and dispose the remaining grit, sludge, and other materials unable to be pumped to the clarifier. The Contractor shall submit documentation describing their removal approach and disposal location and will coordinate with the City on any procedures to ensure Washington State Department of Ecology's process requirements are met.** The Contractor and WRF staff will coordinate to ensure sludge is not drained to the in-plant pump station.¹

Ditch No. 1 Conversion (Figure 6)

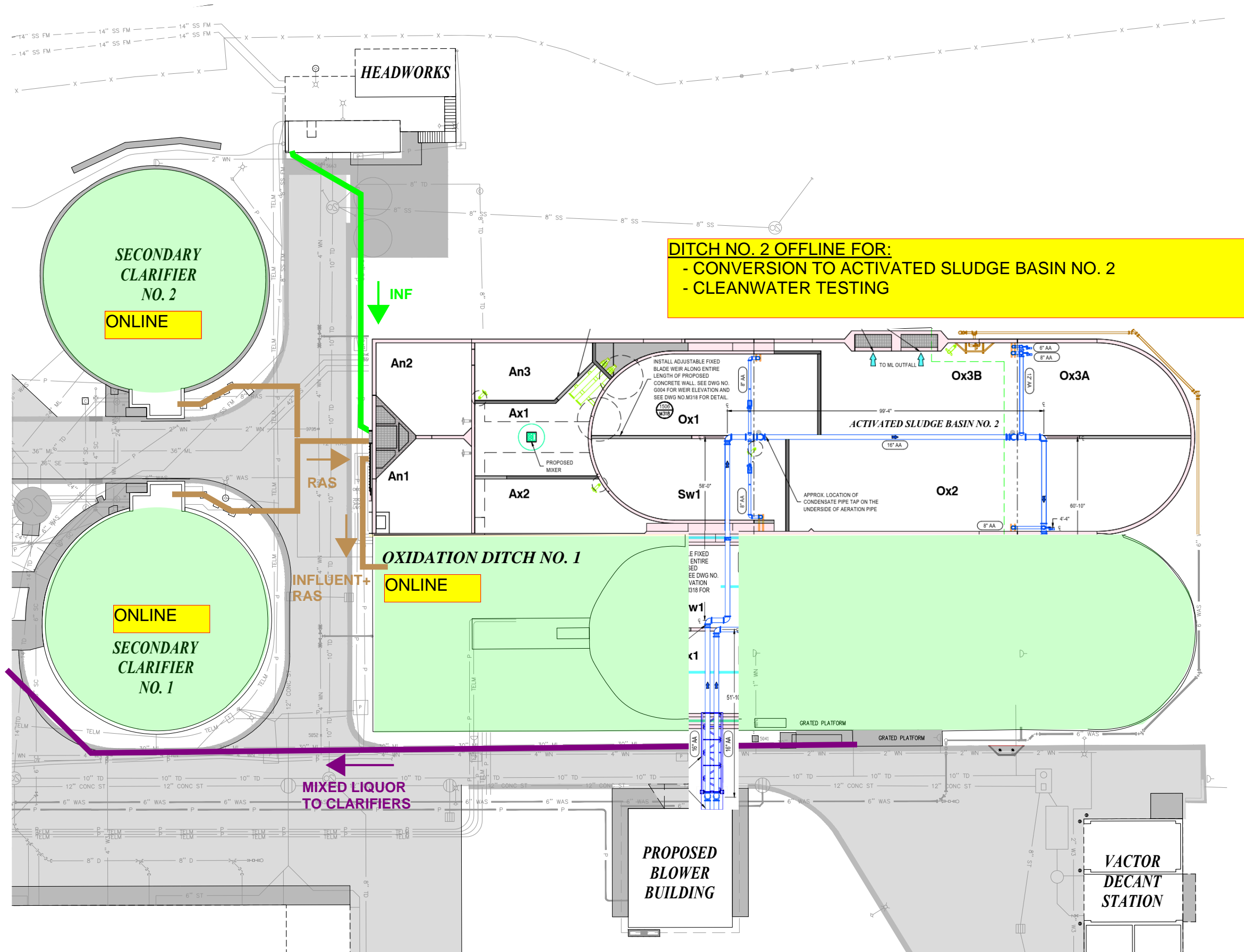
1. The Contractor will convert Ditch No. 1 to Activated Sludge Basin No. 1 as described in Division 1.72 of the Technical Specifications.
2. Activated Sludge Basin No. 1 will initially be full of clean water upon completion of the Contractor's testing and check-out of the interlocking controls.
3. Activated Sludge Basin No. 1 will remain offline until WRF staff are ready to switch the online basins.

SOLIDS HANDLING FACILITY AND AEROBIC DIGESTERS

Work to install the improvements in the digesters must not be performed during conversion of the ditches or during basin start-up as described in Division 1.72 of the Technical Specifications. WRF staff will isolate each digester in order for the improvements to be completed sequentially.

1. WRF staff will isolate Digester No. 1 while keeping Digesters Nos. 2 and 3 online during the construction improvements in Digester No. 1.
2. WRF staff will isolate Digester No. 2 while keeping Digesters Nos. 1 and 3 online during the construction improvements in Digester No. 2.
3. The Contractor provides a temporary pump and pipe system for digester clean water testing as described in Division 1.72 of the Technical Specifications.
4. It is anticipated that the biosolids will continue to meet the Class B requirements during this work. However, if vector attraction reduction requirements cannot be met due to reduced solids retention time during this work, the City can pay an additional tipping fee for immediate incorporation of the biosolids at the land application site.

¹ Addendum No. 1 dated May 8, 2023



DITCH NO. 2 OFFLINE FOR:

- CONVERSION TO ACTIVATED SLUDGE BASIN NO. 2
- CLEANWATER TESTING

FIGURE 1

DITCH NO. 2 CONVERSION

SCALE: NTS
0' 1/2' 1'
DRAWING IS FULL SCALE WHEN
BAR MEASURES 1"

