

Tonasket City Council
Tuesday, July 26th, 2022
6:00 pm

VIRTUAL ZOOM MEETING ID # 820 1319 1706
PHONE #1-253-215-8782

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call
- 4) Public Comment (to comment on Agenda items)
- 5) Approval of Agenda **Action Item**
- 6) Approval of the minutes of the previous meeting **Action item**
- 7) Georgia Lamb, Stacey Okland and Tony Hawley/Okanogan County Community Coalition
- 8) Public Comment
- 9) Unfinished Business
 - a) TIB Applications—Kurt Holland **Action Item**
 - b) City Hall Doors—**Possible Action Item**
- 10) Mayor/Council/Committee Reports
- 11) New Business
 - a) Proposed Amendments to Chapter 15.16 TMC Floodplain Management **Action Item**
 - b) Set Dates for 2023 Budget **Action Item**
 - c) City Hall/Library Roof Quote **Action Item**
 - d) Approve paying off Storm Water Loan in the amount of approximately \$13,070.00 **Action Item**
 - e) Appoint Councilmember Levine to OCOG Board **Action Item**
 - f) Appoint Councilmember Weddle to TranGo Board **Action Item**
 - g) Approve Swim Team Agreement for Use of Tonasket Community Pool **Action Item**
- 12) Miscellaneous and Correspondence
- 13) Adjournment

DRAFT

Minutes of the Regular Meeting of the Tonasket City Council, July 12, 2022

Present: Mayor Maldonado, Councilmembers Hill, McMillan, Levine, and Alexander (on Zoom).

Staff: Attwood, Johnson, Seydlitz, Danison.

The meeting was called to order at 6:00 pm and the pledge of allegiance was given by all.

Motion to excuse Councilmember Weddle from the meeting. M/McMillan, S/Levine. Carried 4:0.

McMillan requested a minute of silence in honor of Al Seccomb, a past Councilmember, who passed away this past week. No objection.

Roll Call was taken.

Public Comment (agenda)- None

Motion to approve the agenda. M/McMillan, S/Levine. Carried 4:0.

Public Comment (other)- None

Justin Haug – Tonasket Junior Baseball Project

Reported he hoped the renovating of Chief Tonasket Park would be complete by the end of the year. They plan to break ground in the next couple of weeks and will need to work with Public Works regarding skinning the grass infield and move of irrigation. He had a question regarding storage of components. Johnson said there are places, and they will work it out. Haug mentioned they will have a manager on the project and are looking for volunteers. Hill requested a project timeline and Levine stated she would like to be at the next Tonasket Junior Baseball Project meeting.

Unfinished Business

Greg Gardinier presented his proposal to install a solar camera system at Chief Tonasket Skate Park. Quote was received for solar system and a single camera on a utility pole with fencing. Cameras are to add security and see what is going on specifically at night. Discussion ensued regarding solar vs putting in electricity for lighting and better camera. Laura Wright, Chief Criminal Deputy, agreed better cameras and lighting would be best. Levine requested a second quote for an electrical system. Attwood said there was a quote for \$15-20,000 already done. Mayor requested quote for work to be done by Public Works. There was no action taken and the matter will be moved to the next meeting with additional information and quotes.

City Clerk-Treasurer Attwood said she has watched, for many years, many members of the public struggle to use the doors. She has reviewed options and has been told the doors cannot be fixed. The doors are 40 years old. Would like a welcoming set of doors to City Hall and the Library. Discussion ensued about getting more bids and information on what other options there are.

Motion to approve the bid from Dormakaba for \$35,793.82. M/Levine, S/Alexander. 2:2, motion failed. McMillan and Hill voted no.

Motion to go out for bid again, for front doors with variations of possibilities. M/Levine, S/McMillan. Carried 4:0.

Kurt Danison Report

- The next meeting, he will have letter of transmittal for Chapter 15.16 TMC Floodplain Management for review.
- FEMA is working on new floodplain maps which may represent changes to some whether they are in floodplain or not.
- Public Facilities element is still work in progress and waiting for more information.
- Shorelines continues to be work in progress. There was no attendance at the workshop.

Motion to approve Ordinance #833 repealing Section 2.12.050 of the Tonasket Municipal Code thereby disbanding the Civil Service Commission. M/McMillan, S/Alexander. Carried 3:1. Levine voted no.

Motion to approve Resolution 2022-08 which declares certain items to be surplus to the City's needs. M/McMillan, S/Levine. Carried 4:0

Mayor/Council/Committee Reports

DRAFT

Johnson

- Crew has been working on filling potholes, trimming bushes along roads, irrigation and sprinklers. Taking four loads of chips to park.
- Pool, more leaks found, will need bids for repairs.

Sheriff- no longer on Zoom

Attwood

- Community Appreciation BBQ spent \$1137.00.
- City Hall window coverings spent \$3064.04, which help keep warm in winter and cool in summer.

Levine

- Attended the OCOG meeting.
- There will be an Emergency Management meeting on July 20th regarding to fire resources and what agency is responsible for what.
- Announced new Mayor in Okanogan, Wayne Turner.
- Brewster is working on an interlocal agreement for jail and booking fees and noted costs may go up.

McMillan- None

Hill

- The Mayor, Alice and she had a meeting up with the Airport Improvement Club. They would like the city to help with removal of garbage at airport, it will be handled by Public Works in the fall. Alice clarified to the club what the city can and cannot do regarding a courtesy car and the Airport Club understood that they need to get their own car.
- Announced the Chamber of Commerce is going to have a yard sale Sept 3-4 and the new Chamber president is Todd Porter. The visitor's center is looking for volunteers and has no set hours at this time.
- The library is looking at ways to use funding they have received and will have more info by end of October.
- Mentioned she has community asking about the Perfect Passage and the Cemetery.

Alexander- None

Mayor

- Ready to get going with Dept of Commerce and Dept of Ecology regarding the downtown corridor and the environmental issues.
- Hope to have doors and roof for City Hall done by end of year.

Taylor- Building Official

- Alice read the report submitted by Taylor.

New Business

Motion to approve and authorize the Mayor to sign the USDA Agreement to lock in the Tonasket Airport, to increase flexibility of fire operations. M/McMillan, S/Levine. Carried 4:0

Motion to authorize Mayor Maldonado, Superintendent Johnson and/or Clerk-Treasurer Attwood to each have the authority to sign fire season related documents in order to be efficient and expedite matters. M/ Levine, S/ McMillan. Carried 4:0

Miscellaneous and Correspondence - None

Motion to approve the consent agenda: the minutes of the previous meeting, the June payroll \$57,661.85 (11595-11624, Direct Deposit 6/30/22) and July bills \$77,441.87 (11626-11668, EFT 1, 2, 1). M/Wedde, S/McMillan. Carried 4:0.

There being no further business the meeting was declared adjourned at 7:53 pm.

Alice Attwood, Clerk-Treasurer

Council Memo
Tuesday, July 26th, 2022
6:00 pm

VIRTUAL ZOOM MEETING ID # 820 1319 1706
PHONE #1-253-215-8782

To: Mayor and City Councilmembers
From: City Clerk-Treasurer

Georgia Lamb, Law Enforcement Community Outreach Coordinator, Stacey Okland and Tony Hawley will be in attendance to give a presentation regarding preventing youth substance use.

