

Tonasket City Council Agenda
Tuesday, October 8, 2019
7:00 pm

Public Comment will be held at the end of the meeting. Those wishing to speak must sign in prior to the beginning of the meeting. No sign ups allowed after the meeting has started. There will be 15 minutes dedicated to public comment allowing up to 5 people, 3 minutes each.

- 1) Call to order
- 2) Pledge of Allegiance
- 3) This meeting has been advertised as a Public Hearing on the 2020 Preliminary Budget.
- 4) This meeting has been advertised as a Public Hearing for the purpose of applying for USDA Rural Development funds for the replacement/repair of the roof on the City Shop.
- 5) Unfinished Business
 - a) Ordinance #808 Setting the Tax levy for 2020
 - b) Department of Ecology Storm Water Grant/Loan Funding Application--Action
- 6) Mayor/Council/Committee Reports
- 7) Department Head Reports
- 8) Mick Howe Report
- 9) New Business
 - a) Lifting Fire Ban Discussion
 - b) Resolution 2019-16 Airport Land lease Agreement
 - c) Set Public Meeting for *Perfect Passage* October 29th
- 10) Miscellaneous and Correspondence
- 11) Consent Agenda: Minutes of the previous meeting 9-24-2019, the workshop 9-24-2019, the workshop 9-23-2019, the October Bills and the September Payroll
- 12) Public Comment
- 13) Adjournment

Council Memo
For Tuesday, October 8, 2019

TO: Mayor and City Councilmembers

FROM: City Clerk-Treasurer

This meeting has been advertised as a Public Hearing on the 2020 Preliminary Budget. The figures I have listed on the Preliminary Budget Comparisons are very early figures since we have not had a workshop yet. I will have a more detailed description for you at the meeting. No action required.

This meeting has been advertised as a Public Hearing for the purpose of applying for USDA Rural Development Funds for the replacement/repair of the roof on the City Shop. We have had this public hearing before. However I found out that the publication needs to be in the paper 10 days prior to the meeting so we have to have another hearing to comply with the rules. No action required.

Ordinance #808, setting the Tax Levy for 2020 was tabled at the last meeting and is on the agenda again. I recommend adoption of this ordinance.

The Department of Ecology Storm Water Grant/Loan Funding Application is on the agenda for Council action. The Council needs to determine if they are in support of the application being completed for the storm water project. The potential cost of the application is \$3500 - \$4500 which would come from the Storm Water Fund. If you have any questions prior to the meeting please let me know and I can possibly find an answer for you. Action is required.

Councilmember Levine asked to discuss lifting the fire ban for the City.

Resolution 2019-16 is a renewal of an already established Airport Land Lease. Requires action.

As discussed at the special meeting, the 29th of October was chosen as the date for the Public Meeting for citizens to come and ask questions about the Perfect Passage Project. I recommend the Council authorize this as an action item.

Present: Mayor Brown and Councilmembers Kriner, Levine, Ritter and Sackman.

Staff: Attwood, Miller and Hawley

The meeting was called to order at 7:00 pm and the pledge of allegiance was given by all.

Motion to approve the minutes of the previous meeting. M/Kriner, S/Levine. Carried 4:0.

This meeting has been advertised as a public hearing on the Revenue Sources for the 2020 Budget including possible increases in property tax revenues and for setting the tax levy for 2020. The Mayor opened the public hearing. The City Clerk explained the purpose of the public hearing and the ad-valorem tax and asked the Council if they had any questions regarding the list of revenues that the Council received in their packets. The public hearing portion of the meeting was closed.

Motion to table the discussion and the vote for Ordinance #808 until the next meeting. M/Kriner, S/Ritter. Carried 4:0.

Unfinished Business

Discussion on amending the Peddler's Permit Ordinance to no longer allow door to door sales. Councilmember Kriner presented the Green River Ordinance which prohibits door to door sales. There was discussion on excluding non-profit and youth who are selling to raise money and people that are delivering already purchased goods. Clerk Attwood was instructed to work on a draft ordinance for the next Council meeting.

Storm Water Grant/Loan Funding Application Decision. Clerk Attwood stated she was not comfortable moving forward with the application until the Council figures out where the funds will come from for the project. She was in contact with Jeff Moran, Varela & Associates, about having a meeting to discuss funding. Councilmember Ritter would like to pass on to the Council and Mayor a draft document from Steve Gorcester that was given to the Perfect Passage meeting group concerning a range of cost.