3/9/2023
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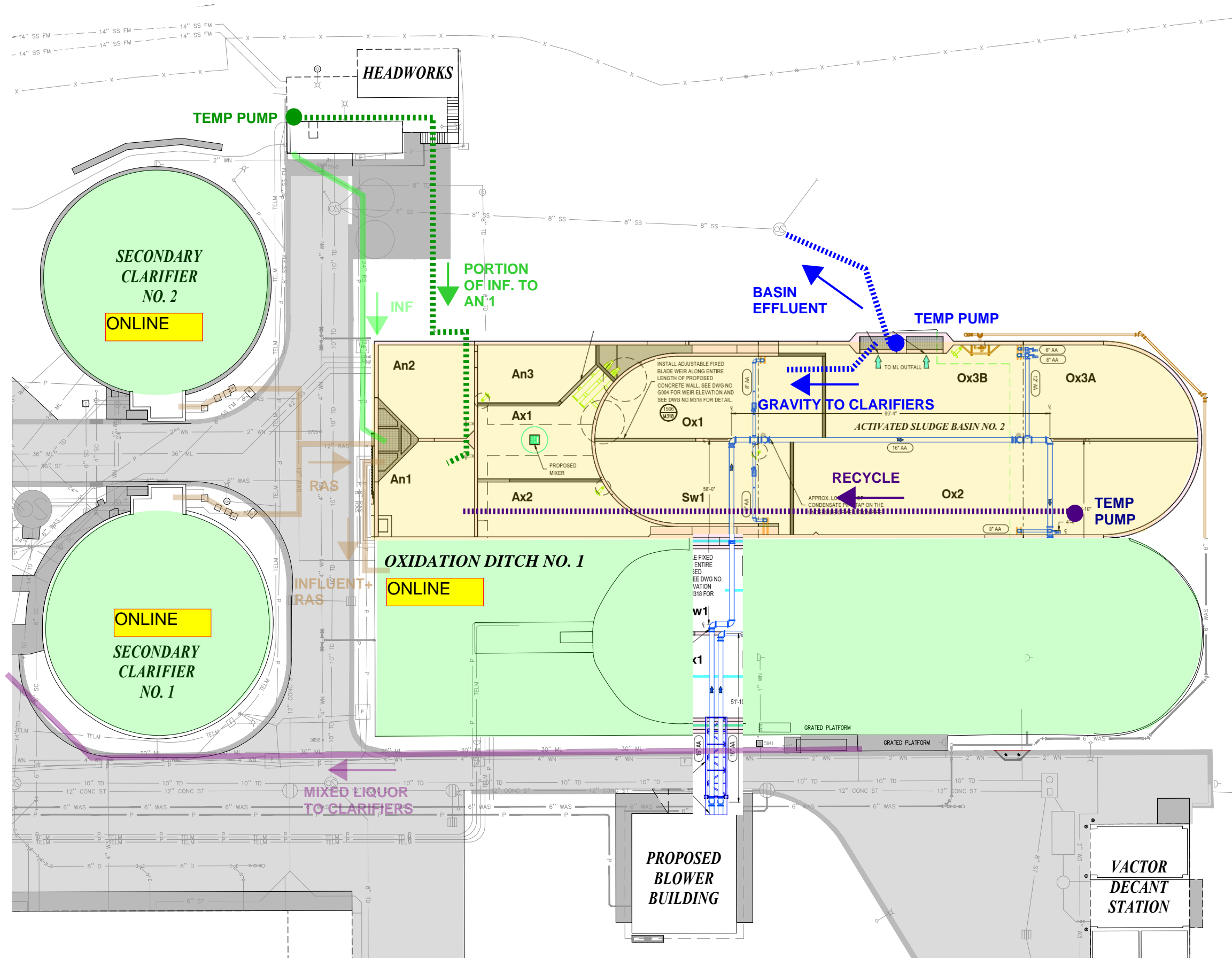


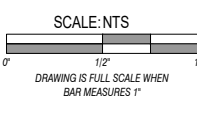



FIGURE 2

BASIN NO. 2 START-UP





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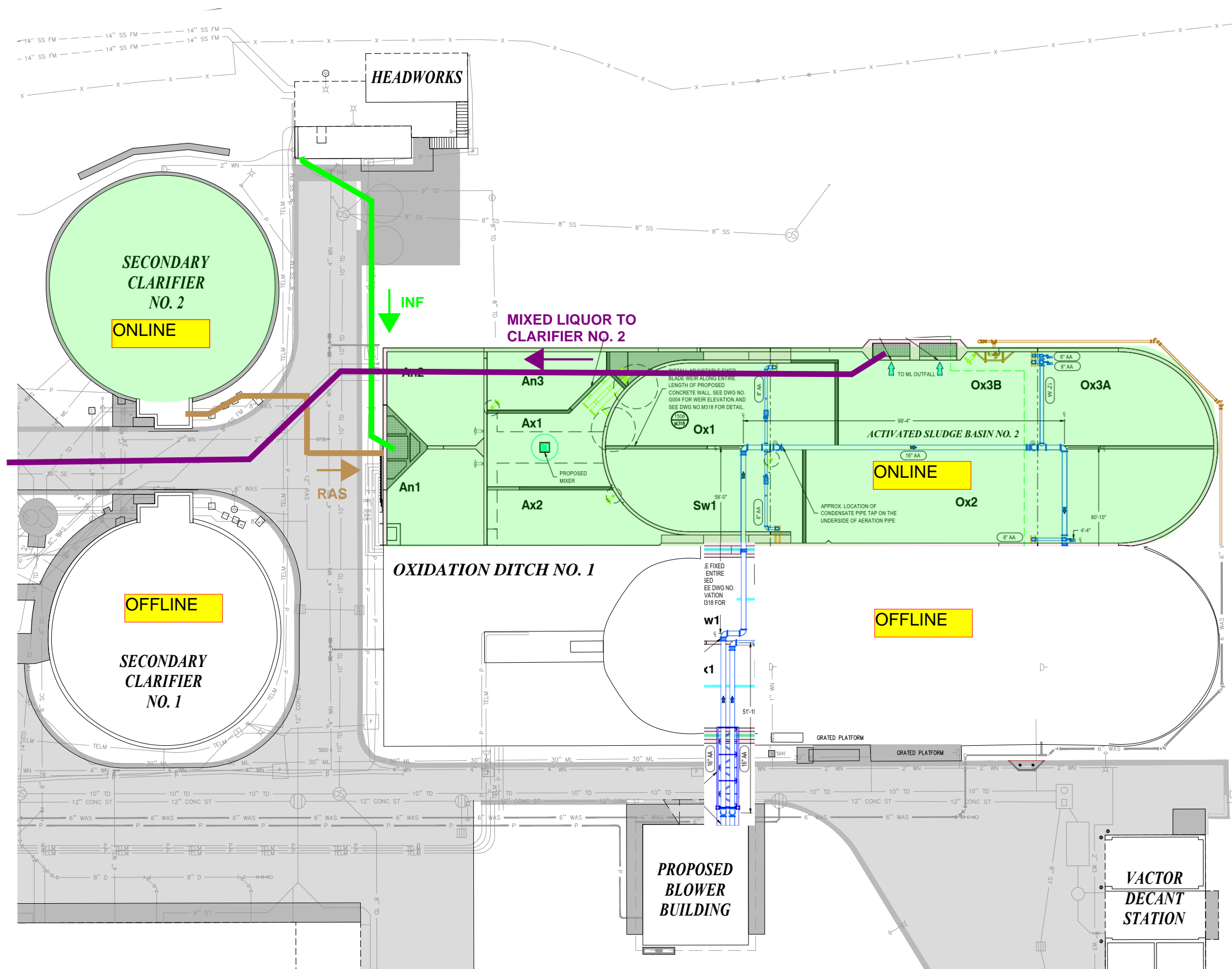