TIB Applications—Kurt Holland, Varela and Associates, has been working on the Transportation Improvement Board applications for several different projects. He is looking for direction on a couple of the items. Please read the email from Kurt prior to the meeting. **A motion will need to be made if the Council decides to include matching funds as part of one of the applications.**

City Hall Doors—at the previous meeting it was moved to go out for bid again with variations of possibilities. I am concerned how to write a scope of work for “variations of possibilities”. There are several variations---keep the doors as they are, replace with manual doors, replace with electronic sliding doors just on the outside and remove the inside doors, replace with electronic doors on the outside and the inside, replace the whole front of the building—there are many ways to address this situation. I am asking for direction as to which way the Council wants to go. Please give me direction so I can write the appropriate Scope of Work. **I do not have a suggested motion.**

Proposed Amendments to Chapter 15.16 TMC Floodplain Management: As Kurt Danison has reported, the Planning Commission has completed its review and held a hearing on the amendments referred to in the letter of transmittal. The Planning Commission has recommended the City Council approve the amendments to Chapter 15.16 and asks for the Council to review. **Suggested Motion: I move to approve the amendments to Chapter 15.16 of the Tonasket Municipal Code (TMC) subject to the finding of facts and conclusions contained in the staff report and move forward with the formal public review and approval process.**

It is time again to start working on the 2023 Budget. **Suggested Motion: I move to approve the Budget Dates as presented.**

City Hall/Library Roof Quote: One quote has been received to perform the work on the roof. I have not done any research on the company yet. **Suggested Motion: I move to accept the quote submitted by Viton Construction in the amount of \$38,517.50, and authorize the Mayor to sign applicable documents.**

Storm Water Loan: The Finance Committee met and recommends to pay off the loan in the Storm Water Fund. The amount to be paid off is approximately \$13,070.00. It may be a small amount more due to the interest that may be due at this time. **Suggested Motion: I move to pay the Department of Ecology Storm Water Loan in the amount of \$13,070.00 plus any interest due. This will pay off Loan WQC-2018-Tonask-00124.**

The Mayor would like to officially appoint Councilmember Levine to the Board of OCOG (Okanogan Council of Governments). **Suggested Motion: I move to appoint Councilmember Levine to the OCOG Board to represent the City of Tonasket.**

The Mayor would also like to officially appoint Councilmember Weddle to the TranGo Board. **Suggested Motion: I move to appoint Councilmember Weddle to the TranGo Board to represent the City of Tonasket.**

The Swim Team has started up again and is using the swim pool for practice. I have put together an agreement for the use of the swim pool by the Swim Team. **Suggested Motion: I move to approve the Agreement for Use of the City of Tonasket Community Swim Pool by the Tonasket Nautical Torpedo Swim Team and authorize the Mayor to sign the agreement.**

Alice Attwood

From: Kurt Holland <kholland@varela-engr.com>
Sent: Monday, July 18, 2022 1:34 PM
To: Christa Levine; Alisa Weddle; Alice Attwood; René Maldonado
Cc: Abby Gromlich; Peter Cowger; Heusman, Jonathan (TIB)
Subject: RE: TIB applications
Attachments: 20220718125548224.pdf

Team Tonasket,

It has come to our attention that TIB has been approaching communities with potential funding for their preservation. Overall it would appear that they are trying to cut costs by working directly with the communities and county's. Before spending more time working on our applications, Tonasket should contact TIB, I have CC'd Tonasket's assigned TIB engineer on this email.

Per conversations with other communities, working directly with TIB has greatly decreased overall project costs, but resulted in a tremendous amount of work for the City Public Works staff who had to sweep all the roads, coverall of the manholes, valve boxes, etc. and restripe after the completion of the work. There also isn't any quality control, recall the County ruined several of the City roads the last time we tried this and they ended up being ground and overlaid to fix it.

Based on the costs from a similar process, I have updated the quantities and costs for the proposed crack sealing and county supplied chip sealing, which are attached.

At this time, we will continue to work on the 4th avenue sidewalk application and 2nd avenue overlay, but will wait to apply for any preservation funding.

Have a great week.

Kurt

Kurt Holland | Principal
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From: Kurt Holland <kholland@varela-engr.com>
Sent: Thursday, July 14, 2022 4:59 PM
To: 'Christa Levine' <teaganfortonasket@gmail.com>; 'Alisa Weddle' <council4@tonasketwa.gov>; 'Alice Attwood' <clerktreasurer@tonasketwa.gov>; 'René Maldonado' <mayor@tonasketwa.gov>
Cc: 'Abby Gromlich' <agromlich@varela-engr.com>; 'Peter Cowger' <pcowger@varela-engr.com>
Subject: TIB applications

Team Tonasket,

We are working on 3 TIB applications:

1. 4th Avenue Sidewalk Improvement Project: A resubmittal of the earlier Bike and Pedestrian application and last year's TIB application. Notable comments:

- a. After reviewing areal maps, we noticed there is an existing sidewalk to the tennis courts which ends about 200 feet from 4th Avenue. It would make some sense to extend the sidewalk to 4th; however, it does appear that home between the sidewalk and 4th have some improvements within the ROW which would have to be removed. The City should review the situation and let us know how to go proceed.
 - b. The proposed project does narrow 4th Avenue from 54 feet wide to 49 feet. This is not consistent with City Code, if 4th Street is an arterial, which it is likely not, at least east of Whitcomb. [Chapter 16.32 DESIGN STANDARDS \(codepublishing.com\)](#).
Why narrow the road? In general, the more pavement, the higher the runoff and more expensive road maintenance costs are. 54 feet for this road in this circumstance is unnecessary – it is the same width as Whitcomb with a center turning lane, 3rd Street is 36 feet (which is also not consistent with your City Code).
 - c. I would recommend the Public Works committee go back and reassess the potential of bike routing through town and potentially extend the noted bike lanes in the application to Whitcomb. For continuity through town, we could consider bike lanes on Whitcomb, or add them to Western.
2. Pavement Preservation: TIB is moving toward 2 year program to crack seal year 1 and then chip seal year 2. Their theory is the material used to crack seal is best left to cure for longer period of time and secondly the crack sealing can “recrack” but typically a narrower crack and the chip sealing process “reseals” the crack. Doing all your roads results in a big chip seal project in the future. So opted to concentrate on Havillah and Western, and then follow it with an application next year to crack seal the remaining roads AND chip seal Havillah and Western. The proposed work would look like this:
2023 – Crack seal Havillah and Western,
2024 – Crack seal the remaining roads in need
2024 – chip seal Havillah and Western
2025 – Chip seal the remain roads in need.
 3. Reconstruction of 2nd Street from State to Antwine.

The only remaining question will be if the City would like to include a match with any of the projects and if so how much. Percentage match does include the likelihood of getting funded. We can discuss this in more detail later.

Have a great Friday and weekend.