Motion to set up a Special Meeting with Jeff Moran, Varela & Associates, to discuss funding scenarios for the Storm Water Grant/Loan and the Perfect Passage on Monday, September 30, 2019 at 6:00 pm in the Council Chambers. M/Kriner, S/Levine. Carried 4:0.

Status of Peddlers Permit Application. Clerk Attwood stated the application is still pending.

Department Head Reports

Hawley:

- In the last 30 days officers have responded to 39 calls.
- Attended the graduation of Deputy Ricardo Covarrubias and he excelled in class. He has started FTO training and is working in the evenings. He will be introduced to the Council as soon as possible.

Attwood:

- Asked to change the time of the Budget Workshop scheduled for Oct. 16, 2019 due to a conflict of interest with the Civil Service Meeting scheduled that day. Council agreed to change the Workshop to Monday, Oct. 14, 2019 at 5:00 pm.
- Thanked Councilmember Levine for attending the Economic Alliance meeting for her.
- Presented a news release for the Park & Rec Plan that Planner Kurt Danison wants to release next week. If anyone has any changes it needs to get to Kurt ASAP.

Mayor/Council/Committee Reports

Levine

- Attended the WRIA meeting and she gets a lot of questions concerning the meetings.
- Attended the Economic Alliance meeting and Kurt Danison did a great job.

DRAFT

- Economic Alliance suggested that next year Tonasket separate the south access to Chief Tonasket Park and the annexation of the south end.
- Okanogan County Comp Plan meeting will be next Monday, September 30, 2019.

Kriner

- Reminded everyone that no dogs are allowed in History Park. There has been concerns about the hours of the park. She suggests that Public Works unlock the park in the morning between 7:30 and 8:00 am and that the Mayor locks the gate at dusk.
- Reported Councilmember Ritter and her met to discuss the budget and will continue to meet until the Workshop in October.
- Thanked Superintendent Johnson for cleaning the dead debris from Triangle Park.
- Superintendent Johnson and her met with the arborist and he will be coming back to do a risk assessment of all the trees.
- Asked if temporary employee Sean Bacus could stay until Troy Nielsen is back from medical leave. Councilmember Ritter stated it would be up to Mayor Brown and Johnson and to ask Clerk Attwood if the budget could accommodate it.

Sackman

- Next week is Home Coming Week.
- The City's free garbage day is Saturday, Sept. 28 from 9:00 am to 2:00 pm.
- Meeting with the Comancheros to go over ideas to further the relationship with our Sister City.

Ritter

- Inquired about the Texas Family Diner. Clerk Attwood informed her it has been turned over to Attorney Howe.
- Thanked Clerk Attwood for the Budget calendar.
- Inquired where we are with the iPads. Clerk Attwood will research it.
- Asked about where we are at with the roof for the Public Works. Clerk Attwood sent the paperwork to RD and is waiting on word from them.
- Inquired if the Mayor has taken care of the property left at the Police Department. He stated what is left is up to the prosecutor's office.

Mayor

- Attended the Okanogan County Mainstreet Highway meeting. He will be meeting at 9:00 am tomorrow with a group of college students to tour Tonasket.

New Business – None

Miscellaneous and Correspondence-None

Public Comment

Jeff McMillan- City resident

- Urged the Council to look at the money frugally when it comes to the Perfect Passage.

Ann Cook- City resident

- Inquired if property that was stolen in 2000 from the Hidden Treasure was ever returned.

Alisa Weddle- City resident

- Let Council know that one of the toys at Little Learner's Park is broken. She hopes it will be roped off so no one will get injured on it.

Joanne Dagnon- lives outside the City

- Would like Council to reconsider the comment period.

There being no further business the meeting was declared adjourned at 8:18 pm.

Alice J. Attwood, Clerk-Treasurer

DRAFT

Present: Mayor Brown and Councilmembers Kriner, Levine, and Sackman

Staff: Miller and Attwood

The workshop was called to order at 5 pm.

The Mayor and City Council reviewed the document and proceeded to make a few changes.

The City Clerk will make the changes and it will be reviewed by the City Attorney.

The meeting was adjourned at 6:00 pm.

Alice J. Attwood, Clerk-Treasurer

Minutes of the Special Meeting of the Tonasket City Council September 30, 2019

DRAFT

Present: Mayor Brown and Councilmembers Kriner, Levine Ritter and Sackman.