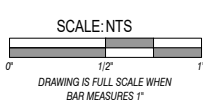



FIGURE 3

BASIN NO. 2 COMMISSIONING





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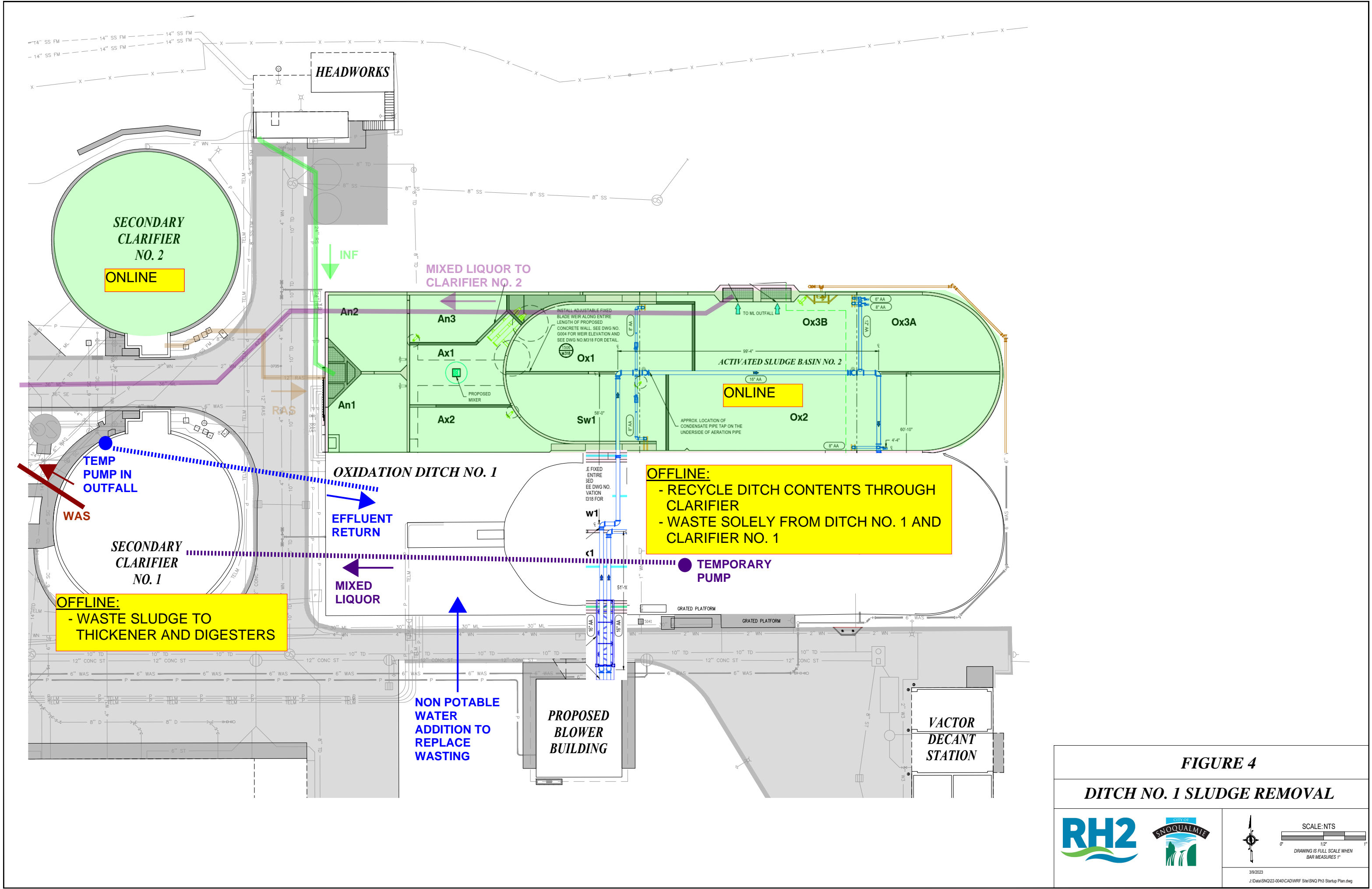


FIGURE 4

DITCH NO. 1 SLUDGE REMOVAL

RH2 **SNOWQUALMIE**

3/9/2023
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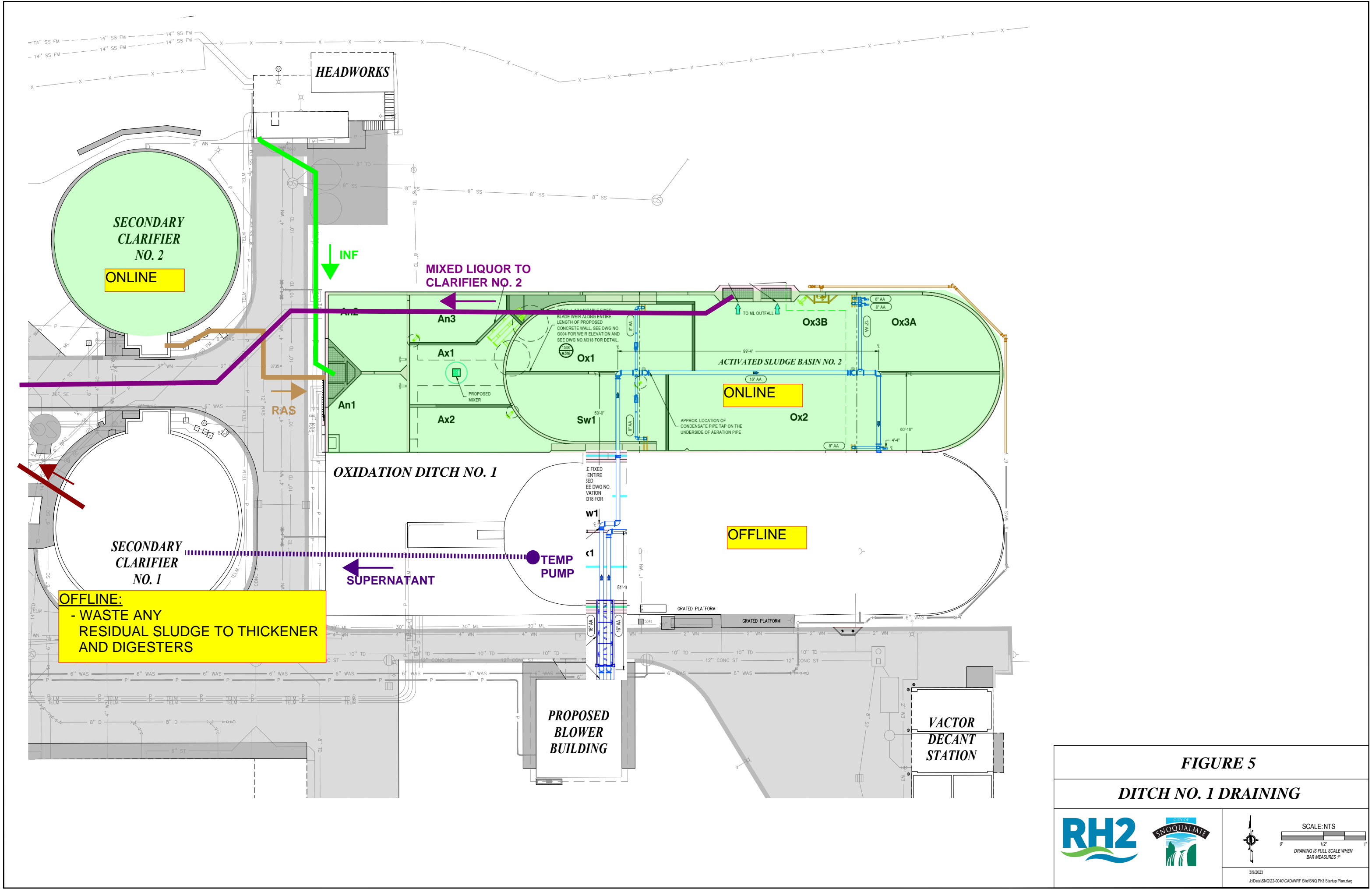