Kurt

To review and compare with the City’s Proposed STIP

**2023
STIP**

Current Plan

	Years Planned	Project Description	
1	2023-2024	Perfect Passage Phase I	In Design
1	2024-2026	Perfect Passage Phase II & III	Working on funding
2	2023-2024	Jonathon/Havillah from U.S. 97 to City Limits	2022/2023 TIB Application*
1	2023-2024	4th Street Sidewalks - Tonasket Ave to Workosky	2022 TIB Application
1	2023-2024	Havillah Sidewalk Extension (through school campus)	2022 Safe Routes to School Application
2	2023-2024	3 EV 2 Charging Stations	2022 EPA Application
3	2023-2028	Miscellaneous - maintenance to existing local streets	2023 / 2024 TIB Application**
1	2023-2024	2nd Street - State to Antwine and Joseph to east end	2022 TIB Application

1	2024-2026	New South Access, motorized and non-motorized, to Chief Tonasket Park, County Shop road upgrade from US 97 to Chief Tonasket Park	Varela owes the City a scope of work.
3	2024-2025	4th Street - Whitcomb to Joseph	**
3	2024-2025	Delicious from US 97 to Whitcomb	**
3	2024-2025	Jonathon - US 97 to Western	*
4	2024-2025	Tonasket Ave, Jonathon to north dead end, reconstruction	Maintenance currently included in the City applications 2023 and 2024
4	2025-2026	State Street Reconstruction	Maintenance currently included in the City applications 2023 and 2024
3	2025-2026	Western Avenue Overlay	*
4	2025-2026	Railroad Avenue (City Shop to 4th)	Unplanned at this time
4	2026-2027	State Frontage Road Complete Streets	Unplanned at this time
5	2026-2027	3rd Street - Whitcomb to Joseph	**
5	2027-2028	S. Antwine from Third to Fourth	**

Kurt Holland | Principal

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LETTER OF TRANSMITTAL 7/12/2022

To: Honorable Mayor & Council
From: Gayle Mailloux, Chair, Tonasket Planning Commission
Subject: Planning Commission Recommendation on Proposed Amendments to Chapter 15.16 TMC Floodplain Management
Date: 7/14/2022
Cc: Project File

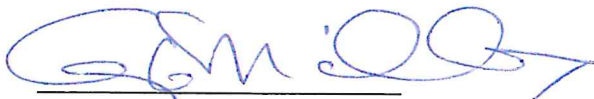
The Tonasket Planning Commission has completed its review of the Department of Ecology's comments on Chapter 15.16 TMC Floodplain Management, proposed amendments to the code and held a public hearing on the amendments on June 21, 2022. The hearing concluded a 30-day public review process wherein only one comment was received (from the Department of Ecology) and no public testimony was taken.

At the conclusion of the hearing the following motion was made and passed.

Motion:

Commissioner Hill moved to recommend the City Council approve the amendments to chapter 15.16 TMC subject to the finding of facts & conclusions contained in the staff report and move forward with the formal public review and approval process."

Motion seconded by Commissioner Asmussen, carried unanimously



Gayle Mailloux, Chair

Attachments: Staff Report
Strike-out the Chapter 15.16

Staff Report

DATE: June 13, 2022

TO: City of Tonasket Planning Commission

FROM: Kurt Danison, Planner

Re: **Amendment – City of Tonasket Flood Management Code Chapter 15.16 TMC
Floodplain Management**

* * * * *

BACKGROUND

The Federal Government, through the Federal Emergency Management Agency (FEMA) provides a program that provides subsidized flood insurance for community's that comply with certain requirements for development in identified flood hazard areas. The twin cornerstones of the program are the Federal Flood Insurance Rate Maps (FIRM) created by FEMA and regulations adopted and enforced by local governments to regulate development in those areas identified on FIRM as flood hazard areas.

The scope of the regulations adopted by local governments is established by FEMA, and in the case of Washington, are enforced by the Department of Ecology. Ecology's role is to work with local governments to ensure that local floodplain regulations are consistent with and comply with the requirements established by FEMA. Compliance is required for the City and its landowners to remain eligible for federally subsidized flood insurance.

The City first adopted a Floodplain Management Code in 1988 and has amended the code twice, once in 1991 and again in 2014.

The current amendment process was initiated when the Department of Ecology approached the City in late 2021 with a notice that changes were needed to maintain compliance with current federal and state floodplain management regulations. As noted, compliance is required to maintain eligibility for federal flood insurance. Ecology provided a strike-out copy of the City's current Chapter 15.16 with both required and recommended changes.

The Planning Commission had the proposed amendments to Chapter 15.16 on the agenda at 4 meetings during the winter and spring of 2022 where Ecology's comments were reviewed and discussed. At its May 17, 2022 meeting the Commission approved a strike-out version showing all proposed amendments for release to the public for review and set a public hearing for June 21, 2022.

LAND USE DESIGNATIONS AND ZONING

The proposed amendments affect the land use designations and zoning districts that lie within the 100-year floodplain

SEPA

SEPA review has been completed, no appeals or comments received.

60-DAY REVIEW

The required 60-day Department of Commerce review process has not been initiated

COMMENTS

One comment has been received from Sandra Floyd of Ecology requesting two minor changes, both of which have been addressed in the attached strike-out copy of the amended Chapter 15.16 TMC.

PROPOSAL

A strike-out copy of the proposed amendments to the Chapter 15.16 TMC is attached hereto.

PROCESS

The Planning Commission will hold a Public Hearing on June 21, 2022 following which they will make a decision to recommend approval of the amendments as submitted by staff, modify the amendments or direct staff to address specific concerns and bring a revised draft for consideration.

After a Planning Commission decision is made, the City Council will consider the Commission's recommendation at their next regular Council meeting. The Council, will set a public hearing at least 60-days in the future and initiate the formal 60-day review process with the Department of Commerce. After the end of the comment period, the Council will hold a public hearing and then may accept, modify, remand back to the Commission for further work, reject some or all of the proposed amendments as recommended by the Planning Commission. Regardless, the City Council will have to pass ordinance adopting amendments to Chapter 15.16 TMC before the amendments can be included in the Municipal Code.

ACTIONS ON OTHER RELEVANT PERMITS

There are no relevant permit applications on file with the City that depend on the code revisions.

FINDING OF FACT

1. Chapter 35A.63 of the Revised Code of Washington establishes the City of Tonasket as the authority with jurisdiction on local land use decisions.
2. The amendment process was undertaken in order to maintain the City's eligibility for the Federal Flood Insurance Program.
3. Only one comment was received during the preliminary review process.
4. A SEPA Determination of Non-Significance was issued on June 16, 2022.
5. The proposed amendments to Chapter 15.16 TMC are consistent with the intent, goals and policies of the Tonasket Comprehensive Plan.

6. Public Notice requirements regarding the June 21, 2022 public hearing on said amendments have been completed. The affidavit of publication for said notice is attached and incorporated herein.
11. The File of Record, Staff Report, and exhibits were received, admitted into the record and considered by the Planning Commission (hearing body).
12. Any Conclusion of Law that is more correctly a Finding of Fact is incorporated herein as such by this reference.