Staff: Johnson, Attwood and Danison

Jeff Moran, Varela and Associates, was present to join in the discussion regarding the "Perfect Passage" Project Funding Plan and Estimated Rate Impacts.

There was discussion on the potential rate impacts, the storm water grant/loan application and the Capital Budget requests.

The project is intended to be in three phases. An estimated final cost for the project is \$9,085.00.

Concerns regarding the funding of the project were brought forth by Councilmember Kriner.

There was further discussion that it would be very important for the Council to hold a public meeting and explain and show the community what the project entails.

The Council will review the information and a decision will be made at the next Council meeting regarding the Storm Water Grant/Loan application.

No action taken.

The meeting was adjourned at 7:45 pm.

Alice J. Attwood, Clerk-Treasurer

2020
City Clerk's
Preliminary Budget
(with comparisons)

	2019	2020
PROPERTY VALUATION	52,356,568.00	52,053,864.00 (est)
FUNDS		
Current Expense	1,034,054.21	923,009.85
Cumulative Police	71,108.03	71,250.00
Cemetery Operating	28,600.00	26,100.00
Cemetery Trust	50,714.68	50,698.00
Cemetery Improvement	3,180.34	3,207.00
Drug Fund	1,277.76	-0-
City Street	165,100.00	110,665.00
City Street Reserve	21,320.50	18,000.00
Gerhard Operating	8,500.70	8,700.00
Hotel/Motel Tax	11,794.00	11,000.00
Swim Pool	74,350.00	74,000.00
City Hall/Park Reserve	18,786.62	20,000.00
Cumulative Building	7,059.40	7,163.00
Capital Improvement	100,421.86	67,740.00
Pool Reserve	10,359.09	10,163.00
Equipment	9,780.65	5,720.00
Police Equipment	3,086.46	3,154.00
Water	508,550.00	520,000.00
Water Reserve	13,674.76	14,228.00
Water Bond Redemption	201,173.21	201,000.00
Water Bond Reserve	80,870.91	78,374.47
Sewer	442,696.00	470,000.00
Sewer Reserve	296,101.88	344,000.00
Sewer Bond Redemption	120,679.79	120,000.00
Sewer Bond Reserve	69,761.82	69,803.00
Sewer Project	1,111,028.21	50,000.00
Storm Water	95,794.24	50,000.00
	4,559,825.12	3,327,975.32

ORDINANCE NO. 808

**AN ORDINANCE OF THE CITY OF TONASKET, WASHINGTON
FIXING THE AMOUNT TO BE RAISED BY AD-VALOREM TAXES
UPON ALL TAXABLE PROPERTY, BOTH REAL AND PERSONAL,
WITHIN THE CITY OF TONASKET FOR THE YEAR 2020 FOR THE
CURRENT EXPENSE AND THE CITY STREET AND CEMETERY
FUNDS.**

WHEREAS, the City Council of the City of Tonasket has met and considered its budget for the calendar year 2020; and

WHEREAS, the City's actual levy amount from the previous year (2019) was \$157,083.00 and,

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

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

Section 1. The City Council of the City of Tonasket hereby authorizes an increase in the regular property tax levy to be collected in the 2020 tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be \$1570.83 which is a percentage increase of 1% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, solar, biomass, and geothermal facilities, and any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. This ordinance shall become effective from and after its passage by the City Council, approval by the Mayor and five days after publication or a summary thereof as required by law.

**PASSED AND APPROVED BY THE CITY COUNCIL this _____ day
of _____, 2019.**

APPROVED:

Dennis Brown, Mayor

ATTEST:

Alice J. Attwood, Clerk-Treasurer

APPROVED:

Michael D. Howe, City Attorney

MEMO

TO: City of Tonasket
 Mayor and City Council

FROM: Jeff S. Moran, Project Engineer

DATE: October 4, 2019

RE: “Perfect Passage” Project: Revised Funding Plan and Estimated Rate Impacts

This memo is intended to provide you with a revised funding plan and schedule based on discussion and direction received at the September 30, 2019 meeting with the Mayor and Council.

This information has been incorporated into the draft “Perfect Passage” Master Plan to be submitted to the Mayor and Council members for review prior to the October 8th Council Meeting. No action on this plan is anticipated to occur at the October 8th meeting and a Public Open House meeting is tentatively scheduled for October 29th with Council action to occur in early November.

Summary of Changes - Funding

Based on feedback from the meeting the funding plan for the water/sewer utilities has been changed from the Public Works Board (PWB) to Community Development Block Grant (CDBG).