FIGURE 5

DITCH NO. 1 DRAINING

RH2 **SNOWALMIE**

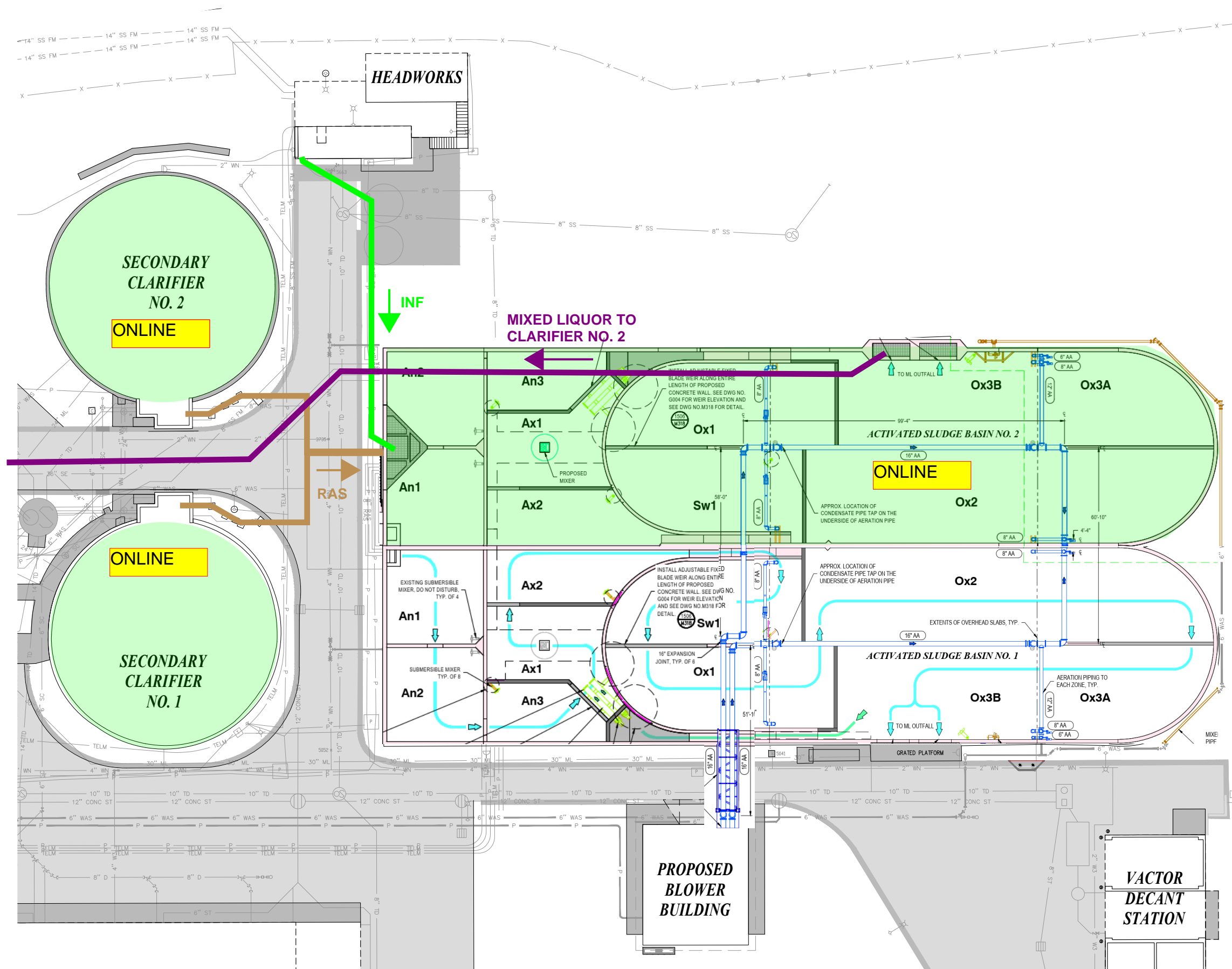
SCALE: NTS

0' 12' 1'

DRAWING IS FULL SCALE WHEN BAR MEASURES 1"

3/9/2023

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OFFLINE:

- COMPLETE CONVERSION TO ACTIVATED SLUDGE BASIN NO. 1
- CLEANWATER TEST

FIGURE 6

DITCH NO. 1 CONVERSION

SCALE: NTS

0' 12' 1'

DRAWING IS FULL SCALE WHEN BAR MEASURES 1"

3/9/2023
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Department Reports

March 2025



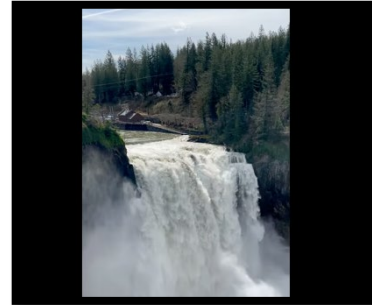
Communications Division

Danna McCall, Communications Coordinator
Nicole Wiebe, Community Liaison

38624 SE River Street, Snoqualmie, Washington 98065
 (425) 996-5285 | www.snoqualmiewa.gov

Social Media

- Facebook 341.8K reach; 622.9K views; 8265 followers (658 new). **One of the best engagement months for our page.
- X – 3686 followers
- Instagram – 5.1K reach; 18K views; 3338 followers (54 new).
- Top Posts: Snoqualmie Falls Video (314K views); 90/18 Traffic Advisory Post (85.3 K views); Historic Snoqualmie Falls photo (48.1K views).



Website

- Website users: 20K; website sessions: 26.9K; pageviews: 44.8K.
- Top pages: Twin Peaks, Snoqualmie Falls, Ballfield Conditions.
- Police Department, Visit Snoqualmie, Splashpad also top website destinations.