CONCLUSIONS

1. The Planning Commission has authority to make a recommendation to the City Council on amendments to the Tonasket Municipal Code.
2. The site of the subject amendments is in the Tonasket city limits located on property within primarily residential, public use and industrial zones. As described, the proposal is consistent with the City's Comprehensive Plan.
3. Any Finding of Fact that is more correctly a Conclusion of Law is incorporated herein as such by this reference.

RECOMMENDATION

If the Commission is satisfied that the proposed amendments, as submitted by staff, should be recommended to the City Council for adoption, Staff recommends the following motion:

"I MOVE TO RECOMMEND THE CITY COUNCIL APPROVE THE AMENDMENTS TO CHAPTER 15.16 TMC SUBJECT TO THE FINDING OF FACTS & CONCLUSIONS CONTAINED IN THE STAFF REPORT AND MOVE FORWARD WITH THE FORMAL PUBLIC REVIEW AND APPROVAL PROCES"

Chapter 15.16

FLOODPLAIN MANAGEMENT

Sections:

- 15.16.010 Statutory authorization.
- 15.16.020 Findings of fact.
- 15.16.030 Statement of purpose.
- 15.16.040 Methods of reducing flood losses.
- 15.16.050 Definitions.
- 15.16.060 Lands to which this chapter applies.
- 15.16.070 Basis for establishing the areas of special flood hazard.
- 15.16.080 Development permit required.
- 15.16.090 Application for development permit.
- 15.16.100 City permit administrator – Designated administrator.
- 15.16.110 City permit administrator – Duties and responsibilities.
- 15.16.120 Appeal board.
- 15.16.130 Conditions for variances.
- 15.16.140 General construction standards.
- 15.16.150 Anchoring.
- 15.16.160 Construction materials and methods.
- 15.16.170 Utilities.
- 15.16.180 Specific construction standards.
- 15.16.190 Residential construction.
- 15.16.200 Nonresidential construction.
- 15.16.210 Critical facilities.
- 15.16.220 Manufactured homes.
- 15.16.230 Floodways.
- 15.16.240 Wetlands management.
- 15.16.250 Standards for shallow flooding areas (AO zones).
- 15.16.260 Subdivision proposals.
- 15.16.270 Review of building permits.
- 15.16.280 Penalties for noncompliance.
- 15.16.290 Abrogation and greater restrictions.
- 15.16.300 Interpretation.
- 15.16.310 Warning and disclaimer of liability.

15.16.010 Statutory authorization.

The Legislature of the State of Washington has, in Chapter 86.16 RCW and Chapter 173-158 WAC, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry. Therefore, be it ordained by the council of the city of Tonasket, Washington, as follows in this chapter. (Ord. 413 § 1, 1988).

15.16.020 Findings of fact.

A. The flood hazard areas of the city of Tonasket are subject to periodic inundation which results 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.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss. (Ord. 413 § 2, 1988).

15.16.030 Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life and health;
- B. To minimize expenditure of public money and costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard; and
- H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. 413 § 3, 1988).

I. Participate in and maintain eligibility for flood insurance and disaster relief.

15.16.040 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels and natural protective barriers, which help accommodate or channel floodwaters;
- D. Controlling filling, grading, dredging and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert floodwaters or may increase flood hazards in other areas. (Ord. 413 § 4, 1988).

15.16.050 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Alteration of watercourse” means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

A. “Appeal” means a request for a review of the interpretation of any provisions of this chapter or a request for a variance.

B. “Area of shallow flooding” means a designated AO, AH, AR/AO, or AR/AH zone on the Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depths range from one to three feet; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

C. "Area of special flood hazard" means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on Flood Insurance Rate Maps (FIRM) is shown as zone A, AO, AH, A1-30, AE, A99, AR. "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard."

D. "ASCE 24" means the most recently published version of ASCE 24, Flood Resistant Design and Construction, published by the American Society of Civil Engineers.

ED. "Base flood" means the flood having a one percent chance of being equalled or exceeded in any given year. Also referred to as the "100-year flood." Designation on maps always includes the letters A or V.

E. "Base Flood Elevation (BFE)" means the elevation to which floodwater is anticipated to rise during the base flood.

EF. "Basement" means any area of the building having its floor sub-grade (below ground level) on all sides.

F "Building" see "structure."

G. "Building Code" means the currently effective versions of the International Building Code and the International Residential Code adopted by the State of Washington Building Code Council.

HG. "Critical facility" means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to: schools; nursing homes; hospitals; police, fire and emergency response installations; and installations which produce, use or store hazardous materials or hazardous waste.

HI. "Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

I. "Elevated building" means, for insurance purposes, a nonbasement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

J. "Elevation certificate" means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

K. "Essential Facility" this term has the same meaning as "Essential Facility" defined in ASCE 24. Table 1-1 in ASCE 24-14 further identifies building occupancies that are essential facilities.

KL. "Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

LM. "Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

N. "Farmhouse" means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

MO. "Flood" or "flooding" means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters;
- b. The unusual and rapid accumulation of runoff of surface waters from any source.

c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

“Flood elevation study” means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

N. “Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

O. “Flood insurance study” see “Flood Elevation Study.”

P. “Floodplain or flood-prone area” means any land area susceptible to being inundated by water from any source. See “Flood or flooding.”

Q. “Floodplain Administrator” means the community official designated by title to administer and enforce the floodplain management regulations.

R. “Floodplain management regulation” mean zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

S. “Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Floodproofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

PT. “Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as “Regulatory Floodway.”

U. “Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

V. “Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

W. “Historic structure” means any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a) By an approved state program as determined by the Secretary of the Interior, or
 - b) Directly by the Secretary of the Interior in states without approved programs.

QU. “Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter found at TMC 15.16.190.

RX. “Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, “manufactured home” also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, “manufactured home” does not include park trailers, travel trailers and other similar vehicles.

SY. “Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Z. “Mean Sea Level” for purposes of the National Flood Insurance Program, means, the vertical datum to which Base Flood Elevations shown on a community’s Flood Insurance Rate Map are referenced.

T. “New construction” ~~for the purposes of determining insurance rates means~~ structures for which the “start of construction” commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

U. “New Manufactured Home Park or Subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

V. “One hundred-year-flood or 100-year flood” see “Base flood.”

W “Reasonably Safe from Flooding” means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

XU. “Recreational vehicle” means a vehicle:

1. Built on a single chassis;
2. Four hundred square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

~~YY~~. "Start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "actual start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

~~WX~~. "Structure" means a walled and roofed building including a gas or liquid storage tank that is principally aboveground.

~~XZ~~. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

~~YAA~~. "Substantial improvement" means any repair, reconstruction, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed.

The term can exclude:

1. Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

~~ZBB~~. "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

~~AACC~~. "Water dependent" means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. (Ord. 749 § 1, 2014; Ord. 413 § 5, 1988).

~~DD~~. "Water surface elevation" means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

15.16.060 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city of Tonasket. (Ord. 413 § 6, 1988).

15.16.070 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study for the Town of Tonasket, Washington, Okanogan County," dated July 1977, and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs) dated January 5, 1978, and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study and FIRM is on file at the Tonasket City Hall, 211 S. Whitcomb Avenue, Tonasket, Washington 98855. The best available information for flood hazard area identification as outlined in TMC 15.16.110(B) shall be

the basis for regulation until a new FIRM is issued that incorporates data utilized under TMC 15.16.110(B). (Ord. 749 § 1, 2014; Ord. 413 § 7, 1988).