CDBG typically funds projects when utility rates exceed 2.0% of median household income (MHI). With an MHI of \$22,578 the current City utility rates for water (\$45.70/mo.) result in 2.4% of MHI and sewer (\$32.61) result in 1.7% of MHI with an aggregate of the utilities being 2.3%. Based on this CDBG will be shown as the proposed funding source for sewer and water utility improvements.

Phase 2 and Phase 3 have been combined for funding purposes and legislative appropriation requests have been increased.

Table 8-1: Option 2 Funding Plan - Summary

Estimated Budget (from Table 7-1)	Phase 1	Phase 2	Phase 3	Total
Project Total	\$4,888,000	\$3,122,000	\$1,156,000	\$9,166,000
Funding Source	Phase 1	Phase 2	Phase 3	Total
Ecology (single application, all phases)		\$1,143,000		\$1,143,000
CDBG-GP (single application, all phases)		\$680,000		\$680,000
FHWA STP	\$400,000	\$400,000		\$800,000
WSDOT Pavement Preservation	\$1,000,000	\$600,000		\$1,600,000
TIB SCAP	\$600,000	\$750,000		\$1,350,000
Legislature - Capital Budget	\$1,600,000	\$1,000,000		\$2,600,000
Legislature - Transportation Budget		\$1,000,000		\$1,000,000
			Total	\$9,173,000

Revised Estimated Utility Rate Impacts - Funding

The estimated utility rate impacts are shown on the following table. The estimated impacts include the proposed CDBG funding as well as alternate funding through the Public Works Board or USDA-RD in the event the CDBG application is unsuccessful.

Table 8-5: Potential Utility Rate Impacts

Utility (proposed or alternate funding)	Stormwater (proposed)	Water (proposed)	Water (alternate)	Water (alternate)	Sewer (proposed)	Sewer (alternate)	Sewer (alternate)
Funding Source (Grant% / Loan%)	ECY (85% / 15%)	CDBG-GP (100% / 0%)	PWB (0% / 100%)	USDA-RD (20% / 80%)	CDBG-GP (100% / 0%)	PWB (0% / 100%)	USDA-RD (20% / 80%)
Application Amount	\$1,143,000	\$540,000	\$540,000	\$540,000	\$147,000	\$147,000	\$147,000
Grant	\$971,550	\$540,000		\$108,000	\$147,000		\$29,400
Loan	\$171,450		\$540,000	\$432,000		\$147,000	\$117,600
Term (years)	20	20	20	30	20	20	30
Interest Rate (annual)	2.00%	0.00%	1.58%	3.50%	0.00%	1.58%	3.50%
Annual Debt Service	(\$10,500)	\$0	(\$31,700)	(\$23,500)	\$0	(\$8,600)	(\$6,400)
Estimated Rate Impacts	Stormwater	Water	Water	Water	Sewer	Sewer (alt)	Sewer (alt)
Current Residential Base Rate	\$1.50	\$45.70	\$45.70	\$45.70	\$32.61	\$32.61	\$32.61
Estimated Users	647	497	497	497	699	699	699
Est. Monthly Debt Service	(\$1.35)	\$0.00	(\$5.32)	(\$3.94)	\$0.00	(\$1.03)	(\$0.76)
Est. Base Rate Increase Range	\$1.00 - \$1.50	\$0.00	\$5.00 - \$5.50	\$3.50 - \$4.00	\$0.00	\$0.75 - \$1.25	\$0.75 - \$1.00

Revised Funding Plan

Phase 1 (\$3.6 million)

Prepare and submit an FHWA STP request for funds to the RTPO of Okanogan County.

- Program: FHWA STP
- Amount: \$400,000
- Request Due: Fall 2019
- Notification of Award: 2020
- Funds Available (if successful): 2021

Use WSDOT Preservation funds already allocated to the City.

- Program: WSDOT Pavement Preservation
- Amount: \$1,000,000
- Request Due: (already committed)
- Funds Available: For construction reimbursement

Prepare and submit a TIB SCAP application.

- Program: TIB SCAP
- Amount: \$600,000
- Application Start/Due: June 1, 2020/August 16, 2020
- Notification of Award: November 22, 2020
- Funds Available: Spring 2021

Prepare and submit a legislative Capital Budget Request.

- Fund: Capital Budget
- Amount: \$1,600,000
- Request Start/Due: August 2019/October 2019
- Notice of Award: May/June 2020
- Funds Available: Summer/Fall 2020

Phase 2/3: (\$3.75 million)

Prepare and submit an FHWA STP request for funds to the RTPO of Okanogan County.