Department Support

- Mayor: Ross Report; Ribbon Cuttings; State of the City pre-production and filming work.
- Fire/OEM: Food Drive publicity; weekly blotter.
- Police: weekly blotter.
- CD: Climate Planning Workshop and Survey marketing, Housing Growth Target Number Reduction PR.
- PPW: Arbor Day and other Green Snoqualmei events marketing; Community Center Expansion legislative grant application submitted.



E-News

- Sent 2289 e-news emails.
- 766 subscribers
- 52.5% open rate; 3.5% click thru rate.



Community Outreach

- Completed marketing for annual egg hunts, Teen Flashlight, Bunny Hop Hunt, and Downtown Hopping (partnership with Downtown Merchants' Assn). Messaging and promoting has started.
- The Arts Commission hosted "Plein Air Pop-Up" on Saturday, March 29. 19 painters from King and Pierce County attended. Guest artist, Suze Woolf, provided instructions to painters.
- The trees were a popular photo op the last two weekends. Visitors from around the Puget Sound and out of state enjoyed the pretty cherry trees.
- The gazebo is decorated for Spring with cherry blossoms – a partnership of the City and Carousel.
- Sip & Stitch Social, a crochet and knit event, scheduled for April 24, is a partnership event with Art Major, a new downtown business and the Snoqualmie Arts Commission. The event will bring together a community of fiber artists.
- Planning underway for the annual Volunteer Recognition Event, April 30, at Meadowbrook Farm.
- Attended Downtown Snoqualmie Historic Merchant and Ridge Merchant Group meetings.



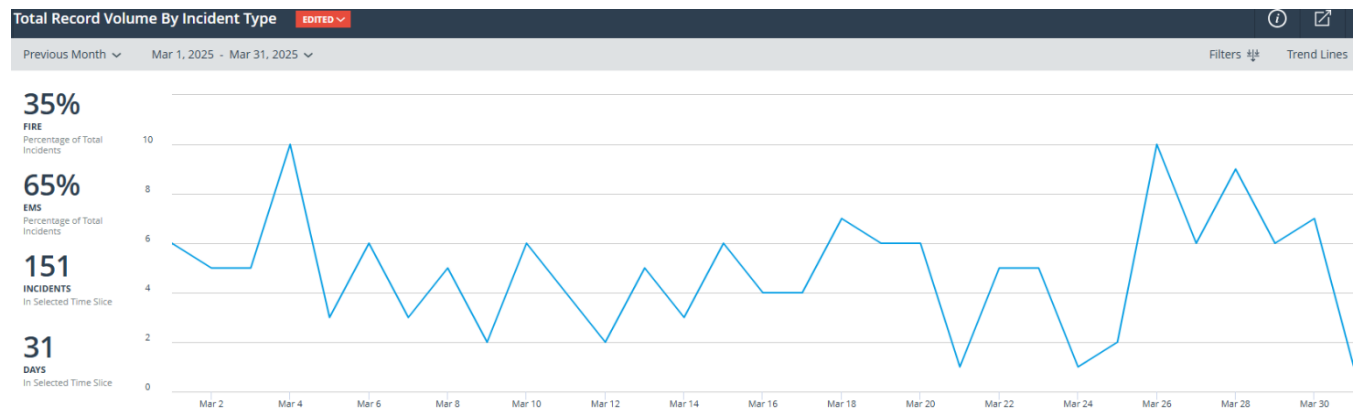


Mike Bailey, Fire Chief
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Snoqualmie, Washington 98065
mbailey@snoqualmiewa.gov
(425) 888-1551

Fire Department Activity March 2025

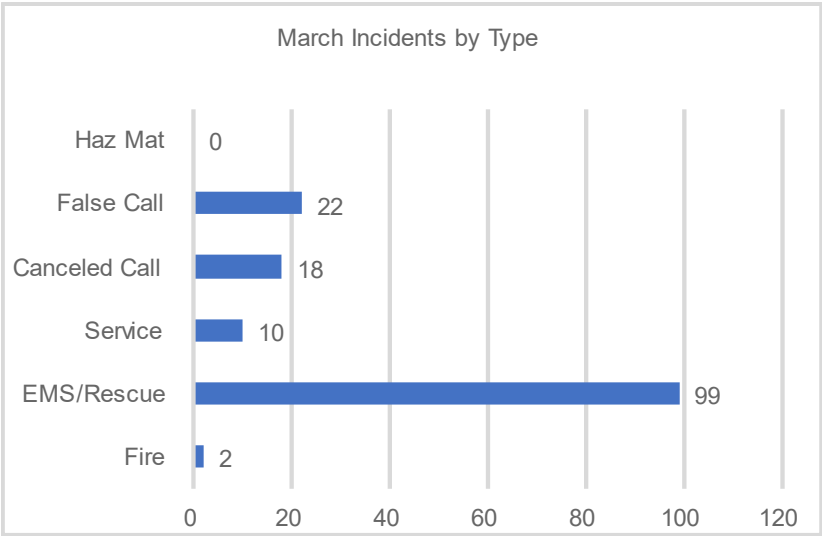
Incident Count March

The Fire Department responded to 151 incidents in March. 65% of the incidents were for emergency medical services and 35% were fire or service-related incidents. The following chart displays incident count per day.



Incident Count by Type:

The following is a count breakdown of incidents by type.



Travel Time

Item 15.

For incidents within the city, the 90th percentile travel time for the first arriving unit responding in emergency mode was 7:20 seconds and is broken down as follows.

Type	0:00 - 3:59	4:00 - 7:59	8:00 - 11:59	12:00 - 15:59	16:00 - 29:59	30:00 +
Aid Car	15	29	1	0	0	0
Engine	9	12	5	0	0	0
Chief Officer	2	1	0	0	0	0
Total	26	42	6	0	0	0

For incidents outside the city, the 90th percentile travel time for the first arriving unit responding in emergency mode was 15:50 and is broken down as follows.

Type	0:00 - 3:59	4:00 - 7:59	8:00 - 11:59	12:00 - 15:59	16:00 - 29:59	30:00 +
Aid Car	1	7	8	3	2	0
Engine	0	5	8	2	2	0
Chief Officer	0	0	0	0	0	0
Total	1	12	16	5	4	0