15.16.080 Development permit required.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in TMC 15.16.070. The permit shall be for all structures including manufactured homes, as set forth in definitions in TMC 15.16.050, and for all development including fill and other activities, also set forth in the definitions. (Ord. 413 § 12, 1988).

15.16.090 Application for development permit.

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures recorded on a current elevation certificate with Section B completed by the Floodplain Administrator;
- B. Elevation in relation to mean sea level to which any structure has been floodproofed;
- C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in TMC 15.16.200; and
- D. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development. (Ord. 413 § 13, 1988).
- E. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation;
- F. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

15.16.100 City ~~permit-floodplain~~ administrator – Designated Floodplain Administrator.

The city ~~permit administrator~~planner is appointed to administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions. (Ord. 438 § 1, 1991; Ord. 413 § 14, 1988).

15.16.110 City permit administrator – Duties and responsibilities.

Duties of the ~~city permit~~Floodplain administrator shall include, but not be limited to:

A. Permit Review.

- 1. Review all development permits to determine that the permit requirements of this chapter have been satisfied;
- 2. Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required;
- 3. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of TMC 15.16.230 are met.
- 4. Review all development permits to determine that the site is reasonably safe from flooding.
- 5. Notify FEMA when annexations occur in the Special Flood Hazard Area.
- 6. Notify FEMA of changes to the base flood elevation within six months of when technical information of such changes becomes available. Such notification shall include technical or scientific information.

B. Use of Other Base Flood Data. When base flood elevation data has not been provided in accordance with TMC 15.16.070, the city permit administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer TMC 15.16.180 and 15.16.230.

C. Information to Be Obtained and Maintained.

1. Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in subsection (B) of this section, obtain and record the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement (44 CFR 60.3(b)(5)(i)). This shall be recorded on a current elevation certificate (FEMA Form 81-31) with Section B completed by the ~~local official~~floodplain administrator.

2. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in subsection (B) of this section:

a. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed (44 CFR 60.3(b)(5)(ii));

b. Maintain the floodproofing certifications required in TMC 15.16.090(C) (44 CFR 60.3(b)(5)(iii)).

3. Maintain for public inspection all records pertaining to the provisions of this chapter.

4. Certification required by Section 15.16.230(A) (floodway encroachments).

5. Records of all variance actions, including justification for their issuance.

6. Improvement and damage calculations.

D. Alteration of Watercourses.

1. Notify adjacent communities and the Washington State Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means; and

2. Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.

E. Interpretation of FIRM Boundaries. Make interpretations where needed as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in TMC 15.16.120. (Ord. 749 § 1, 2014; Ord. 438 § 1, 1991; Ord. 413 §§ 15 – 20, 1988).

15.16.120 Appeal board.

A. The city council as established by the city of Tonasket shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The city council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the ~~floodplain administrator city clerk treasurer~~ in the enforcement or administration of this chapter.

C. Those aggrieved by the decision of the city council, or any taxpayer, may appeal such decision to the Okanogan County superior court.

D. In passing upon such applications, the city council shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands to the injury of others;

2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

E. Upon consideration of the factors of this section and the purposes of this chapter, the city council may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

F. The ~~floodplain administrator city clerk-treasurer~~ shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administrator upon request. (Ord. 413 § 21, 1988).

15.16.130 Conditions for variances.

A. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the items in TMC 15.16.120(D)(1) through (11) have been fully considered. As the lot size increases the technical justification required for issuing the variance increases.

B. Variances may be issued for the reconstruction, rehabilitation, or restoration of historic structures ~~listed on the~~, without regard to the procedures set forth in this section, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

C. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

E. Variances shall only be issued upon:

1. A showing of good and sufficient cause;
2. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
3. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, the creation of nuisances, the causing of fraud on or victimization of the public as identified in TMC 15.16.120, or conflict with existing local laws or ordinances.

F. Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, or economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.

H. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. (Ord. 413 § 22, 1988).

15.16.140 General construction standards.

In all areas of special flood hazards, the standards set out in TMC 15.16.150 through 15.16.170 and TMC 15.16.260 and 15.16.270 are required. (Ord. 413 § 23, 1988).

15.16.150 Anchoring.

A. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.

B. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques). (Ord. 413 § 24, 1988).

15.16.160 Construction materials and methods.

A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

C. Electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (Ord. 413 § 25, 1988).

15.16.165 Storage of Materials and Equipment.

- 1) The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
- 2) Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

15.16.170 Utilities.

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems;

B. The proposed water well shall be located on high ground that is not in the floodway and it shall be protected from a 100-year flood and from any surface or subsurface drainage capable of impairing the quality of the groundwater supply in accordance with WAC 173-160-171;

C. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters; and

D. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. (Ord. 749 § 1, 2014; Ord. 413 § 26, 1988).

15.16.180 Specific construction standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in TMC 15.16.070 or 15.16.110(B), the provisions set out in TMC 15.16.190 through 15.16.220 are required. (Ord. 413 § 29, 1988).

15.16.190 Residential construction.

A. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably determined, New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to one foot or more above the base flood elevation. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE.

B. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than one foot above grade.
3. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters. (Ord. 413 § 30, 1988).

4. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of floodwaters.

C. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.

D. New construction and substantial improvement of any residential structure in an AO zone shall meet the requirements in Section 15.16.250.

15.16.200 Nonresidential construction.

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall ~~either have the lowest floor, including basement, elevated one foot or more above the level of the base flood elevation; or together with attendant utility and sanitary facilities, shall meet the following requirements:~~

1) Meet the standards in section 15.16.190; or

2) If the requirements of section 15.16.190 are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

A. Be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;

B. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effect of buoyancy;

C. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in TMC 15.16.110(C) Section 15.16.110(C)(2);

D. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in TMC 15.16.190 Section 15.16.190(B);

E. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building floodproofed to one foot above the base flood level will be rated as at the base flood level). (Ord. 413 § 31, 1988).

15.16.210 Critical facilities.

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible. (Ord. 749 § 1, 2014; Ord. 413 § 32, 1988).

15.16.215 Enclosed Area Below the Lowest Floor.

If buildings or manufactured homes are constructed or substantially improved with fully enclosed areas below the lowest floor, the areas shall be used solely for parking of vehicles, building access, or storage.

15.16.220 Manufactured homes.

A. All manufactured homes to be placed or substantially improved ~~within zones A1—A30, AH and AE on the community's FIRM on sites~~ shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is one foot or more above the base flood elevation; and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement in accordance with the provisions of TMC 15.16.150.