- Program: FHWA STP
- Amount: \$400,000
- Request Due: Fall 2020
- Notification of Award: 2021
- Funds Available (if successful): 2022

Prepare and submit a legislative request for WSDOT Pavement Preservation funds.

- Fund: Capital Budget
- Amount: \$600,000
- Request Due: September 2020
- Funds Available: Summer/Fall 2021

Prepare and submit a TIB SCAP application.

- Program: TIB SCAP
- Amount: \$600,000
- Application Due: June - August 2021
- Funds Available: Fall 2021/Spring 2022

Prepare and submit a legislative Capital Budget Request.

- Fund: Capital Budget
- Amount: \$1,000,000
- Request Due: September 2020
- Funds Available: Summer/Fall 2021

Prepare and submit a legislative Transportation Budget Request.

- Fund: Capital Budget
- Amount: \$1,000,000
- Request Due: September 2020
- Funds Available: Summer/Fall 2021

Revised Schedule

PHASE 1

2019	October	Submit Ecology Storm Water funding application	\$1,135,000
2019	October	Submit Capital Budget request to Legislature	\$1,600,000
2019	Fall	Submit FHWA STP request to Okanogan RTPO	\$ 400,000
2020	March	Submit PWTF funding application	\$ 680,000
2020	August	Submit TIP SCAP funding application	\$ 600,000
2020/2021	Nov-Feb	Permitting and environmental/cultural approvals (all phases)	
2020/2021	Nov-Feb	Design Phase 1	
2021	Apr-Aug	Construct Phase 1	

PHASE 2

2020	Aug/Sept	Submit request to Legislature for WSDOT Pavement Preservation Funds	\$ 600,000
2020	Aug/Sept	Submit Capital Budget request to Legislature	\$1,000,000
2020	Aug/Sept	Submit Transportation Budget request to Legislature	\$1,000,000
2020	Fall	Submit FHWA STP request to Okanogan RTPO	\$ 400,000
2021	August	Submit TIP SCAP funding application	\$ 750,000
2021/2022	Nov-Feb	Design Phase 2	
2022	Apr-Aug	Construct Phase 2	

Phase 3

2022/2023	Nov-Feb	Design Phase 3	
2023	Apr-Jun	Construct Phase 3	

RESOLUTION NO. 2019-16

A RESOLUTION authorizing an Airport Land Lease Agreement

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TONASKET, WASHINGTON, the Airport Land Lease agreement attached hereto as **“Exhibit A”** between the City of Tonasket and Fred Osterhout is hereby approved and the Mayor and City Clerk are hereby directed to execute the same for and on behalf of the City of Tonasket.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2019.

APPROVED:

Dennis Brown, Mayor

ATTEST:

Alice J. Attwood, Clerk-Treasurer

"Exhibit A"

TONASKET AIRPORT LAND LEASE

THIS AGREEMENT, made and entered into this _____ day of _____, _____, by and between the **CITY OF TONASKET**, a municipal corporation, hereinafter referred to as the "**Lessor**", and Fred Osterhout hereinafter designated as the "**Lessee**".

WITNESSETH:

WHEREAS, the **Lessor** is the owner of the Tonasket Municipal Airport located Northwest of the City of Tonasket; and

WHEREAS, the **Lessee** desires to lease the property on which a hangar is located or will be constructed,

NOW, THEREFORE, IT IS AGREED BETWEEN THE PARTIES as follows:

1. For and in consideration of the rents and covenants herein specified to be kept and performed by the parties hereto, the **Lessor** does hereby lease and demise to the said **Lessee** that parcel of real property situated on the Tonasket Municipal Airport in Section 8, Township 37 North, Range 27 E.W.M. located in the County of Okanogan, State of Washington, as shown and depicted as Hangar Site No. 26, with the lot size of 50' x 60', on the drawing attached hereto as Exhibit B and incorporated herein by this reference as fully set forth.

2. **Lessee** is hereby leasing said land for the purpose of maintaining a hangar.

Tonasket Airport Land Lease Continued

3. Rent is \$270 per year, plus all applicable local, state, and federal taxes, paid in advance. Said rental payment shall be subject to periodic adjustment by the City of Tonasket as adopted by Resolution. In addition thereto, the **Lessee** shall be responsible for the payment of any and all utilities provided to the premises.