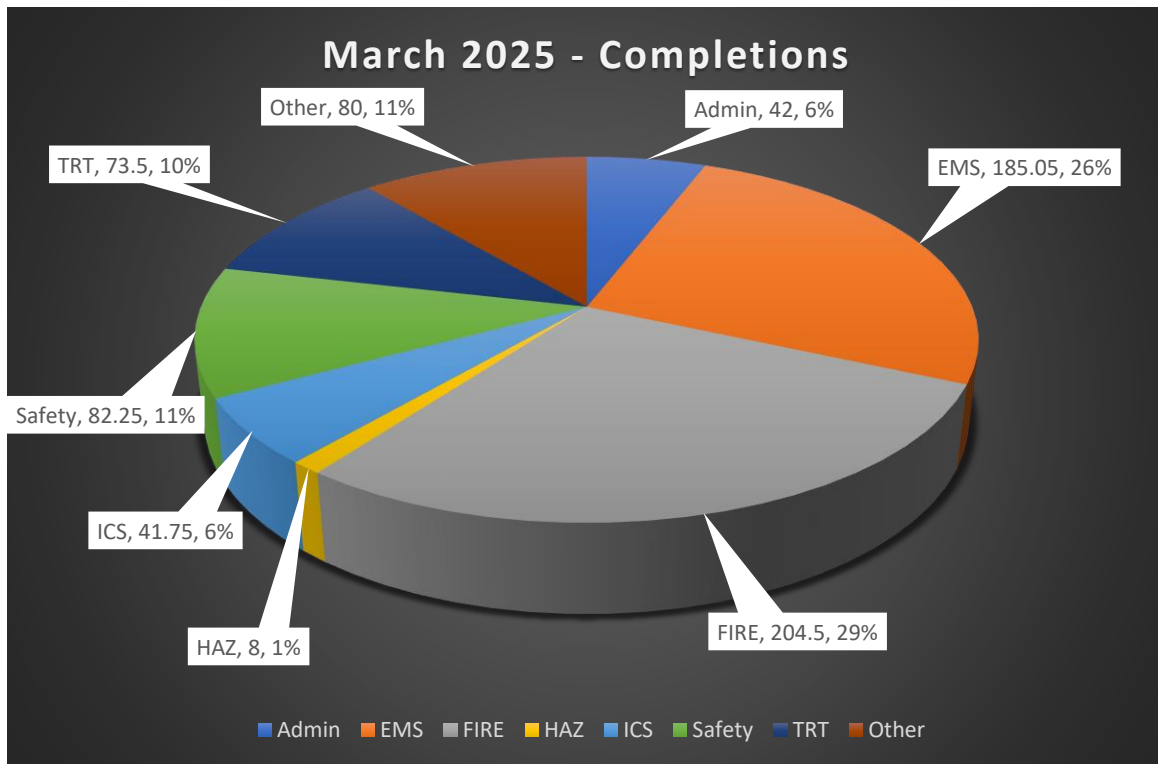
EMS Transports

The Fire Department responded to 99 EMS incidents in March and transported 35 patients to local hospitals. Patients were transported to Swedish Issaquah 26% of the time and Snoqualmie Valley Hospital 63% of the time. Of the transports, 5 originated from outside Snoqualmie's service area (North Bend 5, Fall City 0).

Hospital	Week 1	Week 2	Week 3	Week 4	Week 5	Total
Overlake Hospital	0	2	1	0	0	3
Snoqualmie Valley Hospital	1	5	5	6	5	22
Swedish/Issaquah	0	3	2	1	3	9
Other	0	0	0	0	1	1
Total	1	10	8	7	9	35

Training:

March brought with it several training events for crews to participate with our training partners from throughout the region. This includes training for multi-company operations, incident command, and auto extrication. Through March, we are continuing to trend towards having an overall training year that will break records, with the department being 30% ahead of last year. This month, we still have five probationary firefighters, which means crews are training almost as much as they are in the office. Crews have trained for over 717 hours, focusing on a combination of fire suppression and rescue (29%), emergency medical services (26%), and safety topics required by Washington State Labor and Industries (11%). Over the month, time was spent preparing for new volunteer testing and onboarding of a new probationary firefighter, who will start in April. The following chart compares the training hours by type:



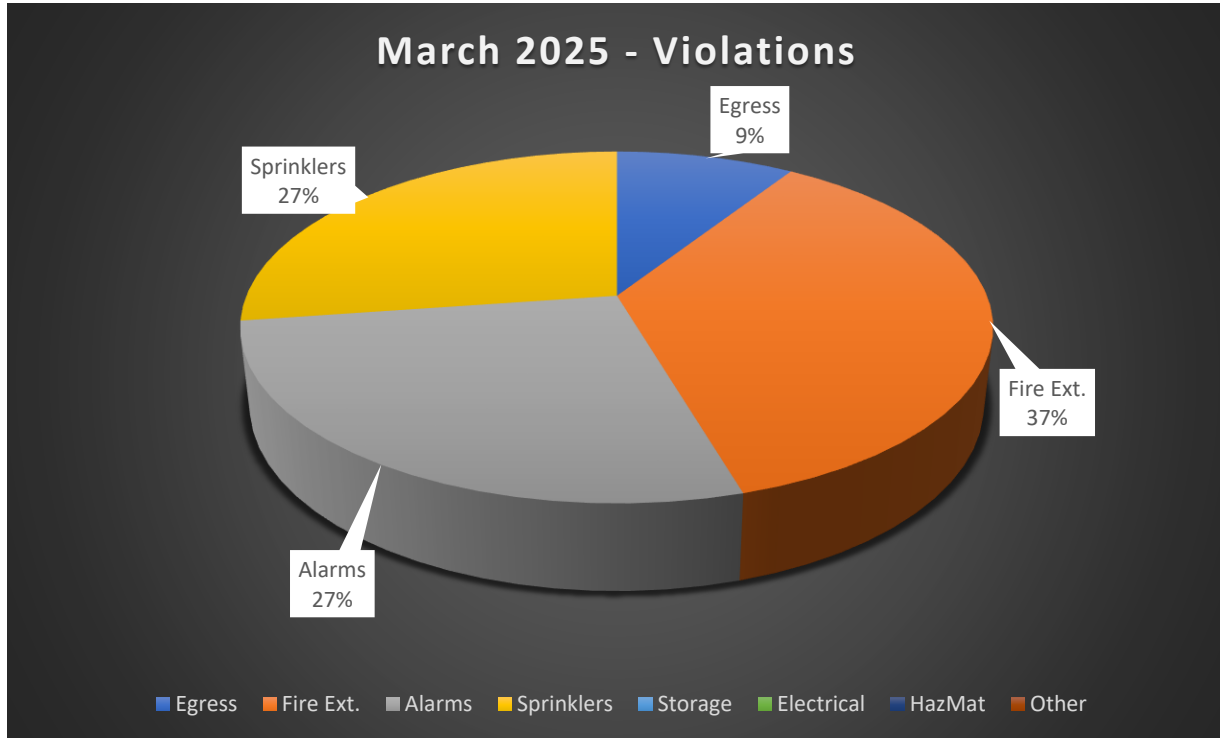
(Admin=Administrative; Haz=Hazmat; ICS=incident command systems; TRT=Technical Rescue Training)

Training – Highlights/Major Topics:

- Driver Training
- Incident Command System – Commercial fires, storage facility fires
- Forcible entry
- Firefighter – Hose evolutions
- Firefighter – Ladder Evolutions
- WCIA Supervisor Training
- Safety – State-mandated safety training, firefighter line-of-duty death reviews
- JJ Keller HR Training
- HIPAA/Risk management training
- Trauma and spinal immobilization
- Cardiopulmonary Resuscitation
- Epinephrine/anaphylaxis
- NARCAN/Opiate overdose
- Swiftwater Rescue
- Ropes and Knots

Inspections

In March, crews completed 10 occupancy inspections with 11 violations needing correction. These inspections consisted mainly of business office locations that are labeled as "B" occupancies. This includes clinics, real estate offices, and other non-retail spaces. Many of these inspections result in occupancies performing annual maintenance as code prescribes. The following chart is a breakdown of violations for March 2025:

*Public Education*

In March, public education and outreach reported the following activities:

- 1 – Public First Aid/CPR/AED Course (12 Students)
- 4 – City Staff First Aid/CPR/AED Courses (41 Students)
- 1 – School Staff Opioid Education Course (150 School Staff)
- 1 – Station tours; 10 kids, 1 hours

Volunteer Activity

During the month of March, the following activity was recorded for the volunteer group

- 33 Duty Shifts
- 57 Calls responded to
- 469 Total hours spent volunteering.