~~B. All manufactured homes to be placed or substantially improved within zones A1—A30, AH and AE in an existing manufactured home park or subdivision that is not to be placed on a site on which a manufactured home has incurred substantial damages shall be (1) elevated so that the lowest floor of the manufactured home is at or above the base flood elevation, or (2) elevated such that the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system in accordance with the provisions of TMC 15.16.150. (Ord. 507 § 1, 1996; Ord. 413 § 33, 1988).~~

15.16.225 Recreational Vehicles.

Recreational vehicles placed on sites are required to either:

A. Be on site for fewer than 180 days, or

B. Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

C. Meet the requirements of Section 15.16.220.

15.16.227 Small Accessory Structures (Detached Garages & Small Storage Structures)

A. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

a)1. Use of the appurtenant structure must be limited to parking of vehicles or limited storage;

b)2. The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;

c)3. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

d)4. Any machinery or equipment servicing the appurtenant structure must be elevated or flood proofed to or above the BFE;

~~e)5.~~ The appurtenant structure must comply with floodway encroachment provisions in Section 15.16.230(A):

~~f)6.~~ The appurtenant structure must be designed to allow for the automatic entry and exit of floodwaters in accordance with Section 15.16.190(B).

~~g)7.~~ The structure shall have low damage potential, and

~~h)8.~~ If the structure is converted to another use, it must be brought into full compliance with the standards governing such use.

~~i)9.~~ The structure shall not be used for human habitation.

~~2)B.~~ Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.16.190.

~~3)C.~~ Upon completion of the structure, certification that the requirement of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

15.16.228 AE and A1-30 Zones with Base Flood Elevations but No Floodways.

In areas with BFEs (when a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

15.16.230 Floodways.

Located within areas of special flood hazard established in TMC 15.16.070 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

B. Construction or reconstruction of residential structures is prohibited within designated floodways, except for:

1. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area;
2. Repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either:
 - a. Before the repair or reconstruction is started; or
 - b. If the structure has been damaged, and is being restored, before the damage occurred;
3. Work done on structures to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the building official and/or fire marshal and which are the minimum necessary to assure safe living conditions or to structures identified as historic places may be excluded from the 50 percent determination in subsection (B)(2) of this section;
4. A residential dwelling located partially within a designated floodway will be considered as totally within a designated floodway and must comply with this chapter;
5. The floodway prohibition in this subsection does not apply to existing farmhouses in designated floodways that meet the provisions of WAC 173-158-075, Existing farmhouse standards. Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and which are

located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 shall be permitted subject to the following:

- a. The new farmhouse is a replacement for an existing farmhouse on the same farm site;
 - b. There is no potential safe building site for a replacement farmhouse on the same farm site outside the designated floodway or the location requires close proximity to other structures in the farm operation in order to maintain the integrity and operational viability of the farm; in no case shall a replacement be located into an area with higher flood hazards in terms of depths, velocities and erosion;
 - c. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
 - d. A replacement farmhouse shall not exceed the total square footage of encroachment of the structure it is replacing;
 - e. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within 90 days after occupancy of a new farmhouse;
 - f. For substantial improvements, and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum one foot higher than the base flood elevation;
 - g. New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwaters into the system;
 - h. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters; and
 - i. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage;
6. Substantially damaged residential dwellings other than farmhouses. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the city, at the request of the owner, may request from Washington Department of Ecology to assess the risk of harm to life and property posed by the specific conditions of the floodway. Based upon scientific analysis of depth, velocity, flood-related erosion, [channel migration](#), and debris load potential, Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement or relocation of a substantially damaged structure [consistent with WAC 173-158-076](#). The property owner shall be responsible for submitting to the city [and the Department of Ecology](#) any information necessary to complete the assessment required by this section when such information is not otherwise available.
- a. Recommendation to repair or replace a substantially damaged residential structure located in the regulatory floodway shall be based on the flood characteristics at the site. In areas of the floodway that are subject to shallow and low velocity flooding, low flood-related erosion potential, and adequate flood warning time to ensure evacuation, the Department may recommend the replacement or repair of the damaged structure. Any substantially damaged residential structure located in the regulatory floodway in a high risk zone based on the flood characteristics will not be recommended to be repaired or replaced. Flood warning times must be 12 hours or greater, except if the local government demonstrates that it has a flood warning system and/or emergency plan in operation. For purposes of this subsection flood characteristics must include:
 - i. Flood depths cannot exceed more than three feet; flood velocities cannot exceed more than three feet per second.
 - ii. No evidence of flood-related erosion. Flood erosion will be determined by location of the project site in relationship to channel migration boundaries adopted by the local government. Absent channel

migration boundaries, flood erosion will be determined by evidence of existing overflow channels and bank erosion.

At the request of the owner, the city may request the Washington Department of Ecology to prepare a report of findings and recommendations for local government concurrence on repair or replacement of substantially damaged residential structures located in the regulatory floodway.

Without a [favorable](#) recommendation from Ecology for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

b. Before the repair, replacement, or reconstruction is started, all requirements of the National Flood Insurance Program, the state requirements adopted pursuant to RCW 86.16.031(8), and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

- i. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
- ii. A replacement residential structure is a residential structure built as a substitute for a previously existing residential structure of equivalent use and size.
- iii. Repairs or reconstruction or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
- iv. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the base flood elevation.
- v. New and replacement water supply systems are designed to eliminate or minimize infiltration of floodwater into the system.
- vi. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of floodwater into the system and discharge from the system into the floodwaters.
- vii. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

C. If this section [15.16.230\(A\)](#) is satisfied [or construction is allowed pursuant to section 15.16.230\(B\)](#), all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of TMC 15.16.140 through 15.16.240, 15.16.260 and 15.16.270. (Ord. 749 § 1, 2014; Ord. 413 § 34, 1988).

15.16.240 Wetlands management.

To the maximum extent possible, avoid the short-term and long-term adverse impacts associated with the destruction or modification of wetlands, especially those activities which limit or disrupt the ability of the wetland to alleviate flooding impacts. The following process should be implemented:

- A. Review proposals for development within base floodplains for their possible impacts on wetlands located within the floodplain;
- B. Ensure that development activities in or around wetlands do not negatively affect public safety, health and welfare by disrupting the wetlands' ability to reduce flood and storm drainage;
- C. Request technical assistance from the Department of Ecology in identifying wetland areas. Existing wetland map information from the National Wetlands Inventory (NWI) can be used in conjunction with the community's FIRM to prepare an overlay zone indicating critical wetland areas deserving special attention. (Ord. 413 § 35, 1988).

15.16.250 Standards for shallow flooding areas (AO zones).

Shallow flooding areas appear on FIRMs as AO zones with depth designations. The base flood depths in these zones range from one to three feet where a clearly defined channel does not exist, or where the path of flooding is

unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In [addition to other provisions in this code, these areas](#), the following provisions [also](#) apply:

A. New construction and substantial improvements of residential structures [and manufactured homes](#) within AO zones shall have the lowest floor (including basement [and mechanical equipment](#)) elevated above the highest grade adjacent to the building, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified).

B. New construction and substantial improvements of nonresidential structures within AO zones shall either:

1. Have the lowest floor (including basement [and mechanical equipment](#)) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
2. Together with attendant utility and sanitary facilities, be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in TMC 15.16.200.

C. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures. (Ord. 413 § 36, 1988).

D. Recreational vehicles placed on sites within AO zones on the community's FIRM either:

1. Be on the site for fewer than 180 consecutive days, or
2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect utilities and security devices, and has no permanently attached additions; or
3. Meet the requirements of subsections (A) and (C) above and the anchoring requirements for manufactured homes, Section 15.16.220.