4. It is further understood and agreed by and between the parties hereto that the **Lessee** will maintain the premises and any improvements thereon in good condition, both inside and outside, and will not allow the same to deteriorate unduly, reasonable wear and tear excepted, so that said hangar will at all times during this lease period be maintained in a reasonably good condition so that it will not in any way be detrimental to the appearance or safety of the airport. Areas between hangars will be the responsibility of the hangar owner for graveling and weed control.

5. It is agreed and understood by and between the parties hereto that the **Lessee** shall have the right to use taxiways for ingress and egress to reach the runway and other facilities located at the airport. Said taxiways as described shall not be used exclusively by the **Lessee** and may be used by an individual authorized to do so by the **Lessor**.

6. It is further agreed and understood that the **Lessee** has the right to sublease the property above described that he is leasing without the written consent of the **Lessor**.

Tonasket Airport Land Lease Continued

7. It is agreed and understood that the **Lessee** shall indemnify and agree to hold the **Lessor** harmless for any operations or activities or injuries, damage or liabilities arising from any of the **Lessee's** operations relative to his hangar, or otherwise, or any other operation, which he may conduct on said leased premises, or in any way connected with his operation on the premises.

8. It is agreed and understood that the **Lessee** shall not be engaged in any activity, which would unnecessarily increase the fire hazard or other risk at the airport. The storage of fuel on or about the premises is strictly prohibited. **Lessee** shall not use the site for maintenance purposes other than to perform those preventative maintenance items allowed by the FAA to be performed by aircraft owners.

9. **Lessee** agrees to observe and obey all rules and regulations of the city, state, federal government and any governmental agency including, but not necessarily limited to, the Federal Aviation Administration.

10. The **Lessor**, its agents and employees shall have the right to enter upon the premises and any hangars located thereon in the event of emergency, which requires said entry.

11. **Lessee**, its customers, passengers, guests and other invitees shall have at all times the full and free right of ingress and egress to and from the premises.

Tonasket Airport Land Lease Continued

12. **Lessee** will maintain in force and carry at his expense at all times during the terms of this agreement, liability insurance in the amount of \$500,000.00 or more. **Lessor** shall be furnished with copies of all such insurance policies obtained by **Lessee** in compliance with this section. **Lessee** agrees to notify **Lessor** in writing as to any amendment or cancellation of such policies.

13. Subject to earlier termination as hereinafter provided, the initial term of this agreement shall be for a period of 20 years commencing _____ and terminating _____. At the expiration of said initial term, the **Lessee** shall have the option of extending the lease.

14. If **Lessee** fails to keep and perform any of the covenants and agreements herein contained, the **Lessor** may cancel this lease at its option and re-enter and claim the said premises and any improvements thereon. **Lessee** may elect at any time to terminate this agreement by giving 30 days' written notice to **Lessor**.

15. The parties agree that in the event of litigation to enforce any of the covenants or conditions of this lease, the prevailing party will, in addition to any other sums found to be due in such litigation, be entitled to recover as costs such sum as the court may adjudge as reasonable attorney's fees.

Tonasket Airport Land Lease Continued

16. It is fully agreed and understood by and between the parties thereto that this lease shall be binding upon the parties hereto, their heirs, executors, assigns and administrators and successors in interest.

EXECUTED on this date _____.

LESSOR:

CITY OF TONASKET, a municipal corporation:

By: _____
Dennis Brown, Mayor

By: _____
Alice J. Attwood, City Clerk

LESSEE:

Print Name

Sign

Tonasket Airport Land Lease Continued

STATE OF WASHINGTON
County of Okanogan

On this day personally appeared before me _____
And _____, known to me to be the Mayor and City Clerk,
respectively of the municipal corporation that executed the within and foregoing
instrument and acknowledged said instrument to be the free and voluntary act
and deed of said municipal corporation, for the uses and purposes therein
mentioned, and on oath stated that they were authorized to execute said
instrument and that the seal affixed is the corporate seal of said municipal
corporation.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL
THIS _____ day of _____, 20__.

Notary Public in and for the State of Washington,
residing at Tonasket.
My appointment expires _____.

STATE OF WASHINGTON
County of Okanogan

On this day personally appeared before me

know to me to be the individual(s) described in and who executed the within and
foregoing instrument and acknowledged that he/they signed the same as his/their
free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS THEREOF, I have hereunto set my hand and seal this
_____ day of _____, 20__.

Notary Public in and for the State of Washington,
residing at _____.
My appointment expires _____.