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March 2025

Enterprise Resource Planning System (ERP) Project – Tyler/Munis

The human resources implementation team continues to work on setup and assist with payroll implementation modules. The HR team has scheduled for additional HR modules to be worked on starting in June.

HUMAN RESOURCES

Recruitment -

The city is fully staffed with police officers and career firefighters! This is a big accomplishment to continue to provide the level of service our community expects. The Community Development/Economic Development Director position is moving through the recruitment process with in-person interviews scheduled for later this month. We are also recruiting for a permit technician in the CD department, and a part time admin position for our fire department, as well as a couple seasonal employees to help our parks/streets department during one of their busiest times of the year.

Union Negotiations

Negotiations have begun with the IAFF Union with both sides sharing their initial proposals. There are a number of meetings set up for late spring and early summer. We are confident negotiations will conclude before the expiration of the current contract at the end of 2025.

Employee Recognition/Activities/Training -

The HR department attended the Healthy Worksite Summit held in Lynnwood in mid March. This was an opportunity to attend breakout sessions around generational opportunities in the workplace, emotional intelligence, being a recovery ally workplace, and supporting a positive culture through a total worker health approach.

Employees are continuing to complete FEMA classes (100,200,700,800) and supervisors will get a tour of the EOC this month. In May, supervisors/directors will be adding an in-person FEMA 300 class to their training. March saw our employees attend one of the four offered classes for CPR/First Aid trainings. Thank you to our fire department for teaching us! All classes were well attended and continue to show city employees dedication to their safety and wellbeing, as well as the communities.

The Wellness committee hosted an open gym basketball hour at the YMCA and will be hosting an open gym pickle ball hour again this month (April is National Pickle Ball month!). We have also been able to collaborate with the YMCA to offer employees one day a month to drop in and participate in basketball or pickle ball or just move around a bit!

Our Urban Forestry team hosted a guided tour for employees through some of our trails here in Snoqualmie. It was a bit wet, but very informative and another is planned for when we have sunnier weather (hopefully!).

Personnel Policy Handbook

The HR department is continuing work to review and update the city Personnel Policies to be in compliance with updated employment and leave laws and to combine all policies to be in one handbook. A final draft of the manual is currently under review.



Information Technology Department

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March 2025

Dear City Council,

The IT Department has completed the firewall upgrade to the city's network this month, marking the last hardware upgrade needed. The team is continuing to work on projects and provide support to all our city departments.

Here are some updates for the month of March:

- We are still hovering around 20 open tickets. This is a good sign that the team is improving their response time and updating their progress. There is still room for improvement. Our goal for 2025 is to get to 15 open tickets at any given time. We are also working on a revamp of the ticket system to make it easier to report issues.
- The network infrastructure modernization project is almost complete. We have successfully migrated the network in all the city's buildings over to the new equipment and are working on the redesign with a goal of limited impact to city services.
- The Police Station phone systems upgrade has been completed successfully. Thanks to Andy Latham for all the hard work moving our law enforcement team over to the new cloud VOIP system!
- Initial server infrastructure cleanup has been completed. Next steps are to right-size new servers and bring a proposal to council when we are ready to move forward. The goal for this project is to improve redundancy and provide a better experience for our staff accessing their systems.

We will have more details on upcoming and ongoing projects in future updates:

- Simplifying our service desk to better serve our users.
- Extending the cloud VOIP pilot to more City of Snoqualmie locations
- Restructuring and updating our server infrastructure
- Restructuring our IT team responsibilities
- Building new processes for Asset Management

Thank you for your continued support the IT Department!



PARKS & PUBLIC WORKS DEPT.

Jeff Hamlin, Director

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Monthly Report – March 2025

Public Works General/CIP Projects:

Storm Cleanup: We are confident that snow season is now behind us, but the PPW Department is prepared in any case. Snow plowing equipment is still at the ready but crews have been cleaning the equipment and putting it away for next season.

Tyler Munis Implementation: Public Works has completed initial implementation of the asset management system. All operating divisions are now managing work orders through Tyler Munis. Crews are still learning how to effectively use the system, but getting better each month as each crew adapts the system to their unique work functions. Parks and Public Works has processed approximately 1600 separate work orders in the last month and over 8,100 work orders since implementation in October of last year.

Utility Rate Study: The Utility Rate Study is nearing completion. PPW staff have developed a rate structure and ordinance that was presented to Council in late March.

Road Maintenance and Repair: Focus of the Streets division is currently on pavement maintenance and repairing signage that took a beating over the snow season. Planning and engineering is progressing for next summer's paving, utility infrastructure, and road maintenance projects. Pothole repairs and basic road maintenance activities have increased with the wet winter conditions and freeze/thaw cycles.

384th Sewer/Sidewalk: The contractor has completed the sewer main upgrades and the new system is fully operational. Sidewalk construction is complete. The project is currently dormant until the weather warms enough to finish asphalt paving; anticipated for April 2025 when conditions improve.

Splashpad: Construction of the Splashpad is nearly complete. Performance testing is dependent on weather and temperature, but we anticipate the facility will be fully functional sometime in April 2025.

Water Reclamation Facility Phase 3: Commissioning on the second ditch is still underway and the new system is working well. Ditch 1 has been drained to make small alterations to the system for optimized performance, but will be back online soon. Project final completion is anticipated for Spring of 2025.

Reclaimed Irrigation Reservoir: We have received bids for the Reservoir/pump station construction and a low bidder has been identified. Staff will bring the agenda bill to council in early April for approval. Department of Ecology increased the low interest loan amount an addition \$1.8M to cover nearly the entire construction cost. Construction is anticipated to begin in Summer 2025 with project completion on or before June 30, 2026.

Staffing: PPW will begin recruitment for a new administrative assistant in April 2025 following adoption of the Utility Rate adjustments.