15.16.260 Subdivision proposals [and development](#).

A. All subdivision proposals [as well as new development](#) shall be consistent with the need to minimize flood damage.

B. All subdivision proposals [as well as new development](#) shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize [or eliminate](#) flood damage.

C. All subdivision proposals [as well as new development](#) shall have adequate drainage provided to reduce exposure to flood damage.

D. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less). (Ord. 413 § 27, 1988).

15.16.270 Review of building permits.

Where elevation data is not available either through the flood insurance study or from another authoritative source (TMC 15.16.110(B)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates. (Ord. 413 § 28, 1988).

15.16.275 Compliance.

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

15.16.280 Penalties for noncompliance.

No structure or land shall hereafter be constructed, located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations. Violation of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor and shall be punishable as set forth in Chapter 1.08 TMC. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation. (Ord. 413 § 8, 1988).

15.16.290 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 413 § 9, 1988).

15.16.300 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 413 § 10, 1988).

15.16.310 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the city of Tonasket, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. 413 § 11, 1988).

Dates For 2023 Budget

Request to Department Heads for Budget Items	July 26, 2022
Budget Requests Due to City Clerk	4:30 pm Sept 9, 2022
Revenue Sources/Set Tax Levy Public Hearing	7:00 pm Sept. 27, 2022
Preliminary Budget Hearing	7:00 pm Oct. 11, 2022
Budget Workshop	4:30 pm Oct. 26, 2022
Final Budget Hearing	7:00 pm Nov. 8, 2022
Adopt Budget (tentative)	7:00 pm Nov. 22, 2022

(these dates are subject to change by council approval)



Vitan Construction LLC
9327 NE Glisan St, Portland, OR 97220
971-263-8434 – admin@vitanconstruction.com
OR CCB No. 201632
WA L&I No. VITANCL850BB

Proudly serving the Portland Metro Area and Beyond
We are Licensed, Bonded & Insured in Oregon & Washington

July 21, 2022

Dear Darren,

Thank you for giving us an opportunity to quote your project: Tonasket City Hall Library Complex Roof Repair
Address: 209 S. Whitcomb Ave Tonasket, WA 98855

Scope of work performed on the City Hall and Library Building.

- Install new cap metal over parapet wall on whole perimeter per scope in Bid Request..
- Permits provided by Vitan Construction LLC as needed.
- Provide lifting, hoisting, telehandlers, booms, forklifts as need for roofing work.
- Provide all the material as needed for the roofing work. Material to be used:
 - o Cap metal 26ga. Metal (Pre-painted)
 - Color: TBD
- Clean up daily and dispose of all waste.

Proposal Price

Total: \$35,500

WA Sales Tax %8.5: \$3,017.50

Total for this project \$38,517.50

Work not included, additional work rate

- Any work not stated in the scope of work is not included.
- Any additional work can be done at \$225 per man hour plus material.

Schedule

- Due to the supply shortages that most of the suppliers are experiencing, we will only be able to start the project as soon as the supplier is able to deliver the material. Supplier's estimate for production is (1) weeks.
- Per the customer's requested schedule, we confirmed with the suppliers the material, and we have the man force to meet the requested schedule.
- Proposed work schedule is Monday to Thursday, four 10-hour days per week, weather and schedule dependent.
- For start date, we can start immediately, usually within 2 weeks of receiving materials.
- Duration, installation will take us about 2-3 weeks, depending on availability of schedule, and subcontractor schedule, if subcontractors are used.

Warranty

- Vitan Construction LLC provides a 1-year labor warranty on all of our work.
- Vitan Construction LLC can provide 20 year NDL (no dollar limit) manufacture warranty for TPO and metal roof project.
- Most manufacturers also provide a limited lifetime warranty on their products.

Reporting

- Dmitri Galkovski will coordination and personally manage the project, and stay in constant communication with the owners. Dmitri has been in construction for over 18 years. During this time he has managed over 1,800 projects ranging from exterior construction, shingles roofs, TPO roofs, metal roofs, siding, painting to ground up remodel projects.

Public Works

- Vitan Construction LLC completed Labor and Industry Public Works training requirement on 2/17/2021.
- We certify prevailing wages will be paid in accordance with the pre-filed Statement of Intent to Pay Prevailing Wages on file with the public agency.

Attachments

- Exhibit A: Company Information
- Exhibit B: References & Projects
- Exhibit C: Safety Procedures (upon request)
- Exhibit D: Installation Guide for TPO (upon request)
- Exhibit E: Installation Guide for metal roof (upon request)

It was our pleasure providing you this proposal. We look forward to getting this project done for you to your complete satisfaction, on budget, and on time. Have an amazing day.

Sincerely,

Dmitri Galkovski

Vitan Construction LLC

Direct: 503-810-0859

Email: dmitrig@vitanconstruction.com



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9327 NE Glisan St, Portland, OR 97220
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We are Licensed, Bonded & Insured
in Oregon & Washington

Exhibit A: Company Information

Background

Vitan Construction LLC is a construction company that specializes in commercial and residential, roofing, siding, and painting. Our team has over 30 years of experience, and we strive to only provide the highest level of service available. We have completed over 1,800 projects throughout Oregon and Washington. After working many years as a key player for other construction companies, Vitaliy decided to venture out on his own, and started Vitan Construction LLC in 2013. As any new company, we started small but with big dreams. With an amazing team, our company grew and multiplied. What started off as few jobs in residential siding and roofing, quickly expanded to into the commercial field, siding for hotels, warehouses, and roofing jobs in TPO and metal. We are not a big company but we work very hard to make sure every project is done right and our customer is left with a project completed well, on-time, and satisfied.

Key Personal

- Dmitri Galkovski, CEO/President, 503-810-0859, dmitrig@vitanconstruction.com
- Vitaliy Ponomarev, COO/Vice-President, 971-263-8434, vitaliyp@vitanconstruction.com
- Yuriy Ponomarev, Project Manager, 360-910-5850



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Exhibit B: References & Projects

References

- Dave Didier, Edge Development, 503-381-7207
- Kirill Mazurenko, KVN Construction, 503-601-9457
- Kirill Grinko, O'Brien & Company, 503-750-0781
- Tom Larson, Mt. Baker School District, 360-617-4603
- Andy Thorton, Evergreen Public Schools, 360-241-4439