Wastewater Division

- Commissioning of the WRF-3 upgrades continues. Primary focus remains on controls and SCADA function. Initial performance data indicates a successful design with improved capacity and operational efficiency.
- Prepared offline basin for seasonal storage. Involved filling basin with water to storage level and maintaining a chlorine residual.
- Closed out issue at State Farm Insurance. They are connected to sewer per SMC.
- Complete and submitted Biosolids Permit Application Renewal
- Completed and submitted EPA Biosolids Report
- Council Tour of Treatment Plant
- 100% compliance with permit for the month of March

Water Division

- Routine maintenance activities, including DOH Reports, meter reads/repairs, valve turning, locates, etc.
- Repaired Canyon Springs chlorine generator
- Repaired filter system at Irrigation Pump Station
- First Aid/CPR training for all water staff
- Submitted ASR report (Annual Summary Report) and backflow reports
- Replaced two valves at South Well Treatment Plant
- Crews will vector excavate and replace faulty valve on 384th
- GC Systems, Inc. is starting PRV maintenance at various sites
- Begin annual hydrant maintenance (pressure and exercising valves)
- Starting up irrigation system
- Begin leak testing routines City wide

Parks & Streets Division:

- Mowing season has started and we will ramp up to full mowing crew schedule next week.
- Completed restroom renovations (Painting/ Deep cleaning) at several parks
- Installed Wayfinding signs – approximately 3/4 completed, hoping to complete in April
- Ballfield infield prep for spring sports
- Placing new playground chips (all parks)
- Working to install new bleachers on Field 3 at Centennial Park
- Power washing of tennis and sports courts.
- New sweeper training and first run of the new sweeper. Sweeping will now take place monthly by City crews.

Fleet & Facilities Division:

Fleet

- Completed Fire Truck purchase paperwork and coordinated delivery with FD
- 2 police accident SUV's WCIA repaired at body shop
- 5 Gen sets serviced in March and 5 more to be completed in April
- 1 gen set at Eagle Lake G-6 water pump failure and replacement.
- Pm services (all fleet)

- Small mowing equipment demos to staff
- Police pickup scheduled for WCIA accident damage repair
- Sweeper operator training
- Gen set Fuel tank cleaning (post treatment) and vent repair.

Facilities

- Completed upgrade of fire station HVAC controls
- Police station fire sprinkler piping removal – work that was not included in contractor bid
- New Janitorial supervisor (walk thru)
- Hot water tank removal at Fire Station (HVAC)
- City Hall office space wall repairs, painting, furniture moving
- Public Works shop heater replacement (4) budgeted.
- Gather and review pest control options (bids)

Stormwater & Urban Forestry Division

- Planted 144 street trees
- Performed 16 business inspections
- IDDE response and cleanup at SW Pond Jacobia E2
- Responded and completed 13 resident requests
- 2 Green Snoqualmie events planting 120 trees and 35 shrubs
- 1 Green Snoqualmie Event to revive Centennial Rain Garden on 4/12, planting 400 trees and shrubs
- Onboarding a new Forest Steward, Abi Wall, for stewarding the forest at Carmichael Park.
- Volunteer Acknowledgement Event for Green Snoqualmie Forest Stewards.
- Arbor Day event on Saturday April, 26th - Planting 18 more park trees
- Perform 11 more business inspections in April
- Catch Basin Inspections to begin - Goal of inspecting 300 in April
- DOC - Begin vegetation maintenance on the the 34 stormwater ponds that are **NOW** at Level 1 status so that we retain that status. The 11 - Level 3 ponds - will either be done by a contractor or wait until Late summer/Fall for clearing them.
- Mulching of all the existing downtown street trees to begin in April
- Begin Street tree pruning on Carmichael and downtown Snoqualmie
- Begin trail maintenance activities
- Continue to respond to resident requests

Department of Corrections Crew Work for March 2025

* Note: DOC had 9 workdays this month*

Work completed at various sites:

- Vegetation: Worked on removing all trees, shrubs, invasive species from entire pond per the Stormwater Vegetation Maintenance SOP. [Five feet outside of fence line down to the water, or as COS property lines permit]
- Fencing: Repaired Fencing along perimeter of pond[s] indicated below.
- Litter Removal: Ponds, locations listed below.
- Mulching: Forest Restoration Sites indicated below.

Tool Maintenance/PPW Yard Maintenance;

Organized upper/lower yards, trash p/u. Greased Stihl trimmer heads, checked air filters to be ordered on ALL gas tools/equipment

Sorenson Pond veg chip; Mar 6**Swenson E2, E3, E4, E5, E6, E7 Fence Repair; March 4, 11**

Estimated; 20 posts, 15 rails

**Snoqualmie Point Parking Lot, veg sight clearance [safety]; March 5, 13****Strouf Pond, veg clearance; March 18, 20****Centennial Raingarden, veg removal for restoration; March 25****Centennial trail to Dog Park, veg maint/graveled path; March 25****Reed Canary Grass @ 3 Forks, veg maint; March 28**





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March 2025

Calls for Service

	Feb 2025	Mar 2025	Mar 2024
Snoqualmie	431	531	493
North Bend	409	485	461

Average Response Times (in minutes & seconds)

Mar	Priority 1	Priority 2	Priority 3
Snoqualmie	1:09	2:26	4:07
North Bend	2:56	3:23	4:41
Feb			
Snoqualmie	2:00	3:26	2:42
North Bend	2:13	3:15	4:11

Priority 1: Weapons Offense / DV Physical / Aslt/Burg In-Prog

Priority 2: Calls that involve a serious crime or incident with potential for violence or escalation but not necessarily an immediate threat to life.

Priority 3: High priority but not an immediate threat.

Thefts	Feb 2025	Mar 2025	Mar 2024
Snoqualmie	8	5	12
North Bend	5	17	15
Vehicle Prowls	Feb 2025	Mar 2025	Mar 2024
Snoqualmie	4	5	5
North Bend	1	0	1
Vehicle Thefts	Feb 2025	Mar 2025	Mar 2024
Snoqualmie	2	1	1
North Bend	6	1	0

Arrests

	2025		2024	
	Mar	YTD	Mar	YTD
Snoqualmie	15	31	20	53
North Bend	12	37	23	60

North Bend Shifts Covered

Mar 2025	141
2025 YTD	368

Crisis Intervention Contacts

	2025		2024	
	Mar	YTD	Mar	YTD
Snoqualmie	2	3	29	115
North Bend	0	3	0	1

Public Records Requests

Mar 2025	55
2025 YTD	153

Items of Importance

Command Staff – Vacancies: 0.

Patrol – One officer recruit graduated from Academy March 5 and began in FTO. SRO recruit started March 10 and began in FTO. One officer completed FTO April 6 and joined patrol. Two officer recruits continue in Academy. Vacancies: 0.

Administrative Staff – Vacancies: 1 (MHP).

Community Events

April 18 – Teen Flashlight Hunt (Jeanne Hansen Park) (Sno)

April 19 – Bunny Hop Egg Hunt (Centennial Fields) (Sno)

April 19 – Easter Egg Hunt (Si View Park) and Pancake Breakfast (Moose Lodge, 108 Sydney Ave N) (NB)

April 22 – North Bend Beautification Day (NB Train Depot)

April 26 – Snoqualmie Arbor Day Celebration (Centennial Fields) (Sno)