Completed Projects

- Mt. Baker School District, Tom Larson, 360-617-4603, tlarsen@mtbaker.wednet.edu
 - o Roof replacement for Kendall Elementary School at 7547 Kendall Rd, Maple Falls, WA 98266. Project completed date: 9/21/2021. Project total amount: \$288,900.
- Edge Development, Dave Didier, 503-381-7207, dave@edgedevelop.com
 - o We have worked with this customer for over 6 years. We have completed over 40 residential and commercial roofs, and over 20 residential and commercial siding jobs.
- KVN Construction, Kirill Mazurenko, 503-601-9457
 - o We have completed over 20 residential roofs, and 8 residential and commercial siding jobs for this customer over the years.
- O'Brien & Company, Kirill Grinko, 503-750-0781
 - o We have worked with this company for about 3 years and have completed multiple commercial roofing, siding and remodels projects like hotels, wineries, and warehouses.
- Evergreen Public Schools, Andrew Thorton, 360-241-4439, andrew@randcmanagement.com
 - o Exterior repainted 5 elementary schools. Project completed date: 7/21/2021. Project total amount: \$242,501.
- Classic Image Homes LLC., Alex Koval, 503-548-8008
 - o Demo-Framing- Fencing. Project address: 1441 SE 148th Ave Portland, OR 97233. Project completed date: 08/2018. Project total amount: \$170,000.
- Vitaliy Ivanov, 503-267-9281
 - o Full Remodel to studs. Project address: 3136 Autumn View Ct West Linn, OR 97068. Project completed date: 12/2018. Project total amount: \$129,000.
- Perlo Construction, LLC, Darren 971-470-8611, Kaiser Investment, LRS Architectural
 - o Gresham Dodge Dealership, siding work on a dealership. Project completed date: 10/31/2021. Project total amount: \$10,621.
- Silco Construction Co, Tom Silvey, 503-880-8244
 - o Monmouth: siding replacement, windows, and doors, Project completed 11/5/2021. Project total amount \$260,000.
- Silver Tree Builders Northwest Inc, Steve Gersch, 503-929-6650
 - o Natchez, siding, windows, doors, and painting. Project completed date: 11/26/2021. Project total amount \$39,937.
- Clackamas County Housing Authority, Josh Teigen, 503-650-3143, joshte@co.clackamas.or.us
 - o Finished: 2019. Roof replacement and remodel for 17 buildings.
- Pacific Exteriors. Cory Wilson 360-904-7892 cory@pacificexteriorsnw.com
 - o Hunters Run Apartments Contract Price \$2.6mil. Siding and Windows Completed 2019
 - o Radisson Hotel PDX. Contract Price \$565,000. Siding Roofing Windows. Completed 2019
 - o Tenino Apartments Milwaukie. Contract Price 403,900. Siding and Roofing. Completed 2018

Projects Currently Working On

- Washington Retreat, American Property Management Steve 503-969-9104.
 - o Siding, Roofing, window replacement
 - o Total for project \$264,137. Siding Portion completed July 2020, Roofing is set to be done by June 2022.
- Monkey Tree, Bartel Contracting Inc. Roman Mikhailchuk 503-650-4104
 - o Total for Siding, windows and framing \$31,120.
 - o Estimated completion date 6/20/22
- Snohomish Senior Center Snohomish County Brennan Collins 425-903-1812
 - o Framing Roofing Total \$79,200
 - o 75% Completed
- School Bus and Shop Roof Replacement, Wishkah County School District. Don Hay 360-532-3128 #1110
 - o Metal Roofing/ Gutters Total \$217,200
 - o 10% Completed
- Thurman, ADC1 Abe 360-600-4465
 - o Siding Windows Painting Total \$539,228
 - o Project 98% Completed
- Pendleton High School Gold Gym Re-roof
 - o Flat Roofing Membrane install.
 - o Start Date 8/8/2022

Supplier References

- Washington Cedar Supply Co., Inc, 4209 Ocean Beach Hwy, Longview, WA 98632
 - o Phone: 844-579-2952. Fax: 360-703-6910
 - o Salesman: Adam Tahl, 360-890-6619, atahl@washingtoncedar.com
 - o Account #: VITCO. Limit: Unlimited
- Lakeside Lumber, 10600 SW Tualatin-Sherwood Rd, Tualatin, OR 97062
 - o Phone: 503-635-3693. Fax: 971-224-2074
 - o Salesman: Martin Wilson, 971-506-4652, martin@lakesidelumber.com
 - o Account #: 4022. Limit: \$150,000.00
- Parr Lumber Co., 1320 NW 19th Ave, Portland, OR 97209
 - o Phone: 503-223-8141. Fax: None
 - o Salesman: Craig Wilson, 503-488-1424, craigw@parr.com
 - o Account #: 55345. Limit: \$120,000
- Livingood Custom Metal Fab LLC
 - o Conan Livingood
 - o (971) 255-7255
 - o Account Limit \$60,000

**AGREEMENT FOR USE OF THE CITY OF TONASKET COMMUNITY SWIM POOL
BY THE TONASKET NAUTICAL TORPEDO SWIM TEAM**

This agreement is made this _____ day of _____, 2022, by and between the **City of Tonasket** and the **Tonasket Nautical Torpedo Swim Team**.

Whereas, the **City of Tonasket** and the **Tonasket Nautical Torpedo Swim Team** desire to enter into an Agreement that will begin with the 2022 pool season, extending year to year and only be terminated by written request from either party at least thirty (30) days prior to the beginning of each annual pool season.

WITNESSETH:

Section 1: The **Tonasket Nautical Torpedo Swim Team** agrees that they will pay an annual use fee for the use of the Tonasket Community Swim Pool in the amount that is adopted annually in the City fee schedule.

Section 2: Swim Team practices are typically held _____ hours per day, and there will be a number of swim meets held in Tonasket each year. The schedule of practices and swim meets shall be pre-approved by the Pool Manager and City Hall. The City of Tonasket agrees to close the pool to all other use during approved swim team practices and swim meets.

Section 3: During the term of this agreement, the **Tonasket Nautical Torpedoes** shall be able to use the storage room located _____ to store equipment.

Section 4: The **Tonasket Nautical Torpedoes** agree to indemnify and hold harmless the **City of Tonasket**, its appointed and elected officials and employees while acting within the scope of their duties as such, from and against all claims, demands, loss, liability of any kind and character; including costs if defense arising out of or in any way connected with the Tonasket Nautical Swim Team's use of the facilities at or in the vicinity of the Tonasket Community Swim Pool.

Section 5: The **Tonasket Nautical Swim Team** will annually provide the **City of Tonasket** with a certificate verifying insurance for their participants and events for Participant Accident, General Liability and Excess Liability from their sanctioning body.

Section 6: This agreement shall be effective beginning on the date written above and will remain in force annually until terminated by either party by a written notice of termination within 30 days of the swim season.

CITY OF TONASKET:

TONASKET NAUTICAL TORPEDOES:

René Maldonado, Mayor

Signed

Print Name and Title

Date

Date

Alice Attwood

Subject: Alice Attwood's Zoom Meeting
Location: <https://us02web.zoom.us/j/82013191706>
Start: Tue 7/26/2022 6:00 PM
End: Tue 7/26/2022 9:00 PM
Recurrence: (none)
Meeting Status: Meeting organizer
zmMeetingNum: 82013191706

Alice Attwood is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/82013191706>

Meeting ID: 820 1319 1706

One tap mobile

+12532158782,,82013191706# US (Tacoma)

+16694449171,,82013191706# US

Dial by your location

+1 253 215 8782 US (Tacoma)

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+1 346 248 7799 US (Houston)

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+1 929 205 6099 US (New York)

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+1 564 217 2000 US

Meeting ID: 820 1319 1706

Find your local number: <https://us02web.zoom.us/j/82013191706>